PARKSIDE COMMERCIAL PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT SW1/4 SW1/4 SEC 21–79–26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: PARKSIDE WAUKEE, LLC

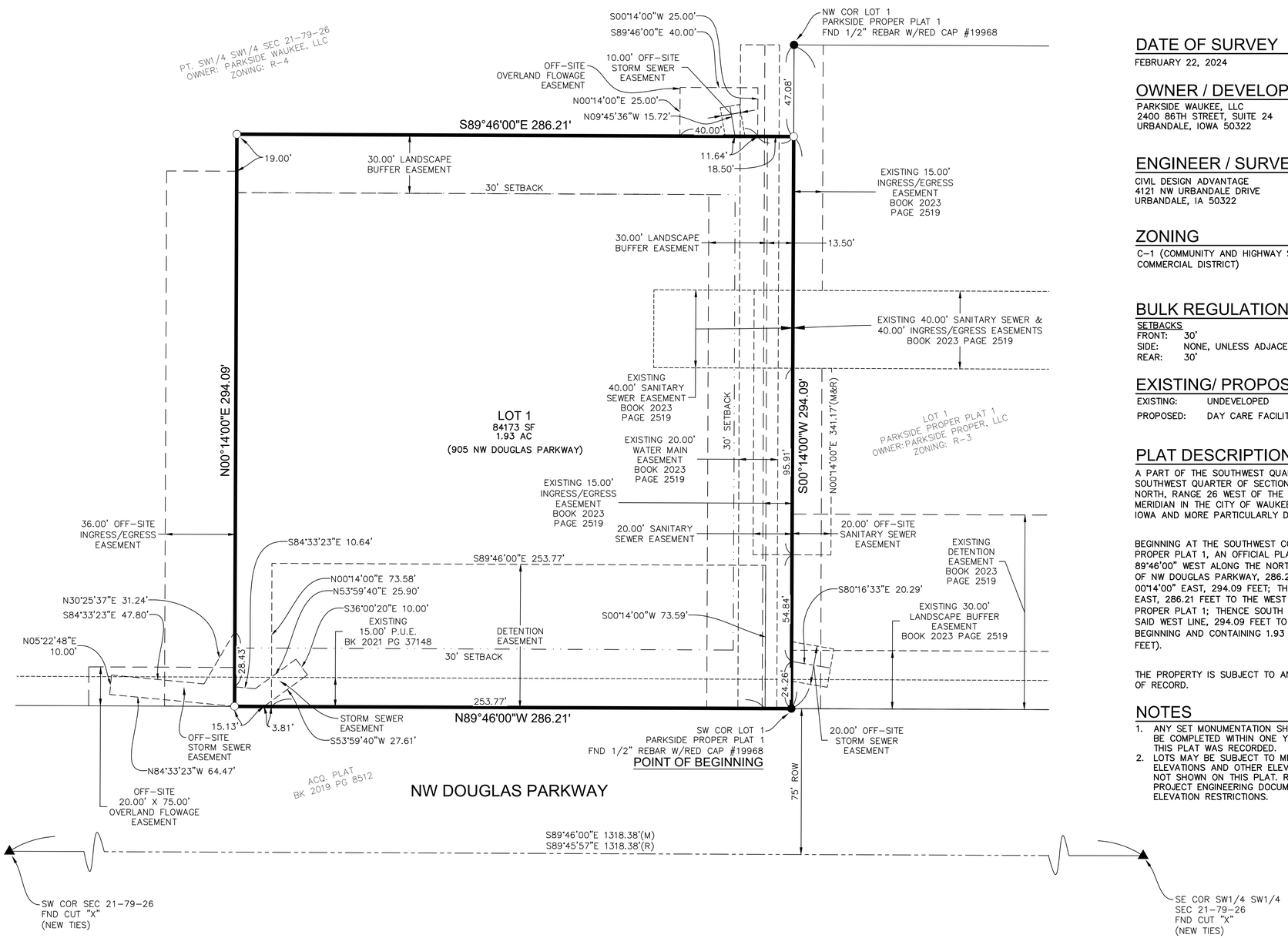
PROPRIETOR: PARKSIDE WAUKEE, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515–369–4400

AREA ABOVE RESERVED FOR RECORDER



DATE OF SURVEY

FEBRUARY 22, 2024

OWNER / DEVELOPER

PARKSIDE WAUKEE, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C–1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

BULK REGULATIONS

SETBACKS
FRONT: 30'
SIDE: NONE, UNLESS ADJACENT TO R DISTRICT, 30'
REAR: 30'

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: DAY CARE FACILITY

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

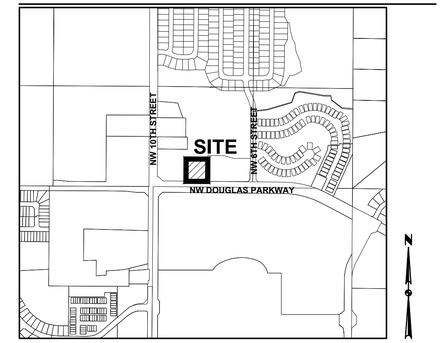
BEGINNING AT THE SOUTHWEST CORNER OF PARKSIDE PROPER PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°46'00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF NW DOUGLAS PARKWAY, 286.21 FEET; THENCE NORTH 00°14'00" EAST, 294.09 FEET; THENCE SOUTH 89°46'00" EAST, 286.21 FEET TO THE WEST LINE OF SAID PARKSIDE PROPER PLAT 1; THENCE SOUTH 00°14'00" WEST ALONG SAID WEST LINE, 294.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.93 ACRES (84,173 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

N

SCALE
0' 15' 30' 60'
1" = 30' (FULL SIZE)

MICHAEL A. BROONER 15980 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
PREPARED	02/22/24

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

PARKSIDE COMMERCIAL PLAT 1
FINAL PLAT
WAUKEE, IOWA

1/1

2308.539

FILE: N:\2023\2308539\DWG\2308539-FINAL PLAT.DWG
PLOT DATE: 3/27/2024 2:47 PM
PLOTTED BY: JON ERDAHL
COMMENT:
ENG:
TECH: