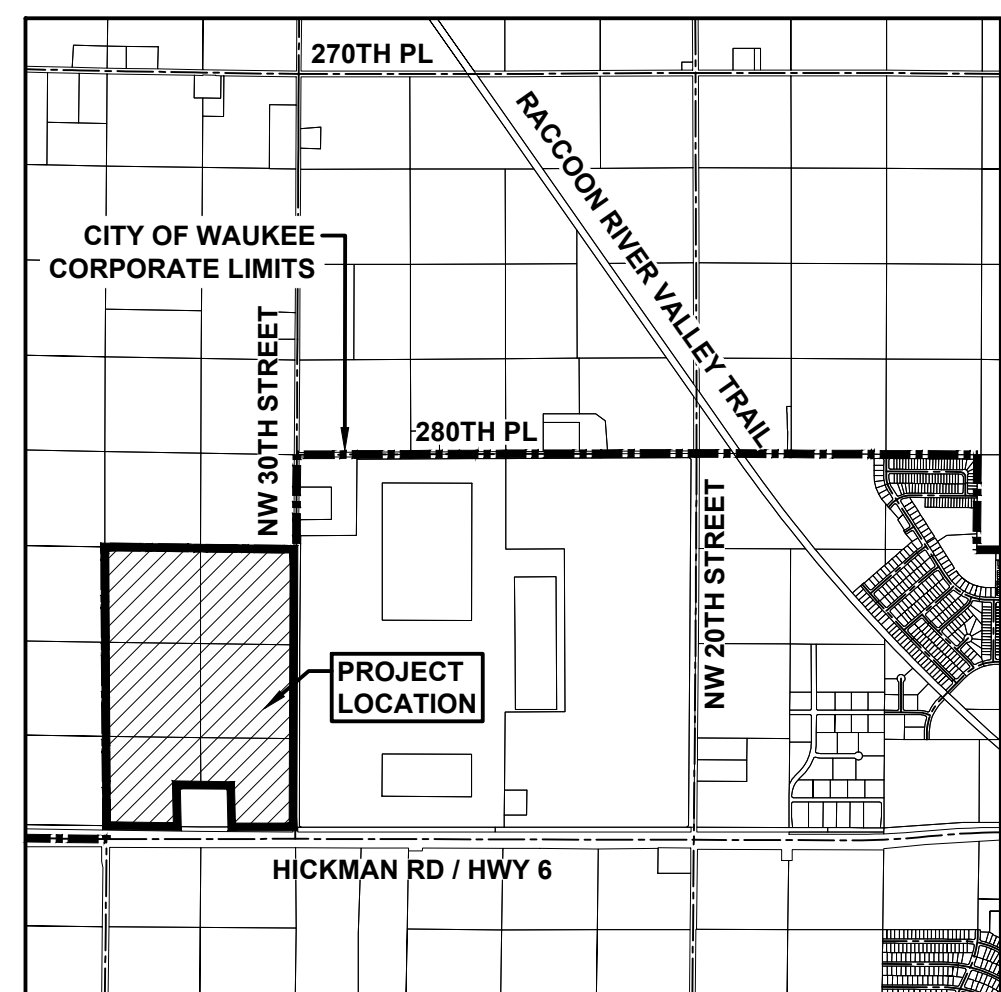


MORGAN WEST PLAT 1

WAUKEE, IOWA

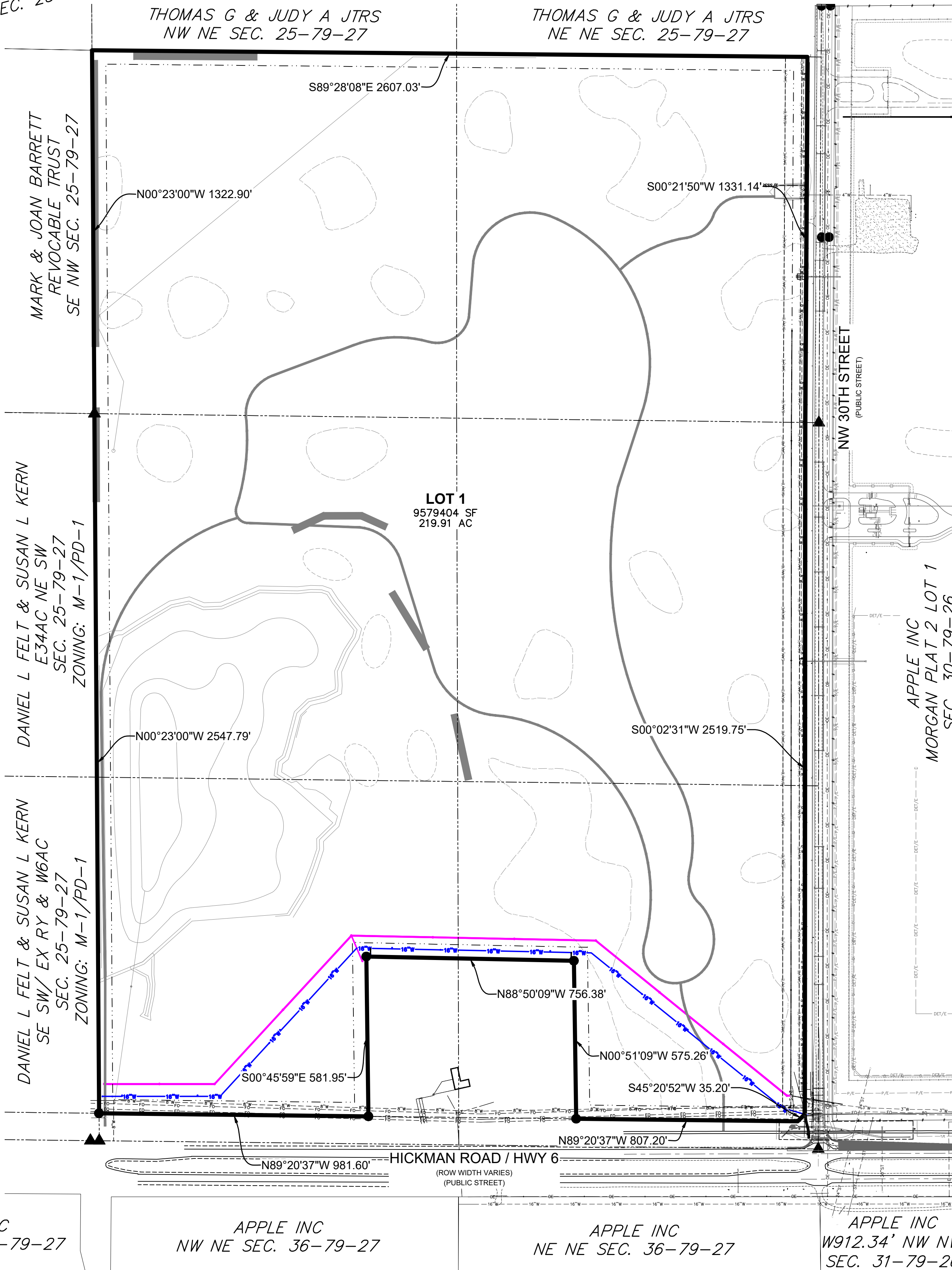


WAUKEE, IOWA

MARK & JOAN BARRETT
REVOCABLE TRUST
NE NW SEC. 25-79-27

THOMAS G & JUDY A JTRS
NW NE SEC. 25-79-27

THOMAS G & JUDY A JTRS
NE NE SEC. 25-79-27



OWNER / APPLICANT

APPLE INC.
ONE APPLE PARK WAY, MS 142-GNCS
CUPERTINO, CALIFORNIA 95014
CONTACT: PETER CARROLL

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400
CONTACT: RYAN HARDISTY

DATE OF SURVEY

MAY 10, 2024

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER
AND
THE SOUTHEAST QUARTER EXCEPT THE FORMER RAILROAD RIGHT-OF-WAY BEING THE SOUTH 100.00 FEET THEREOF
EXCEPT
PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2006, PAGE 18481
EXCEPT
THE NW 30TH STREET RIGHT-OF-WAY AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2022, PAGE 8064
ALL BEING IN SECTION 25, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 219.91 ACRES (9,579,404 SQUARE FEET).

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

SITE ADDRESS

360 NW 30TH STREET

ZONING

M-1/PD-1 LIGHT INDUSTRIAL DISTRICT/
PLANNED DEVELOPMENT OVERLAY DISTRICT
BK, 2017 PG 23877
(REFER TO ORDINANCE NO. 2858)

SHEET INDEX

CO.1 COVER
C1.0 SITE DIMENSION & UTILITY PLAN

LEGEND

SECTION CORNER AS NOTED	▲	FOUND
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	

UTILITY CONTACTS

CITY OF WAUKEE NATURAL GAS,
STORM, SANITARY, AND WATER
TIM ROYER
805 UNIVERSITY AVENUE
WAUKEE, IOWA 50263
515-987-7920
TROYER@WAUKEE.ORG

PARKING REQUIREMENTS

2 SPACES PER UNIT

BENCHMARKS

ALUMINUM ROD W/CAP STAMPED G-121 EAST SIDE OF R AVENUE (R16)
0.1 MILE SOUTH OF 300TH STREET.
ELEVATION=1032.83
USGS MONUMENT STAMPED #259 HALF MILE NORTH OF HWY 6, WEST SIDE OF NW 20TH STREET @ HOUSE #28461

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 219.91 ACRES (9,579,404 SQUARE FEET)

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

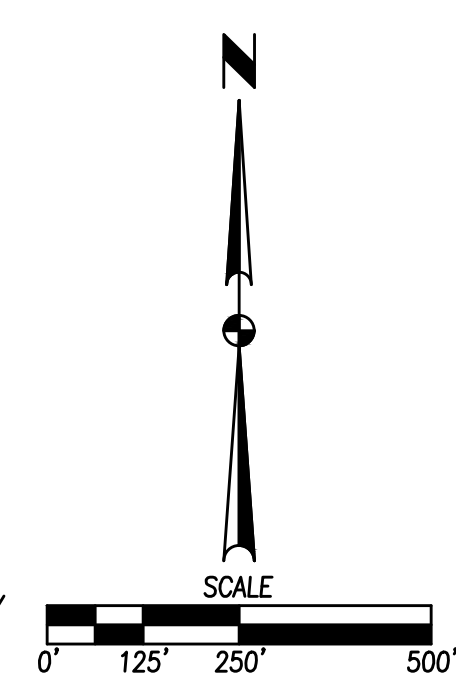
 RYAN A. HARDISTY, P.E. DATE: _____

 LICENSE NUMBER 20811

 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

 PAGES OR SHEETS COVERED BY THIS SEAL: _____

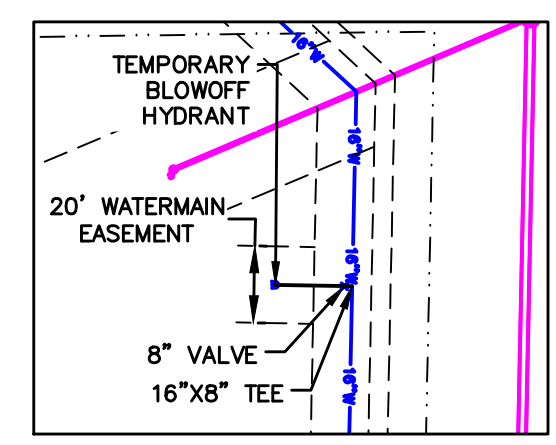
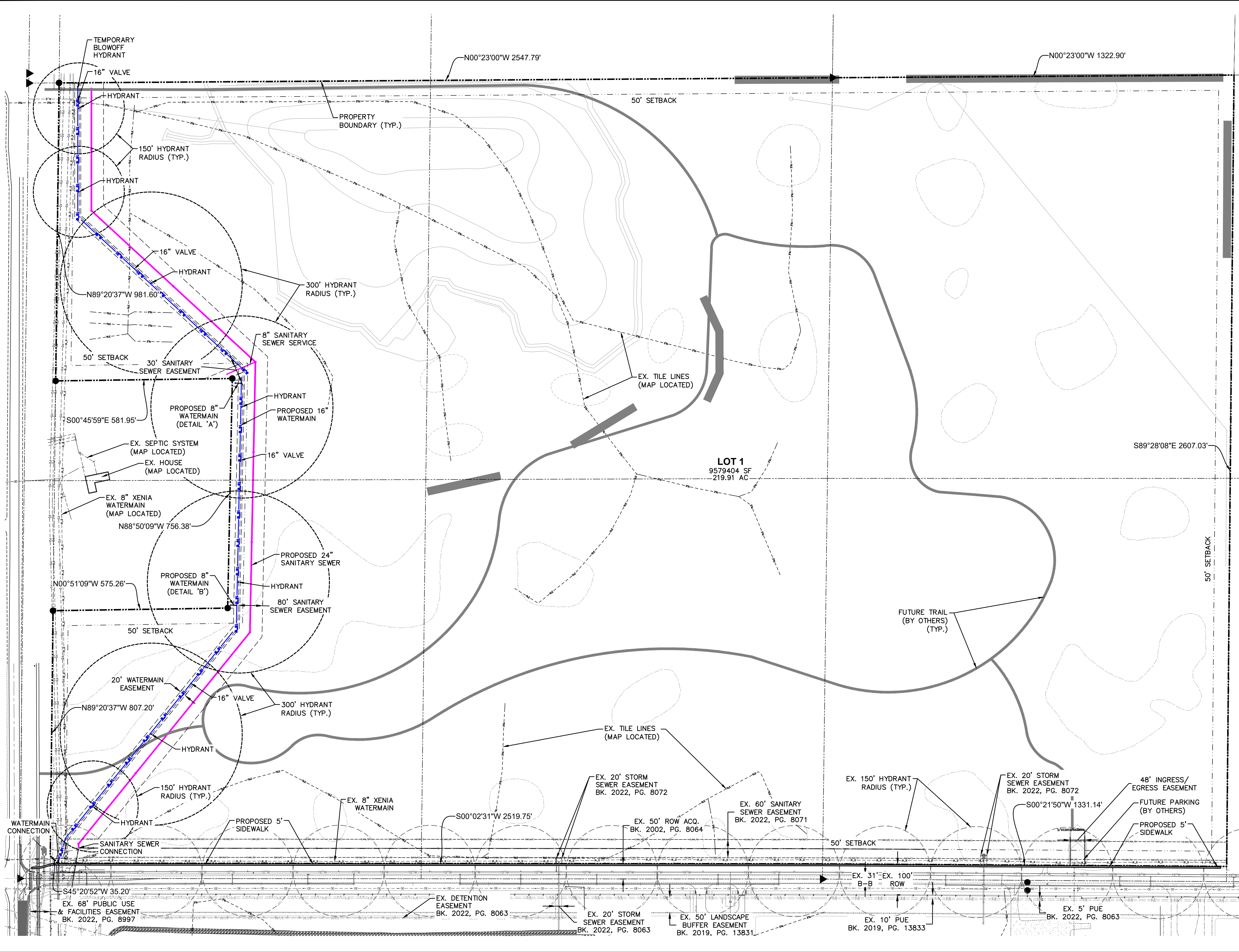
 ALL SHEETS



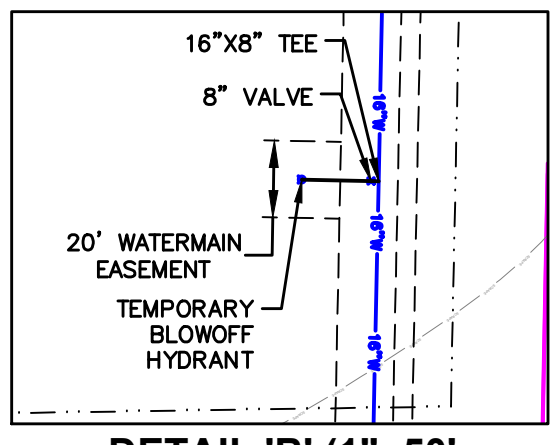
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 COMMENT: PRELIMINARY PLAT
 PLOTTED BY: PETER CARROLL
 DATE: 7/25/2024 9:22 AM

<p>WAUKEE, IOWA</p>	<p>MORGAN WEST PLAT 1</p> <p>COVER</p>
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>ENGINEER: JWM</p>
<p>ENGINEER: RH</p>	<p>FIRST SUBMITTAL</p>
<p>2405.353</p>	

FILE: H:\2024\240535\240535-PRD PLAT.DWG
 COMMENT: DIMENSION & UTILITY PLAN
 PLOTTED BY: JAWR/CRAPF
 DATE: 7/29/2024 9:22 AM



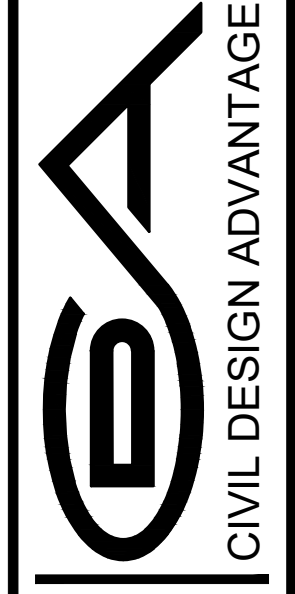
DETAIL 'A' (1"=50' FULL-SIZE)



DETAIL 'B' (1"=50' FULL-SIZE)

NO.	DATE	REVISIONS

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



WAUKEE, IOWA

MORGAN WEST PLAT 1
DIMENSION & UTILITY PLAN

C1.0
 2405.353

ENGINEER: JWM

ENGINEER: RH

