MORGAN WEST PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 25–79–27 PT. S1/2 NE1/4
SEC 25–79–27, PT. SE1/4
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: APPLE INC.

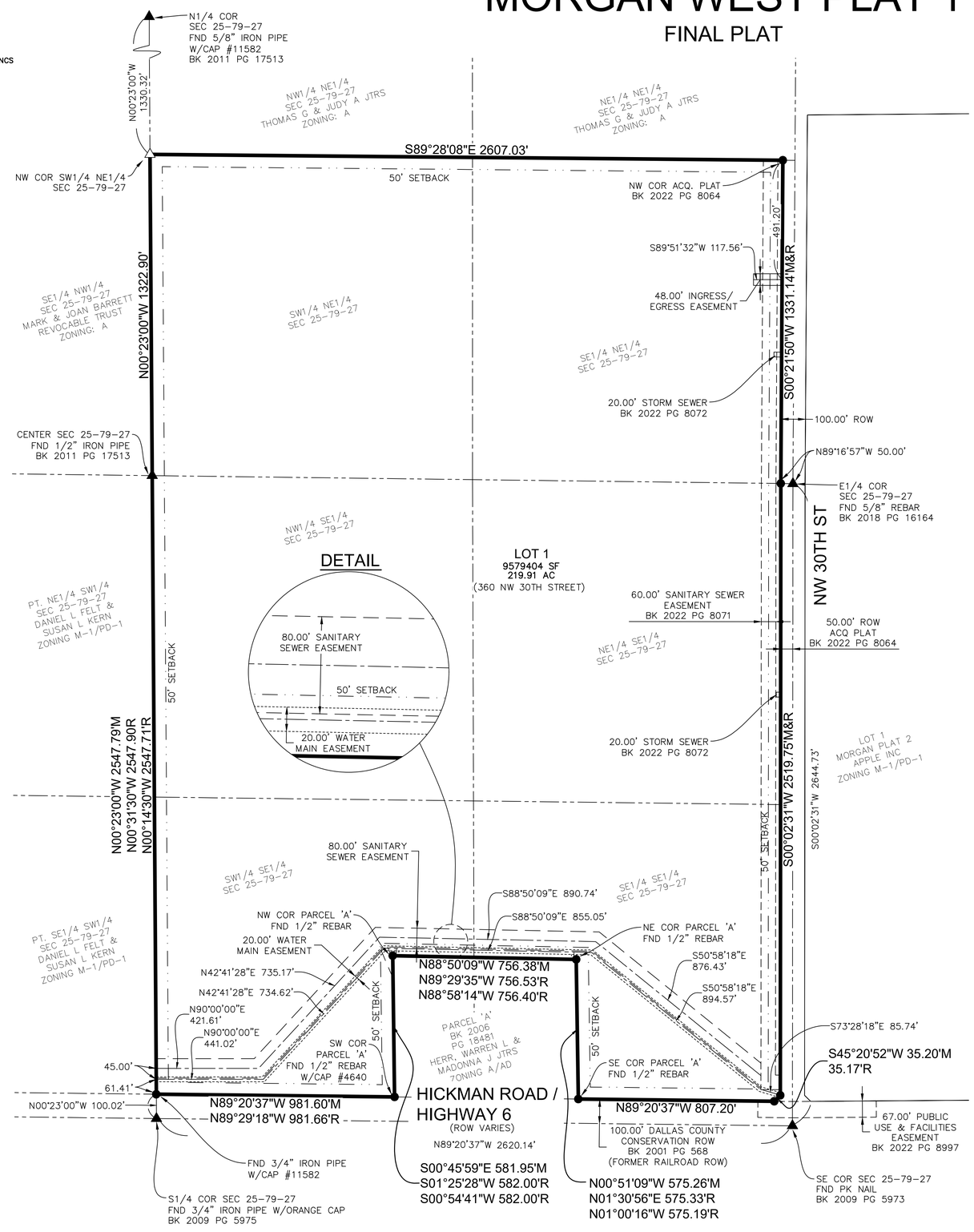
PROPRIETOR: APPLE INC.
ONE APPLE PARK WAY, MS 142–GNCS
CUPERTINO, CALIFORNIA 95014

SURVEYOR: MICHAEL A. BROONER

SURVEYOR 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



OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

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

DATE OF SURVEY

JUNE 24, 2024

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		

PLAT 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 S AVENUE RIGHT–OF–WAY AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2022, PAGE 8064

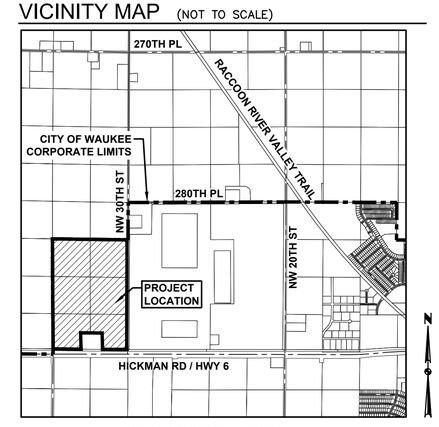
ALL BEING IN SECTION 25, TOWNSHIP 79 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 219.91 ACRES (9,579,404 SQUARE FEET).

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

AREA SUMMARY

SW1/4 NE1/4:	40.274	AC (1,754,337 SF)
SE1/4 NE1/4:	38.878	AC (1,693,525 SF)
NW1/4 SE1/4:	40.024	AC (1,743,439 SF)
NE1/4 SE1/4:	38.484	AC (1,676,370 SF)
SW1/4 SE1/4:	32.444	AC (1,413,273 SF)
SE1/4 SE1/4:	29.809	AC (1,298,460 SF)
TOTAL :	219.913	AC (9,579,404 SF)

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

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.

N

SCALE
0' 125' 250' 500'
1" = 250' (FULL SIZE)

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

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
SECOND SUBMITTAL	07/29/24
PREPARED	06/25/24

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

MORGAN WEST PLAT 1
FINAL PLAT
WAUKEE, IOWA

1/1
2405.353

FILE: H:\2024\2405353\DWG\2405353-FINAL PLAT.DWG
FEB 05, 2024 - 7:29AM LAST EDITED: 7/29/2024 2:41 PM
PLOTTED BY: TYLER GRAFF
COMMENT:
ENG:
TECH: