

# PARKSIDE COMMERCIAL PLAT 1

## FINAL PLAT

2024-12641  
 RECORDED: 08/16/2024 02:48:33 PM  
 RECORDING FEE: \$62.00  
 COMBINED FEE: \$62.00  
 REVENUE TAX: \$  
 RENAE ARNOLD, RECORDER  
 DALLAS COUNTY, IOWA

**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

**FINAL PLAT**  
 APPROVED BY: **Waukee City Council**  
 DATE: 08/17/2024  
 SIGNED: [Signature]

AREA ABOVE RESERVED FOR RECORDER

REVISIONS	DATE	DESCRIPTION
SIGNED	07/10/24	
PARKING EASEMENT ADDED	07/02/24	
INGRESS/EGRESS EASEMENT ADDED	05/13/24	
UPDATED	05/15/24	
PREPARED	02/12/24	

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 REVIEW: \_\_\_\_\_  
 TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_



**PARKSIDE COMMERCIAL PLAT 1**  
**FINAL PLAT**  
 WAUKEE, IOWA  
 2308.539

**DATE OF SURVEY**  
 FEBRUARY 22, 2024

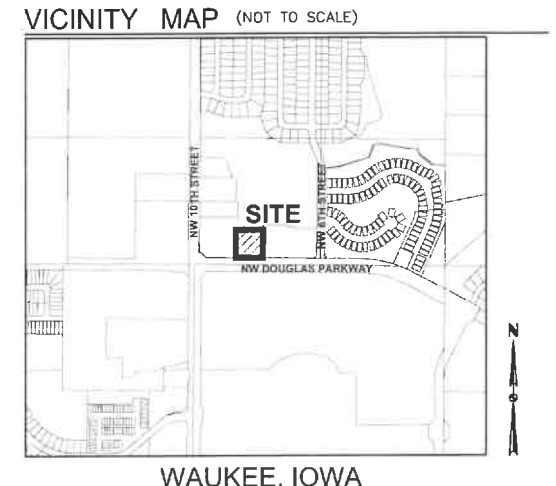
**OWNER / DEVELOPER**  
 PARKSIDE WAUKEE, LLC  
 2400 86TH STREET, SUITE 24  
 URBANDALE, IOWA 50322

**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'

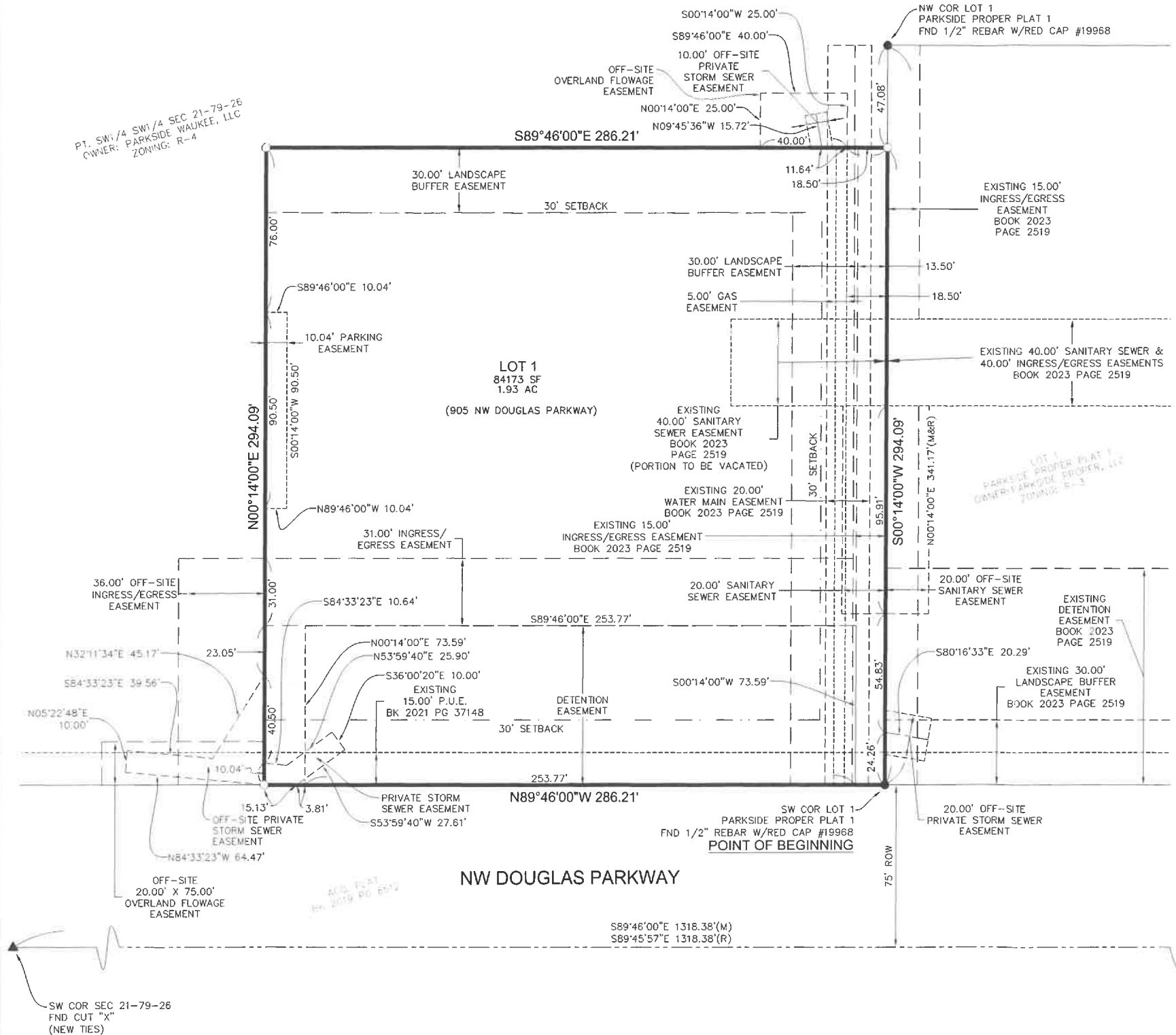
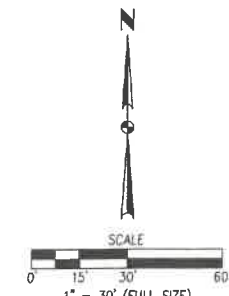
**EXISTING/ PROPOSED USE**  
 EXISTING: UNDEVELOPED  
 PROPOSED: DAY CARE FACILITY



**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.

**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	----	



FILE: H:\2023\2308539\DWG\2308539-FINAL PLATING.PLT  
 PLOTTED BY: MICHAEL A. BROONER  
 DATE: 7/10/2024 8:33 AM  
 PLOT: 1

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 Brooner 7-10-2024  
 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