

SPRING MEADOWS PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 32-79-26, SE1/4 NW1/4
SEC 32-79-26, SW1/4 NW1/4

REQUESTOR: WAUKEE PARTNERSHIP, LLC

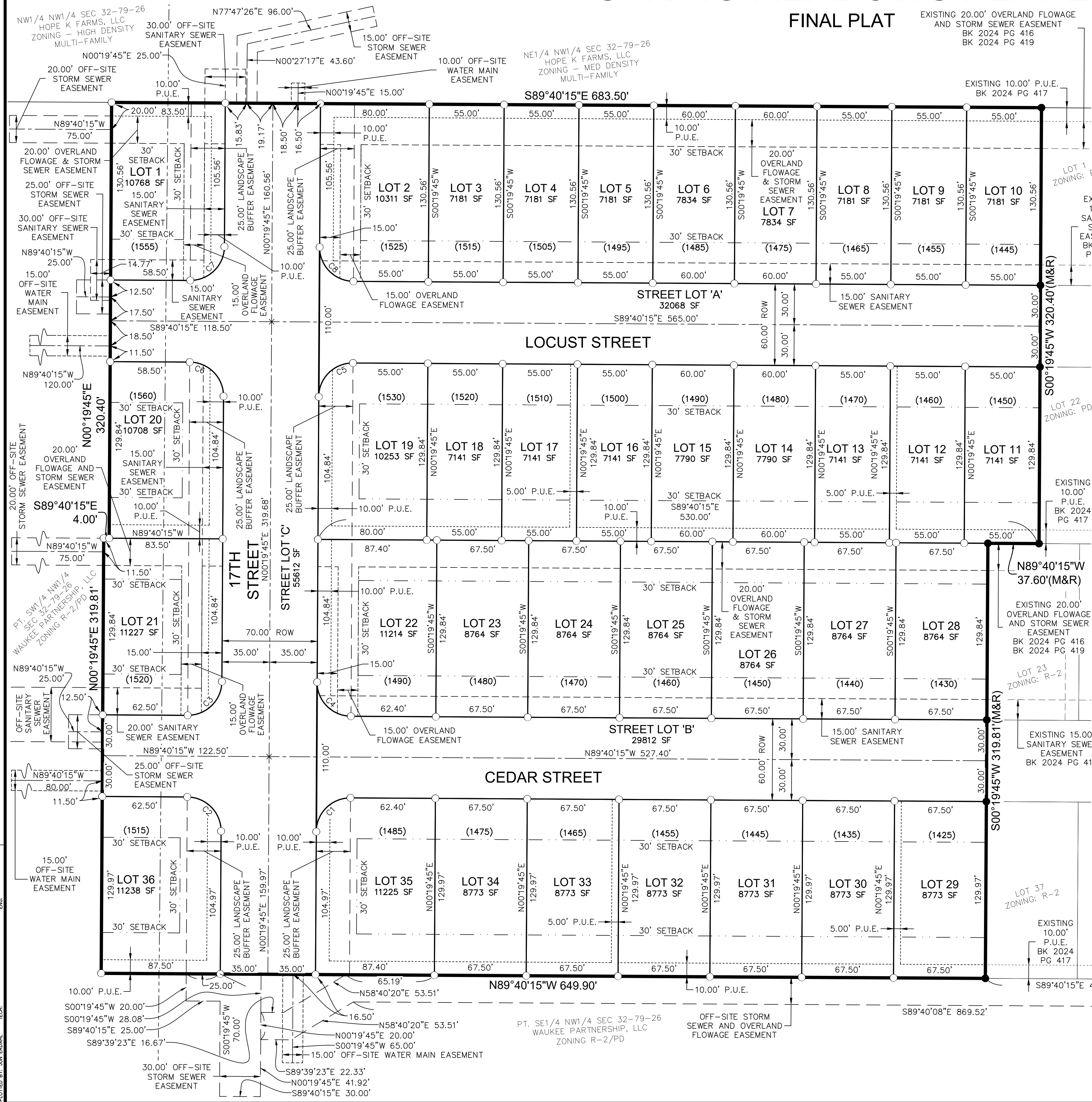
PROPRIETOR: WAUKEE PARTNERSHIP, LLC
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266

SURVEYOR: JONATHAN A. ERDAHL

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

NOVEMBER 3, 2023

OWNER / DEVELOPER

WAUKEE PARTNERSHIP, LLC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING & BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 21-36)

MINIMUM LOT AREA: 8,000 SF
MINIMUM LOT WIDTH: 65'
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 15'/7' MIN ONE SIDE
REAR YARD SETBACK: 30'

R-2/PD-1: BOOK 2021, PAGE 34692 (LOTS 1-20)

MINIMUM LOT AREA: 7,000 SF
MINIMUM LOT WIDTH: 55'
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 30'

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 32, 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 NORTHWEST CORNER OF SPRING MEADOWS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°19'45" WEST ALONG THE WESTERLY LINE OF SAID SPRING MEADOWS PLAT 1, A DISTANCE OF 320.40 FEET; THENCE NORTH 89°40'15" WEST ALONG SAID WESTERLY LINE, 37.60 FEET; THENCE SOUTH 00°19'45" WEST ALONG SAID WESTERLY LINE, 319.81 FEET TO THE SOUTHWEST CORNER OF SAID SPRING MEADOWS PLAT 1; THENCE NORTH 89°40'15" WEST, 649.90 FEET; THENCE NORTH 00°19'45" EAST, 319.81 FEET; THENCE SOUTH 89°40'15" EAST, 4.00 FEET; THENCE NORTH 00°19'45" EAST, 320.40 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°40'15" EAST ALONG SAID NORTH LINE, 683.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.80 ACRES (426,842 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

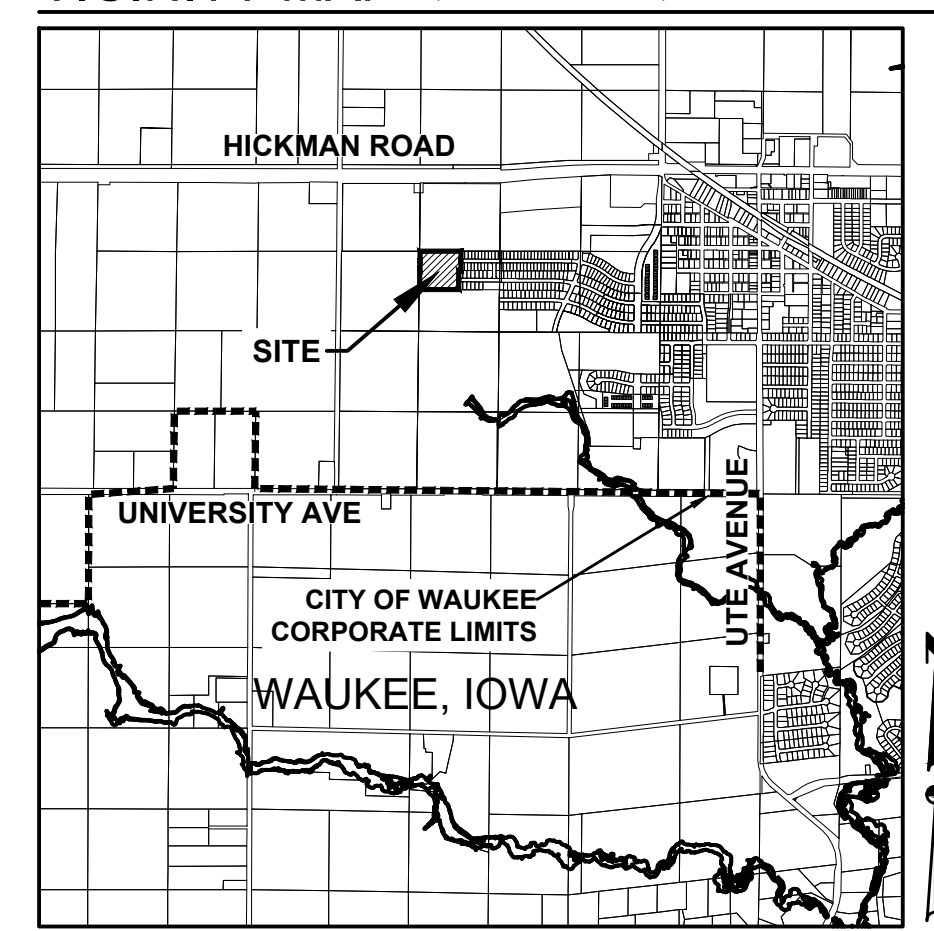
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N45°19'45"E	35.36'
C2	90°00'00"	25.00'	39.27'	S44°40'15"E	35.36'
C3	90°00'00"	25.00'	39.27'	S45°19'45"W	35.36'
C4	90°00'00"	25.00'	39.27'	N44°40'15"W	35.36'
C5	90°00'00"	25.00'	39.27'	N45°19'45"E	35.36'
C6	90°00'00"	25.00'	39.27'	S44°40'15"E	35.36'
C7	90°00'00"	25.00'	39.27'	S45°19'45"W	35.36'
C8	90°00'00"	25.00'	39.27'	N44°40'15"W	35.36'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP #28686 (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	---	

VICINITY MAP (NOT TO SCALE)

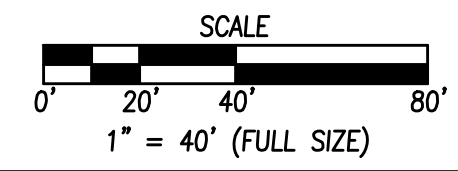


PRELIMINARY
NOT FOR CONSTRUCTION

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.

JONATHAN A. ERDAHL, P.L.S.
LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE: _____



SPRING MEADOWS PLAT 2
FINAL PLAT

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

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE
ENGINEER:

TECH: _____
REVIEW: _____

DATE: 09/06/24
SUBMITTAL: 03/12/24

REVISIONS:

1
1
2205.355