SPRING MEADOWS PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: PT. SE1/4 NW1/4 SEC 32–79–26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: WAUKEE PARTNERSHIP, LLC

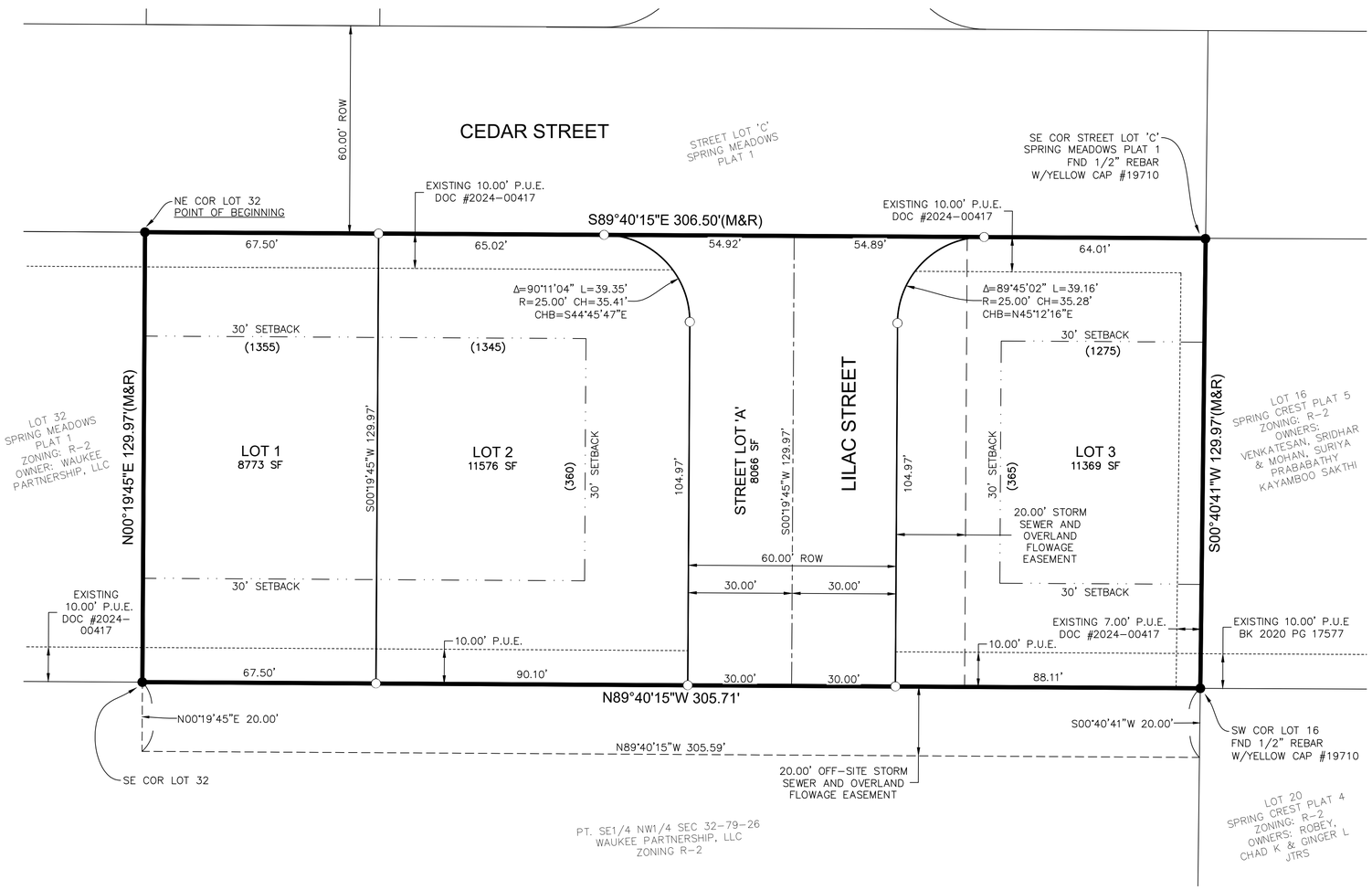
PROPRIETOR: WAUKEE PARTNERSHIP, LLC
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266

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



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

R–2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

- R–2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET – ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

DATE OF SURVEY

MAY 29, 2024

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.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

N

SCALE
0' 10' 20' 40'
1" = 20' (FULL SIZE)

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF 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:

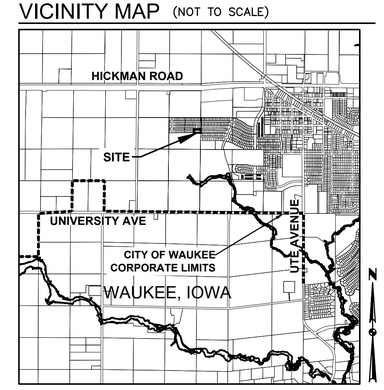
BEGINNING AT THE NORTHEAST CORNER OF LOT 32, SPRING MEADOWS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°40'15" EAST ALONG THE SOUTH LINE OF STREET LOT 'C', SAID SPRING MEADOWS PLAT 1, A DISTANCE OF 306.50 FEET TO THE SOUTHEAST CORNER OF SAID STREET LOT 'C'; THENCE SOUTH 00°40'41" WEST ALONG THE WEST LINE OF LOT 16, SPRING CREST PLAT 5, AN OFFICIAL PLAT, 129.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 89°40'15" WEST, 305.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32; THENCE NORTH 00°19'45" EAST ALONG THE EAST LINE OF SAID LOT 32, A DISTANCE OF 129.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.91 ACRES (39,785 SQUARE FEET).

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

LEGEND

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



WAUKEE, 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.

JONATHAN A. ERDAHL
28686
IOWA
LICENSED PROFESSIONAL LAND SURVEYOR

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
SUBMITTAL	09/06/24
CITY COMMENTS	07/22/24
PREPARED	05/30/24

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

SPRING MEADOWS PLAT 3
FINAL PLAT
WAUKEE, IOWA

1/1

2205.355

FILE: H:\2022\2205355\DWG\06 PLAT 3\2205355-PLAT 3 FINAL PLAT.DWG
PLOT DATE: 9/9/2024 DWG: PLOTTED BY: JON ERDAHL DATE: 9/9/2024 8:19 AM TECH: COMMENT: ENG: