

PARKSIDE PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 21-79-26, PT. NW1/4 SW1/4
 SEC 21-79-26, PT. SW1/4 SW1/4
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: PARKSIDE WAUKEE, LLC

PROPRIETOR: PARKSIDE WAUKEE, LLC
 1015 NW 10TH STREET
 WAUKEE, IA 50263

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

AREA ABOVE RESERVED FOR RECORDER

REVISIONS	DATE
	09/10/24
	08/09/24

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

TECH: REVIEW:

ENGINEER:

OWNER / APPLICANT

PARKSIDE WAUKEE, LLC
 1015 NW 10TH STREET
 WAUKEE, IA 50263
 CONTACT: DEREK TEMPLE
 PH. (515) 601-5989

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 8, 2024

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
 - MAXIMUM BUILDING HEIGHT: 40 FT
 - MAXIMUM NUMBER OF STORIES: 3 STORIES

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 LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
4. OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND.
5. OUTLOT 'Z' SHALL BE UTILIZED FOR STORM WATER MANAGEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

AREA SUMMARY

NW1/4 SW1/4 = 21.93 ACRES (955,202 SQ. FT.)
 SW1/4 SW1/4 = 0.57 ACRES (24,870 SQ. FT.)
 TOTAL = 22.50 ACRES (980,072 SQ. FT.)

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN 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:

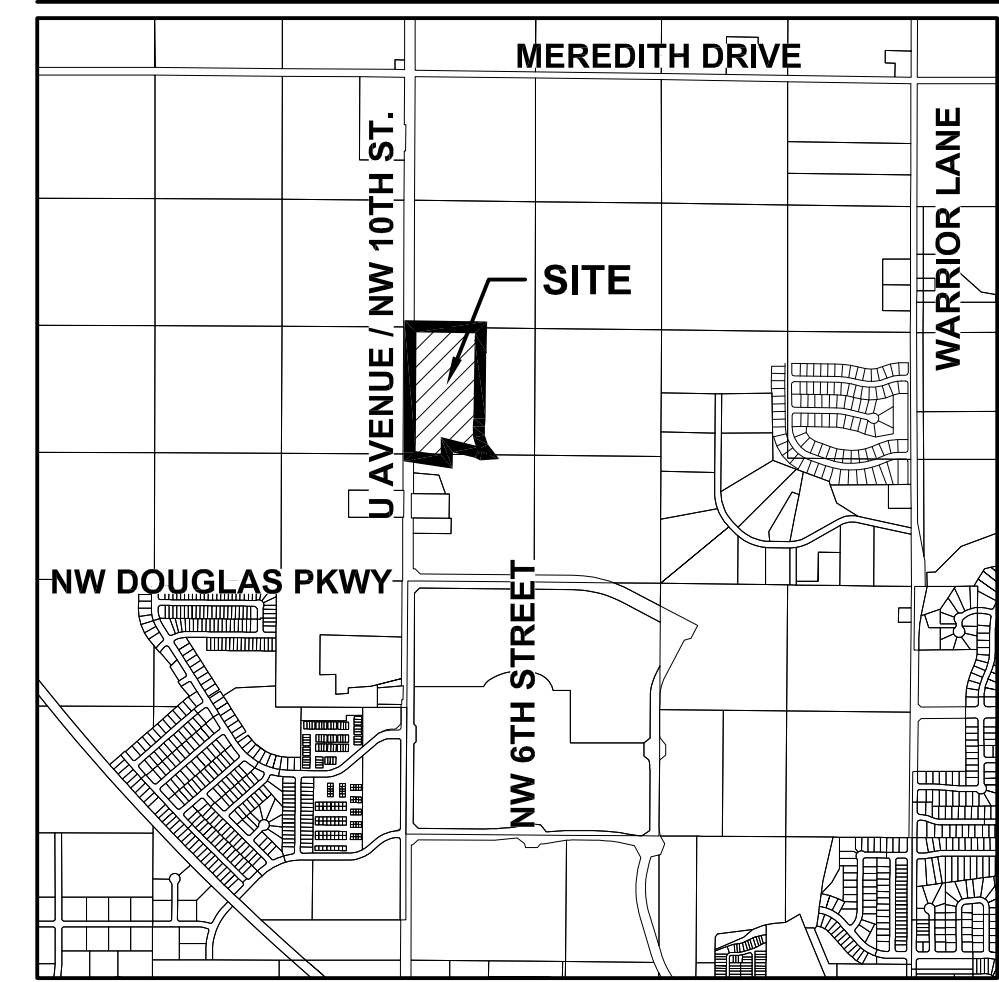
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°32'24" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 740.03 FEET; THENCE SOUTH 00°27'36" WEST, 200.00 FEET; THENCE NORTH 89°32'24" WEST, 3.06 FEET; THENCE SOUTH 00°27'36" WEST, 754.84 FEET; THENCE SOUTH 03°49'36" WEST, 85.15 FEET; THENCE SOUTH 01°27'33" EAST, 101.65 FEET; THENCE SOUTH 17°15'16" EAST, 117.01 FEET; THENCE SOUTH 38°28'22" EAST, 91.12 FEET; THENCE SOUTH 85°32'32" WEST, 66.26 FEET; THENCE NORTH 61°40'18" WEST, 50.00 FEET; THENCE NORTH 76°23'21" WEST, 326.85 FEET; THENCE SOUTH 00°06'04" EAST, 179.06 FEET; THENCE NORTH 82°04'10" WEST, 392.08 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°05'02" WEST ALONG SAID WEST LINE, 37.10 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°04'36" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1322.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.50 ACRES (980,072 SQUARE FEET).

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

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	---	

VICINITY MAP (NOT TO SCALE)

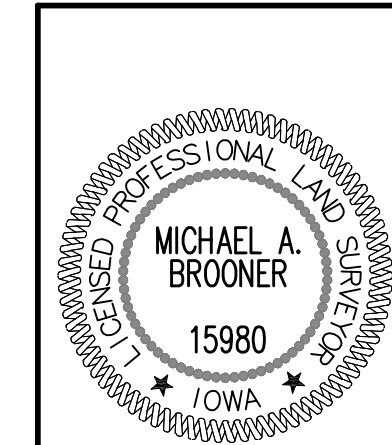


WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	21°09'01"	300.00'	110.74'	S78°57'58"E	110.12'	C18	90°00'00"	25.00'	39.27'	N45°27'36"E	35.36'
C2	115°23"	300.00'	6.58'	S67°45'46"E	6.58'	C19	90°00'00"	25.00'	39.27'	S44°32'24"E	35.36'
C3	89°26'20"	100.00'	156.10'	N45°10'46"E	140.73'	C20	89°26'20"	70.00'	109.27'	S45°10'46"W	98.51'
C4	90°32'08"	25.00'	39.50'	N45°11'27"E	35.52'	C21	22°58'00"	220.00'	88.19'	N78°37'04"W	87.60'
C5	16°10'13"	270.00'	76.20'	S81°27'22"E	75.95'	C22	83°45'26"	25.00'	36.55'	N25°15'21"W	33.38'
C6	6°14'12"	270.00'	29.39'	S70°15'10"E	29.38'	C23	12°47'30"	255.00'	56.93'	N10°13'37"E	56.81'
C7	12°51'00"	280.00'	62.80'	S73°33'34"E	62.67'	C24	3°22'16"	255.00'	15.00'	N02°08'44"E	15.00'
C8	10°07'00"	280.00'	49.44'	S85°02'34"E	49.38'	C25	90°00'00"	25.00'	39.27'	N45°27'36"E	35.36'
C9	0°37'48"	130.00'	1.43'	N89°35'03"E	1.43'	C26	90°00'00"	25.00'	39.27'	S44°32'24"E	35.36'
C10	17°38'51"	130.00'	40.04'	N80°26'43"E	39.88'	C27	90°32'13"	25.00'	39.50'	N45°11'30"E	35.52'
C11	28°02'11"	34.50'	16.88'	N85°38'23"E	16.71'	C28	89°27'47"	25.00'	39.04'	N44°48'30"W	35.19'
C12	19°00'41"	55.50'	18.42'	S89°50'52"E	18.33'	C29	21°08'56"	225.00'	83.05'	N11°02'05"E	82.58'
C13	52°27'42"	55.50'	50.82'	N54°24'57"E	49.06'	C30	14°04'22"	195.00'	47.90'	S07°29'47"W	47.77'
C14	37°29'02"	55.50'	36.31'	N09°26'35"E	35.66'	C31	87°57'07"	25.00'	38.38'	S58°30'32"W	34.72'
C15	28°02'11"	34.50'	16.88'	N04°43'09"E	16.71'	C32	12°01'34"	330.00'	69.27'	N83°31'42"W	69.14'
C16	2°41'01"	130.00'	6.09'	N17°23'44"E	6.09'	C33	89°27'52"	25.00'	39.04'	N44°48'33"W	35.19'
C17	15°35'37"	130.00'	35.38'	N08°15'25"E	35.27'	C34	22°58'00"	250.00'	100.21'	S78°37'04"E	99.54'

FILE: H:\2024\2024\2024\2024\FINAL PLAT.DWG COMMENT: DATE: TIME: 12:35 PM
 PLOTTED BY: JARED MURRAY DESS



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

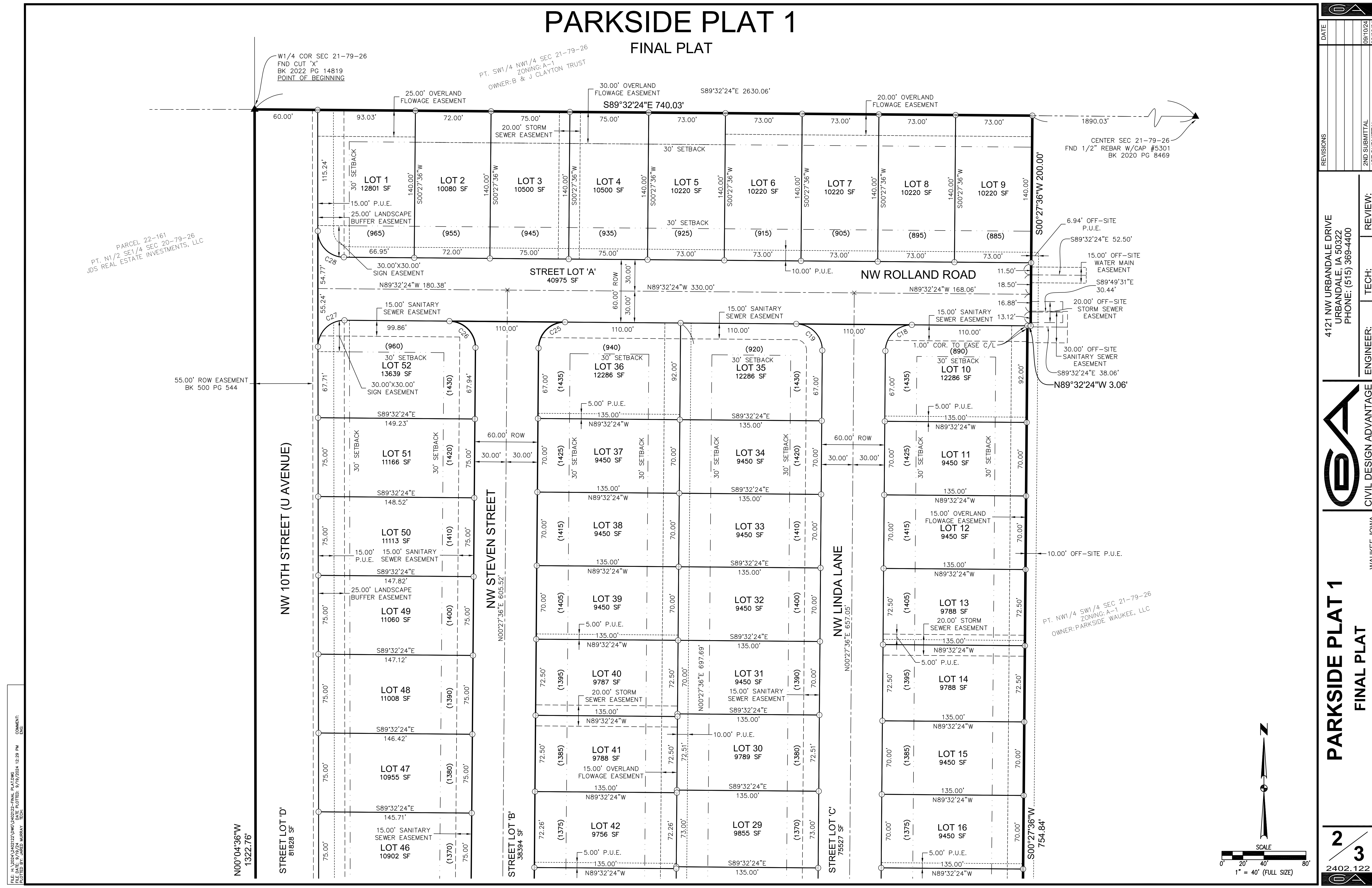
LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

PARKSIDE PLAT 1

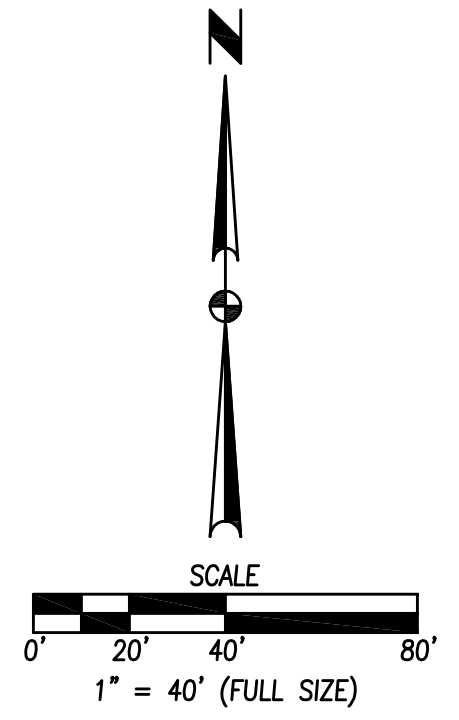
FINAL PLAT

PARKSIDE PLAT 1

FINAL PLAT

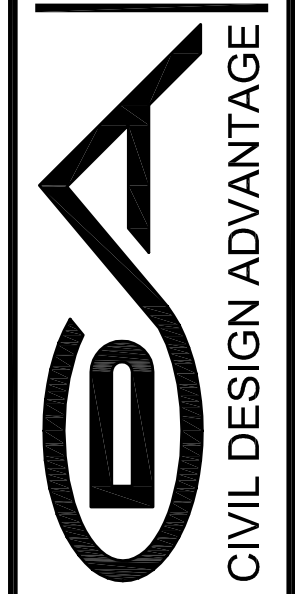


FILE: H:\2024\2024\2024\2024\2024\FINAL PLAT.DWG
 COMMENT: PLOTTED BY: JARED MURRAY
 DATE: 9/19/2024 12:29 PM
 ENCL: 0



REVISIONS	DATE
	09/10/24
	08/09/24

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



WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

PARKSIDE PLAT 1
FINAL PLAT
 2402.122

