

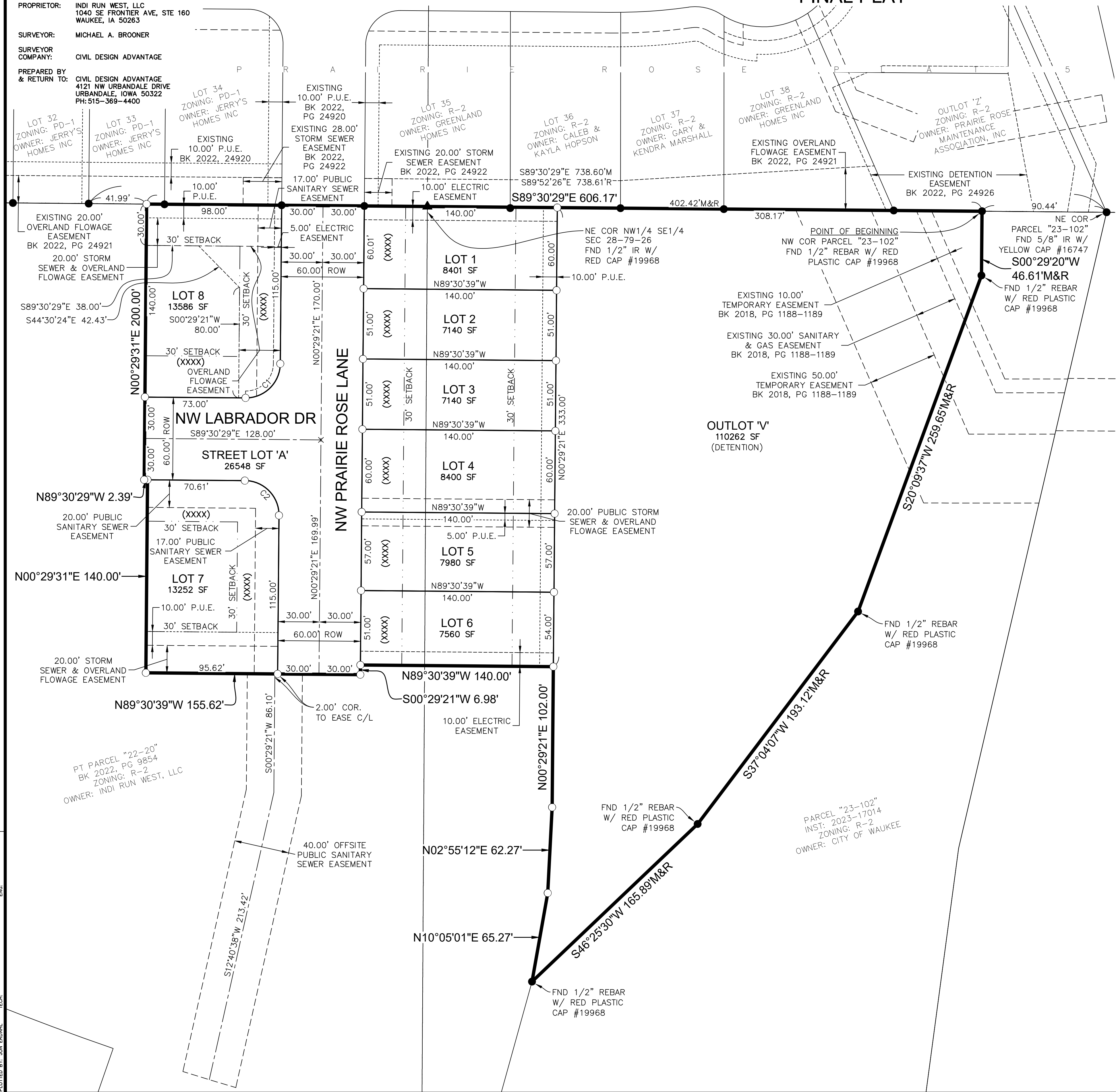
# INDI RUN PLAT 7

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT PARCEL "22-20" IN THE NW1/4, SE1/4 OF SECTION 28-179N-R26W  
 REQUESTOR: INDI RUN WEST, LLC  
 PROPRIETOR: INDI RUN WEST, LLC  
 1040 SE FRONTIER AVE, STE 160  
 WAUKEE, IA 50263  
 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 RECORDING STAMP

DATE	REVISIONS	INITIAL	SUBMITTAL
10/23/2024			



### OWNER / DEVELOPER

INDI RUN WEST, LLC  
 1040 SE FRONTIER AVE, STE 160  
 WAUKEE, IA 50263

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

### BULK REGULATIONS

FRONT SETBACK = 30'  
 REAR SETBACK = 30'  
 SIDE SETBACK = 7' MIN/15' TOTAL  
 MINIMUM LOT WIDTH = 65' FOR SINGLE-FAMILY DWELLING,  
 80' FOR TWO-FAMILY DWELLING

### DATE OF SURVEY

SEPTEMBER 10, 2024

### 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.

### PLAT DESCRIPTION

A PART OF PARCEL "22-20" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 9854, BEING A PART OF THE SOUTH ONE HALF OF SECTION 28, 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 PARCEL "23-102" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT 2023-17014, BEING A PART OF SAID SOUTH ONE HALF OF SECTION 28; THENCE SOUTH 00°29'20" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "23-102", A DISTANCE OF 46.61 FEET; THENCE SOUTH 20°09'37" WEST ALONG SAID WESTERLY LINE, 259.65 FEET; THENCE SOUTH 37°04'07" WEST ALONG SAID WESTERLY LINE, 193.12 FEET; THENCE SOUTH 46°25'30" WEST ALONG SAID WESTERLY LINE, 165.89 FEET; THENCE NORTH 10°05'01" EAST, 65.27 FEET; THENCE NORTH 02°55'12" EAST, 62.27 FEET; THENCE NORTH 00°29'21" EAST, 102.00 FEET; THENCE NORTH 89°30'39" WEST, 140.00 FEET; THENCE SOUTH 00°29'21" WEST, 6.98 FEET; THENCE NORTH 89°30'39" WEST, 155.62 FEET; THENCE NORTH 00°29'31" EAST, 140.00 FEET; THENCE NORTH 89°30'29" WEST, 2.39 FEET; THENCE NORTH 00°29'31" EAST, 200.00 FEET TO THE NORTH LINE OF SAID PARCEL "22-20"; THENCE SOUTH 89°30'29" EAST ALONG SAID NORTH LINE, 606.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.83 ACRES (210,269 SQUARE FEET).

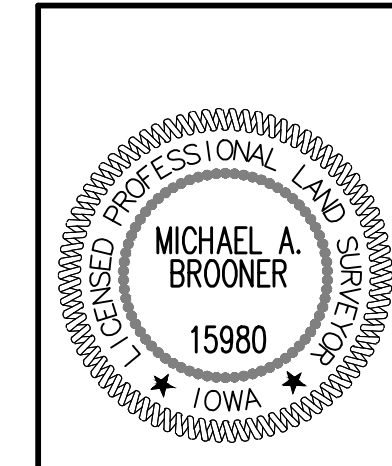
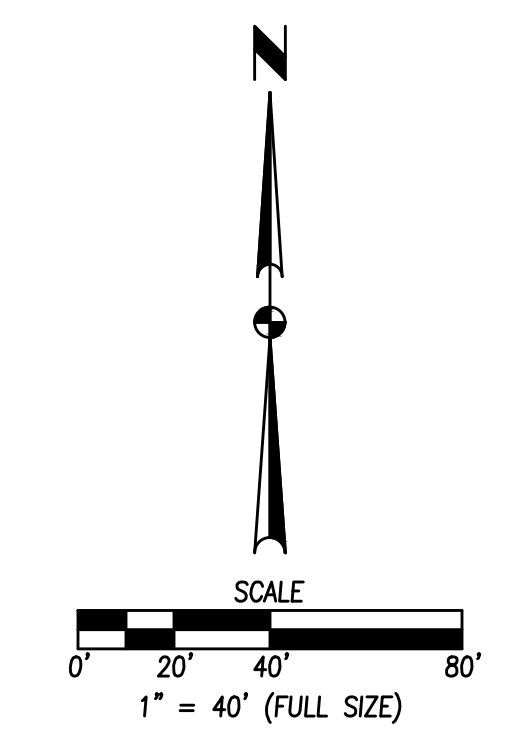
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'06"	25.00'	39.27'	N45°29'28"E	35.36'
C2	89°59'50"	25.00'	39.27'	N44°30'34"W	35.35'

### 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	---	



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

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

REVISIONS: \_\_\_\_\_

TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

**INDI RUN PLAT 7**  
**FINAL PLAT**

1 / 1  
 2312.764

FILE: H:\2023\2312784\DWG\2312784-FINAL PLAT.DWG  
 COMMENT: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLOTTED BY: MCK EROUHL  
 DATE: \_\_\_\_\_  
 TIME: 4:45 PM  
 10/23/2024