

# PARKSIDE PLAT 1

## FINAL PLAT

2024-17640  
 RECORDED: 11/08/2024 11:06:26 AM  
 RECORDING FEE: \$167.00  
 COMBINED FEE: \$167.00  
 REVENUE TAX: \$  
 RENAE ARNOLD, RECORDER  
 DALLAS COUNTY, IOWA

**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

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 11/04/2024  
 SIGNED: *Michael A. Brooner*

AREA ABOVE RESERVED FOR RECORDER

### 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:

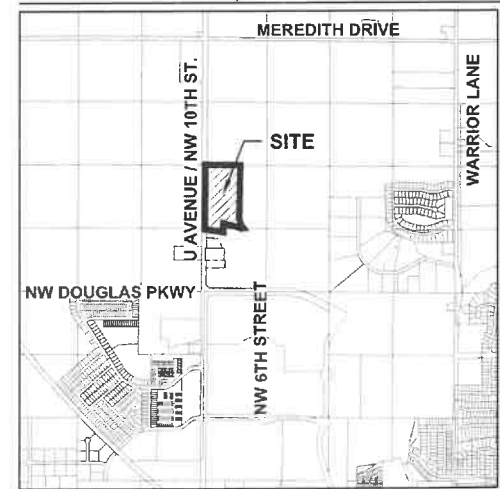
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°32'24" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 740.03 FEET; THENCE SOUTH 00°27'36" WEST, 200.00 FEET; THENCE NORTH 89°32'24" WEST, 3.06 FEET; THENCE SOUTH 00°27'36" WEST, 754.84 FEET; THENCE 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)

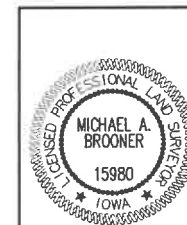


WAUKEE, IOWA

### 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	1°15'23"	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:\0224\240212\00\0224-FINAL PLATING  
 DATE PLOTTED: 11/11/2024 1:14 PM  
 PLOTTER: HP DesignJet T1100e  
 C:\Users\mabrooner\OneDrive\Desktop



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* 11-1-2024  
 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:  
 SHEETS 1-3

PARKSIDE PLAT 1  
 FINAL PLAT

1  
 3  
 2402.122

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



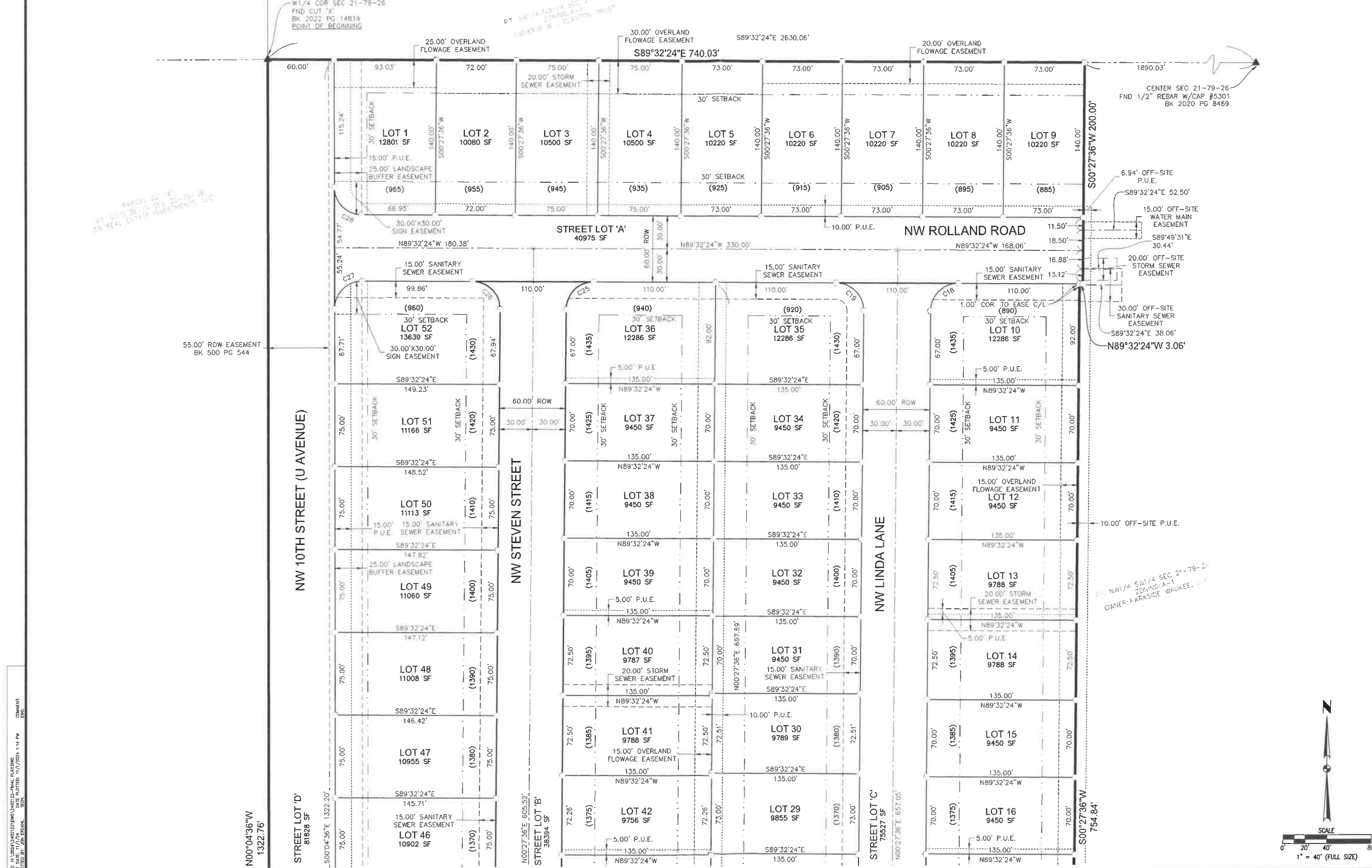
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

REVISIONS  
 3RD SUBMITTAL 11/07/24  
 2ND SUBMITTAL 09/10/24  
 1ST SUBMITTAL 08/09/24

TECH: ENGINEER: REVIEW:

# PARKSIDE PLAT 1

## FINAL PLAT



W1/4 COR SEC 21-79-26  
FND CUT 'X'  
BK 2022 PG 14819  
POINT OF BEGINNING

PT. S1/4 SEC 21-79-26  
ZONING: A-1  
OWNER: PARKSIDE WAUKEE, LLC

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OWNER: PARKSIDE WAUKEE, LLC

DATE	11/01/24	3RD SUBMITTAL	09/10/24	2ND SUBMITTAL	09/09/24
REVISIONS					
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>					
			TECH:	REVIEW:	
			ENGINEER:		

**CIVIL DESIGN ADVANTAGE**  
WAUKEE, IOWA

### PARKSIDE PLAT 1

### FINAL PLAT

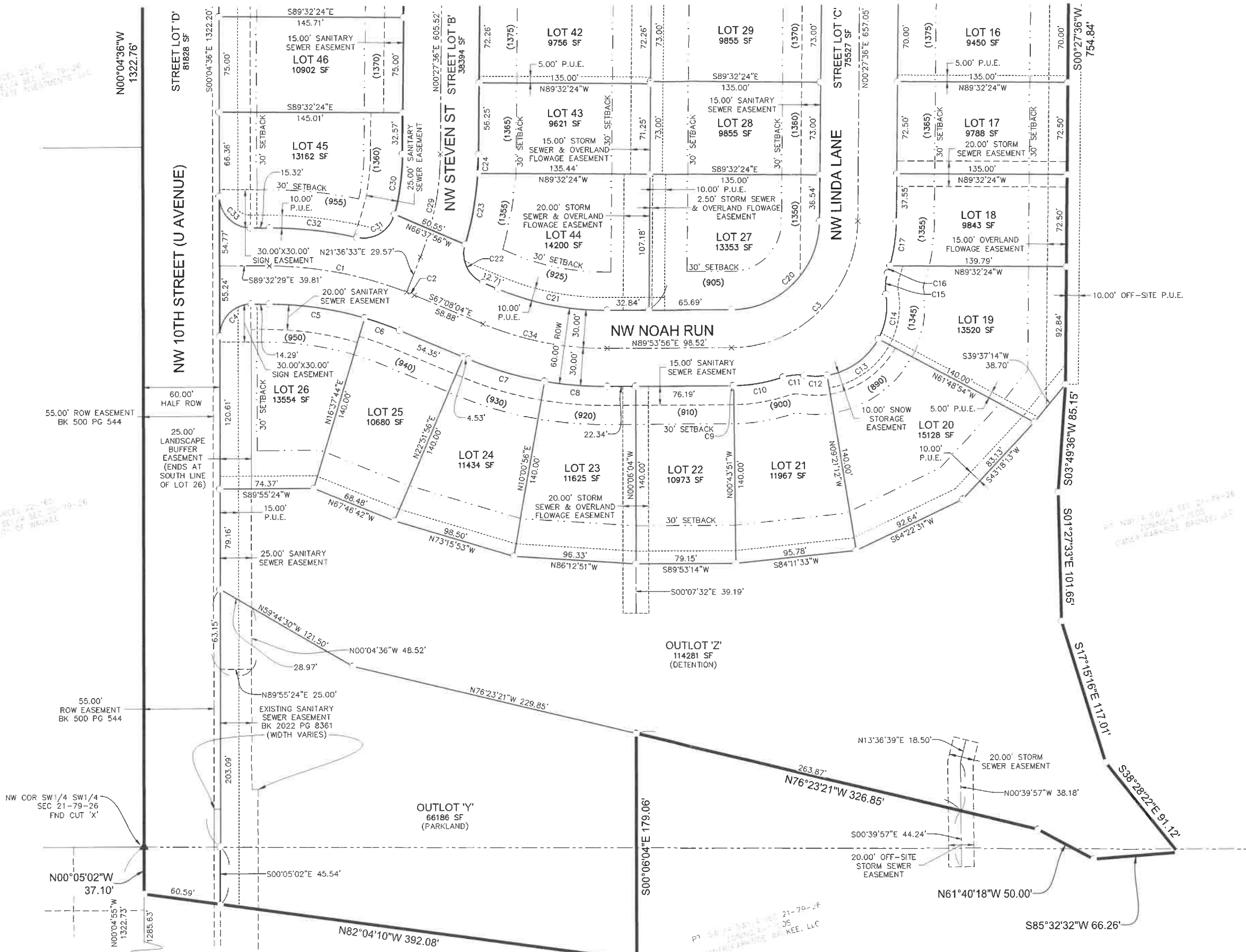
2 / 3

2402.122

SCALE  
0' 20' 40' 80'  
1" = 40' (FULL SIZE)

# PARKSIDE PLAT 1

## FINAL PLAT



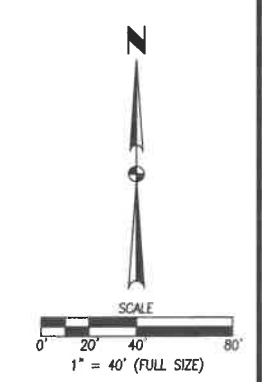
FILE: H:\2024\240212\240212-FINAL PLATING  
 DATE PLOTTED: 11/20/24 1:14 PM  
 DESIGNED BY: JON STRAIN  
 COMMENT:

NW COR SW 1/4 SW 1/4  
 SEC 21-79-26  
 FND CUT 'X'  
 N00°05'02"W  
 37.10'  
 N00°04'55"W  
 1322.73'  
 7285.63'  
 SW COR  
 SEC 21-79-26  
 FND CUT 'X'  
 BK 2020 PG 385

55.00' ROW EASEMENT  
 BK 500 PG 544  
 25.00' LANDSCAPE  
 BUFFER  
 EASEMENT  
 (ENDS AT  
 SOUTH LINE  
 OF LOT 26)

55.00'  
 ROW EASEMENT  
 BK 500 PG 544  
 203.09'  
 60.59'

P1 SW 1/4 SW 1/4 SEC 21-79-26  
 TOWNSHIP 21S  
 RANGE 105E  
 COUNTY WAUKEE, IOWA  
 WAUKEE PARKSIDE ADVANTAGE, LLC



REVISIONS	DATE
3RD SUBMITTAL	11/01/24
2ND SUBMITTAL	09/10/24
1ST SUBMITTAL	08/09/24

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



WALUKEE, IOWA

# PARKSIDE PLAT 1

## FINAL PLAT