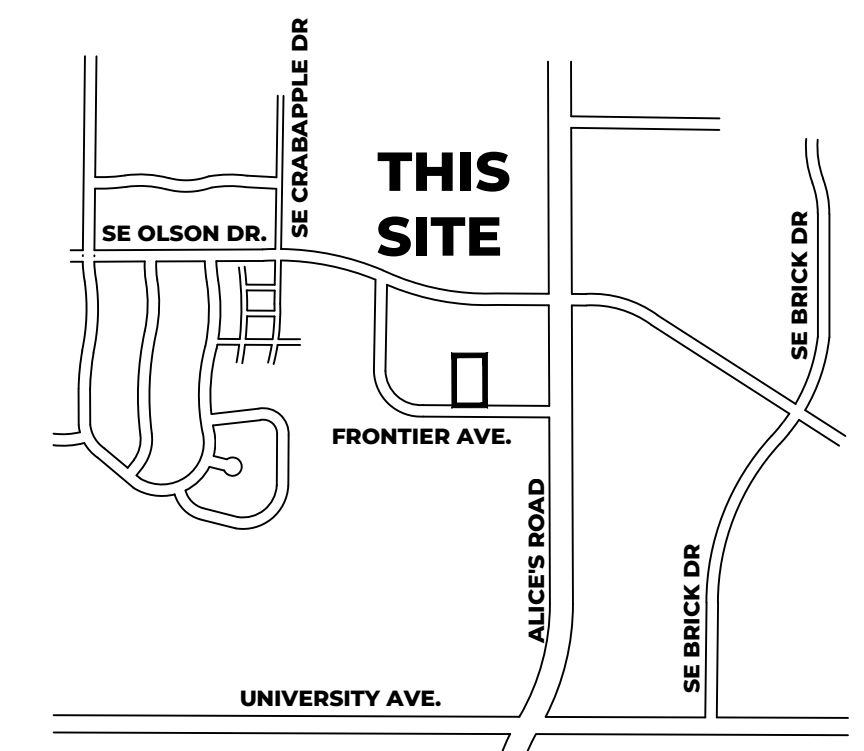
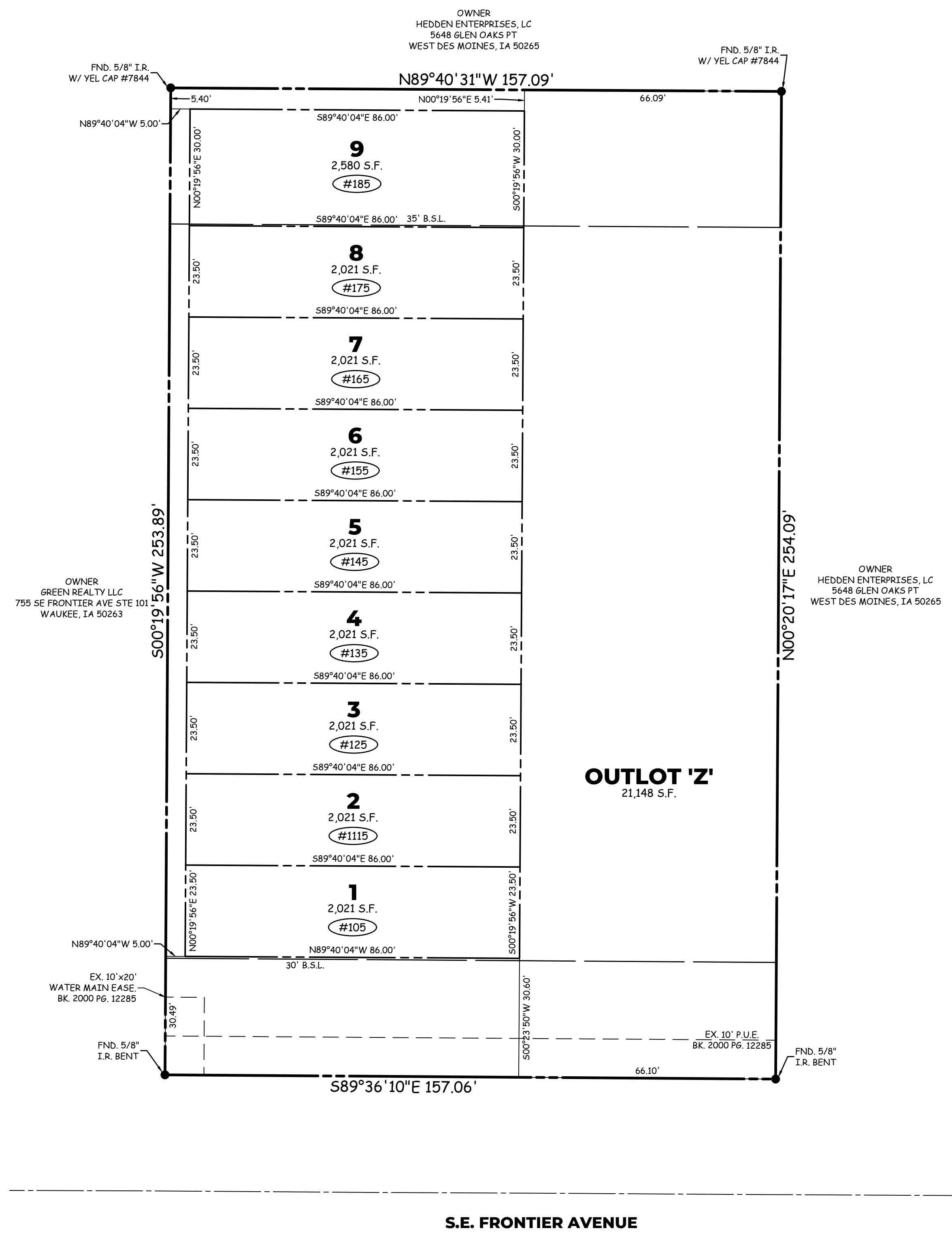


INDEX LEGEND

LOCATION : SE 1/4 SEC. 34-79-26
 REQUESTOR : NEXT PHASE DEVELOPMENT
 PROPRIETOR : NEXT PHASE DEVELOPMENT
 SURVEYOR : KEVEN J. CRAWFORD
 COMPANY : COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50265
 RETURN TO : COOPER CRAWFORD & ASSOCIATES



VICINITY SKETCH
NO SCALE

FINAL PLAT
WBP STORAGE

1035 SE FRONTIER AVENUE, WAUKEE

OWNER / APPLICANT

NEXT PHASE DEVELOPMENT LLC
 REID TAMISIEA
 1690 ALL STATE COURT #120
 WDM, IA 50265
 PH. 515-721-9115 Reid@nextphasedev.com

ZONING

EXISTING: M-1 / PD-1

SETBACKS

FRONT -30'
 SIDE - 0'
 REAR -35'

BUILDING USE

OFFICE / STORAGE UNITS

LEGAL DESCRIPTION

LOT 21 WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 0.915 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

NOTES

- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- OUTLOT 'Z' AND ALL PRIVATE UTILITIES SHALL BE MAINTAINED BY AN H.O.A.
- LOT 9 WILL BE USED FOR AND OUTDOOR STORAGE AREA.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

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.

KEVEN J. CRAWFORD
 13156

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-26-2024
 REVISIONS: 1-23-2025

JOB NUMBER
CC 2845

SCALE: 1"=20'

AS-BUILT:

FINAL PLAT
WBP WAREHOUSE

SHEET 1 OF 1

