

**INDEX LEGEND**  
 LOCATION: LOTS 18-20, BLOCK 11, FIRST ADDITION TO THE TOWN OF WAUKEE  
 REQUESTOR: ORCA CONSULTANTS  
 OWNER: SJC PROPERTIES, LLC.  
 SURVEYOR / RETURN TO: LARRY D. HYLER, PLS  
 COMPANY: BISHOP ENGINEERING, 3501 104TH ST.  
 URBANDALE, IA 50322 (PH) 515-276-0467

**PROPERTY DESCRIPTION:**

LOT EIGHTEEN (18), LOT NINETEEN (19), AND LOT TWENTY (20), IN BLOCK ELEVEN (11) OF THE FIRST ADDITION TO THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 0.23 ACRES (10,043 SQUARE FEET)

**LEGEND:**

- PROPERTY CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

**NOTES:**

1. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH.
2. SEE PREVIOUS SURVEY OF THIS PARCEL RECORDED AS INST# 2024-13295
3. THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

**ZONING INFORMATION:**

C-2 DOWNTOWN VILLAGE DISTRICT  
 MINIMUM LOT AREA: NONE  
 MINIMUM LOT WIDTH: NONE  
 MINIMUM FRONT YARD: 10 FEET  
 MINIMUM REAR YARD: 25 FEET  
 MINIMUM SIDE YARD: NONE  
 MAXIMUM BUILDING HEIGHT: 40 FEET  
 MAXIMUM NUMBER OF STORIES: 3 STORIES

WALNUT STREET

LOT 22

1ST ADDITION TO THE TOWN OF WAUKEE BLOCK 11  
 OWNER: CITY OF WAUKEE

LOT 21

BUILDING  
 410 6TH STREET  
 1840 SF

889°35'40"E  
 134.15'M

(134')

BLDG CORNER IS ON LOT LINE

NE CORNER LOT 20  
 5/8" IRON ROD W/  
 YPC 14775

N00°54'46"E  
 24.92'M

1/2" IRON ROD  
 NW CORNER LOT 20  
 3/4" IRON PIPE W/  
 PINCHED TOP

BLDG ENCLOSES 0.38  
 OVER PROPERTY LINE

N00°15'29"W  
 50.17'M

25' REAR SETBACK

LOT 20  
 LOT 19  
 LOT 18

LOT 1  
 10,043 SQ FT

420 6TH STREET

10' FRONT SETBACK

74.26'M  
 S00°08'20"E

6TH STREET

70' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)

SW CORNER LOT 18  
 3/4" IRON ROD

134.50'M  
 N89°57'00"W

(134')

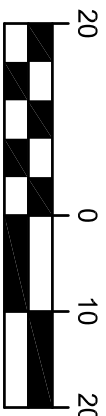
1ST ADDITION TO THE TOWN OF WAUKEE BLOCK 11  
 OWNER: BOWTRUSS PROPERTIES LLC  
 ZONED: C-2

LOT 17

BUILDING  
 450 6TH STREET  
 4100 SF

SE CORNER LOT 18  
 5/8" IRON ROD W/  
 YPC 14775

GRAPHIC SCALE



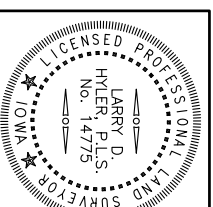
SCALE: 1" = 20'



**OWNER / DEVELOPER INFORMATION:**

SJC PROPERTIES  
 STEFFANIE CRONIN  
 16930 BERKSHIRE PARKWAY  
 CLIVE, IOWA 50325  
 515-201-7898

FIELD WORK COMPLETED ON: 8-12-2024



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.  
 SIGNED: LARRY D. HYLER, P.L.S. 14775  
 PRELIMINARY  
 LICENSE RENEWAL DATE: DEC. 31, 2026  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

**SJC BUILDERS VILLAGE DISTRICT  
 FINAL PLAT**

WAUKEE, DALLAS COUNTY, IOWA



PROJECT NUMBER:  
**240349**

SHEET NUMBER:  
**1 OF 1**

REFERENCE NUMBER:  
 SURVEY RECORDED  
 #2024-13295

DRAWN BY:  
 LDH