

# COMMONWEALTH PLACE PLAT 1

FINAL PLAT

**INDEX LEGEND**

LOCATION: SEC 32-79-26, PT. NW1/4 NE1/4  
PT. PARCEL 21-10 (BK 2021 PG 10161)  
PARCEL ID=1232200017

REQUESTOR: CROSS COUNTRY ESTATES LLC  
5721 MERLE HAY RD STE 18  
JOHNSTON, IA 50131

PROPRIETORS: CROSS COUNTRY ESTATES LLC  
5721 MERLE HAY RD STE 18  
JOHNSTON, IA 50131

AND

HOPE K FARMS LLC  
1548 S 45TH ST  
WEST DES MOINES, IA 50265

SURVEYOR: JONATHAN A. ERDAHL

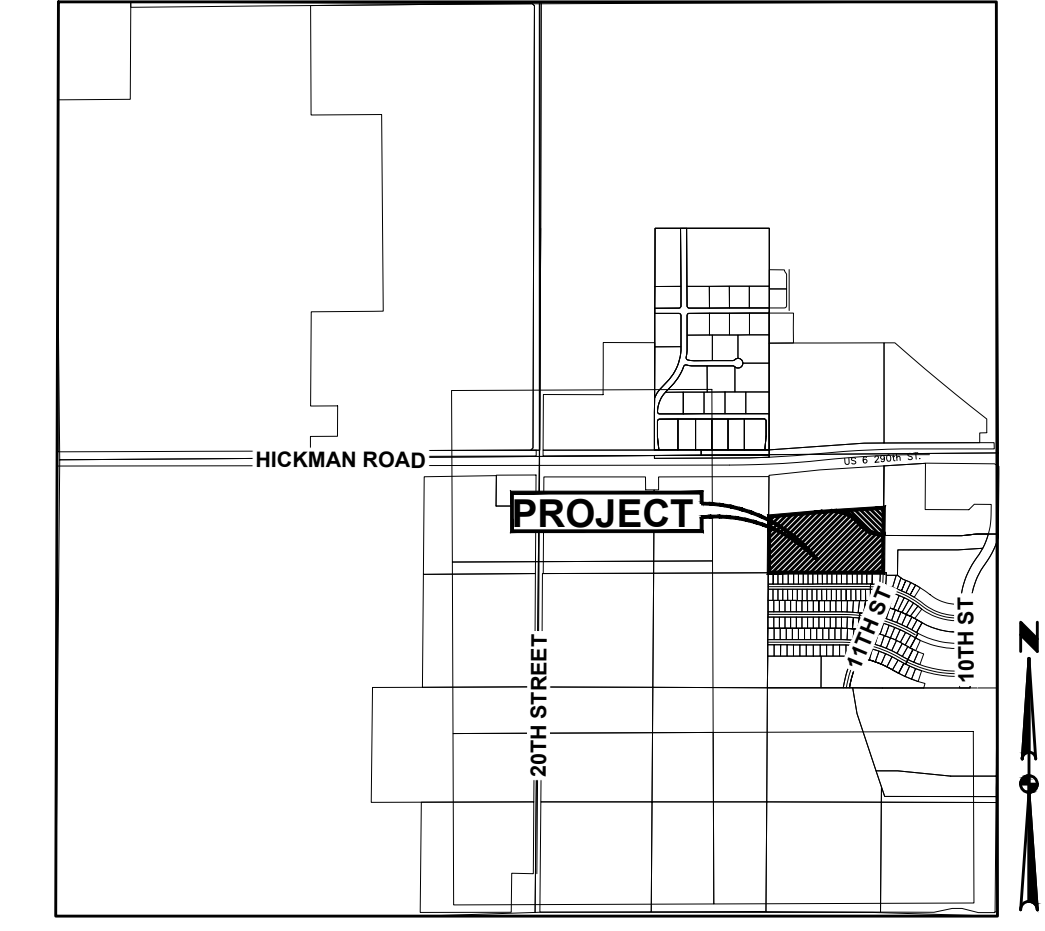
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
REVISIONED	03/06/25
REVISIONED	02/20/25
PREPARED	02/06/25

**VICINITY MAP**



WAUKEE, IOWA

**OWNER/DEVELOPER**

CROSS COUNTRY ESTATES LLC  
5721 MERLE HAY RD STE 18  
JOHNSTON, IA 50131

AND

HOPE K FARMS LLC  
1548 S 45TH ST  
WEST DES MOINES, IA 50265

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

**ZONING**

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

**BULK REGULATIONS**

SETBACKS:  
FRONT YARD = 30 FEET  
REAR YARD = 30 FEET FOR DWELLING  
40 FEET FOR OTHER PERMITTED USES  
SIDE YARD = 12 FEET TOTAL  
FOR SINGLE UNIT TOWNHOMES

MIN LOT WIDTH = 20 FEET  
MIN LOT AREA = NONE  
MAXIMUM HEIGHT = 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING  
1 STORY OR 14 FEET FOR ACCESSORY BUILDING

**DATE OF SURVEY**

FEBRUARY 6, 2025

**PLAT DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF PARCEL 21-10 AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2021 PAGE 10161, BEING A PART OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°40'41" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 665.47 FEET; THENCE NORTH 85°07'42" EAST, 595.07 FEET; THENCE NORTH 86°30'24" EAST, 114.40 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 165.43 FEET AND WHOSE CHORD BEARS SOUTH 81°11'00" EAST, 164.16 FEET TO THE NORTH LINE OF SAID PARCEL 21-10; THENCE NORTH 86°30'24" EAST ALONG SAID NORTH LINE, 454.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 21-10; THENCE SOUTH 00°40'42" WEST ALONG THE EAST LINE OF SAID PARCEL 21-10, A DISTANCE OF 245.83 FEET TO THE NORTHEAST CORNER OF STREET LOT 'A', SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°19'18" WEST ALONG THE NORTH LINE OF SAID STREET LOT 'A', 35.00 FEET TO THE NORTHWEST CORNER OF SAID STREET LOT 'A'; THENCE SOUTH 00°40'42" WEST ALONG THE WEST LINE OF SAID STREET LOT 'A', 485.91 FEET TO THE NORTHEAST CORNER OF LOT 17, SPRING CREST PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 89°44'24" WEST ALONG THE SOUTH LINE OF SAID PARCEL 21-10, A DISTANCE OF 1286.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.05 ACRES (916,923 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

**NOTES**

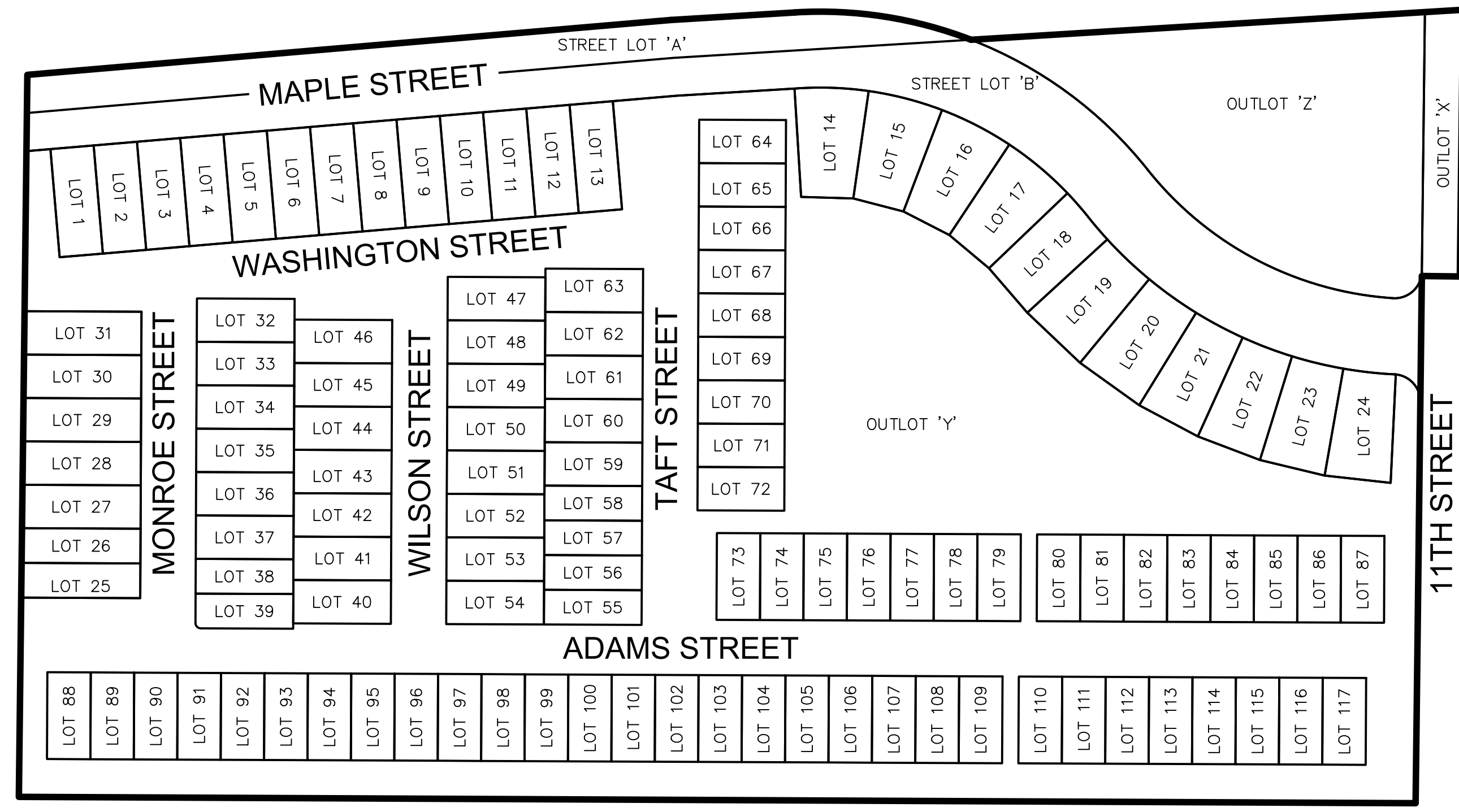
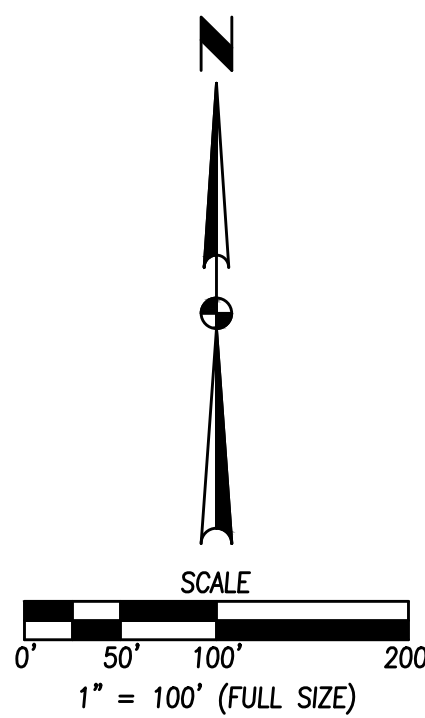
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.

**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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	----	

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°01'28"	100.00'	27.97'	S81°17'57"E	27.88'
C2	9°17'13"	100.00'	16.21'	S77°55'50"E	16.19'
C3	11°36'59"	315.00'	63.86'	S87°41'07"E	63.75'
C4	12°43'37"	315.00'	69.97'	S75°30'49"E	69.83'
C5	12°42'18"	315.00'	69.85'	S62°47'51"E	69.71'
C6	12°43'37"	315.00'	69.97'	S50°04'54"E	69.83'
C7	5°16'25"	315.00'	28.99'	S41°04'53"E	28.98'
C8	4°03'19"	385.00'	27.25'	S40°28'20"E	27.24'
C9	7°55'32"	385.00'	53.26'	S46°27'45"E	53.21'
C10	7°55'32"	385.00'	53.26'	S54°23'18"E	53.21'
C11	7°14'19"	385.00'	48.64'	S61°58'13"E	48.61'
C12	7°14'19"	385.00'	48.64'	S69°12'32"E	48.61'
C13	7°14'19"	385.00'	48.64'	S76°26'51"E	48.61'
C14	7°04'27"	385.00'	47.53'	S83°36'14"E	47.50'
C15	2°32'01"	25.00'	1.11'	S85°52'27"E	1.11'
C16	85°17'08"	25.00'	37.21'	S41°57'52"E	33.87'
C17	93°05'02"	25.00'	40.62'	S47°13'12"W	36.29'
C18	47°47'36"	315.00'	262.76'	N62°20'28"W	255.21'
C19	11°31'21"	315.00'	63.35'	S44°12'21"E	63.24'
C20	30°25'44"	385.00'	204.47'	N53°39'32"W	202.07'
C21	90°00'00"	5.00'	7.85'	S44°44'54"E	7.07'
C22	5°07'24"	600.00'	53.65'	N02°18'36"W	53.63'



**LINE DATA**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°57'25"E	15.00'	L21	N75°30'49"W	48.33'	L41	N83°39'43"W	61.49'	L61	S87°45'39"E	200.18'	L81	N89°05'26"E	148.03'	L101	N00°15'06"E	485.61'
L2	N00°40'42"E	40.19'	L22	N62°47'51"W	48.25'	L42	N76°26'51"W	61.49'	L62	S00°15'06"W	10.00'	L82	N89°44'54"W	800.00'	L102	N00°31'18"W	254.91'
L3	S00°38'31"W	114.99'	L23	N50°04'54"W	48.24'	L43	N69°12'32"W	61.49'	L63	S89°44'54"E	240.00'	L83	S89°44'54"E	800.00'	L103	N03°24'24"E	126.11'
L4	S89°18'41"E	0.84'	L24	N40°41'42"W	54.20'	L44	N61°58'13"W	61.49'	L64	N89°44'54"W	240.00'	L84	S89°44'54"E	231.00'	L104	N00°15'06"E	472.00'
L5	N07°25'34"E	22.39'	L25	N46°27'45"W	66.68'	L45	N54°23'18"W	67.31'	L65	S89°44'54"E	195.00'	L85	S89°44'54"E	106.24'	L105	S83°14'30"W	74.42'
L6	N00°15'12"E	100.18'	L26	N54°23'18"W	66.63'	L46	N46°27'45"W	67.28'	L66	S89°44'54"E	25.00'	L86	S89°44'54"E	124.76'	L106	S04°52'18"E	20.00'
L7	N89°44'24"W	46.28'	L27	N61°58'13"W	60.84'	L47	N40°41'42"W	54.04'	L67	S00°15'06"W	98.46'	L87	S89°44'54"E	231.00'	L107	N89°44'24"W	361.10'
L8	S89°44'54"E	1276.87'	L28	N69°12'32"W	60.85'	L48	N50°04'54"W	47.27'	L68	N00°15'06"E	82.32'	L88	S89°28'43"E	106.29'	L108	N11°09'59"W	4.52'
L9	S00°40'41"W	40.00'	L29	N76°26'51"W	60.85'	L49	N62°47'51"W	47.13'	L69	S17°06'08"E	16.76'	L89	S81°55'51"E	140.97'	L109	N00°31'18"W	14.40'
L10	S00°40'41"W	450.09'	L30	N83°39'43"W	82.32'	L50	N75°30'49"W	47.21'	L70	S26°21'07"W	36.99'	L90	S89°44'54"E	120.77'	L110	S89°44'54"E	84.77'
L11	S00°40'41"W	105.49'	L31	N00°40'42"E	52.66'	L51	N88°14'22"W	60.08'	L71	S00°15'06"W	81.32'	L91	N17°48'31"W	24.19'	L111	S00°15'06"W	18.82'
L12	N85°07'42"E	239.36'	L32	N00°40'42"E	203.01'	L52	S00°15'06"W	306.45'	L72	S00°15'06"W	25.14'	L92	N00°15'06"E	10.00'	L112	N89°44'54"W	83.68'
L13	N00°15'06"E	51.38'	L33	S89°44'54"E	582.63'	L53	S89°44'54"E	551.00'	L73	N89°44'24"W	25.00'	L93	N34°37'05"W	17.02'	L113	N83°56'45"W	19.78'
L14	N00°15'06"E	51.16'	L34	S89°44'54"E	59.00'	L54	S00°15'06"W	23.91'	L74	N00°15'06"E	25.13'	L94	N00°15'06"E	325.07'	L114	N04°52'18"W	0.75'
L15	N85°07'42"E	231.93'	L35	N00°15'06"E	316.58'	L55	N00°40'42"E	125.19'	L75	N00°15'06"E	80.00'	L95	N01°03'56"E	310.33'			
L16	S85°07'42"W	76.09'	L36	S00°15'06"W	5.00'	L56	S42°42'31"W	23.06'	L76	N18°03'13"E	53.23'	L96	N85°07'42"E	53.41'			
L17	S83°42'09"W	68.95'	L37	N89°44'54"W	236.00'	L57	N01°47'19"W	52.36'	L77	S89°44'54"E	675.25'	L97	N85°07'42"E	180.13'			
L18	N89°44'54"W	1.71'	L38	S89°44'54"E	31.49'	L58	S89°44'54"E	29.50'	L78	S89°44'54"E	486.73'	L98	S01°00'09"W	338.82'			
L19	N00°15'06"E	95.63'	L39	N00°40'42"E	145.67'	L59	N45°15'06"E	7.07'	L79	N88°41'09"E	279.48'	L99	N00°15'06"E	345.79'			
L20	N88°14'22"W	65.78'	L40	S02°41'40"W	102.00'	L60	N85°25'26"E	113.84'	L80	N11°09'59"W	100.88'	L100	N87°57'02"E	47.49'			

COMMENT: FILE: H:\2024\2405424\DWG\2405424-FINAL PLATING.dwg PLOTTED BY: JACOB BRENNER DATE: 3/10/2025 3:23 PM

**PRELIMINARY**

**NO FOR CONSTRUCTION**

JONATHAN A. ERDAHL, P.L.S.  
28686  
DATE: \_\_\_\_\_

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.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 THROUGH 3

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

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

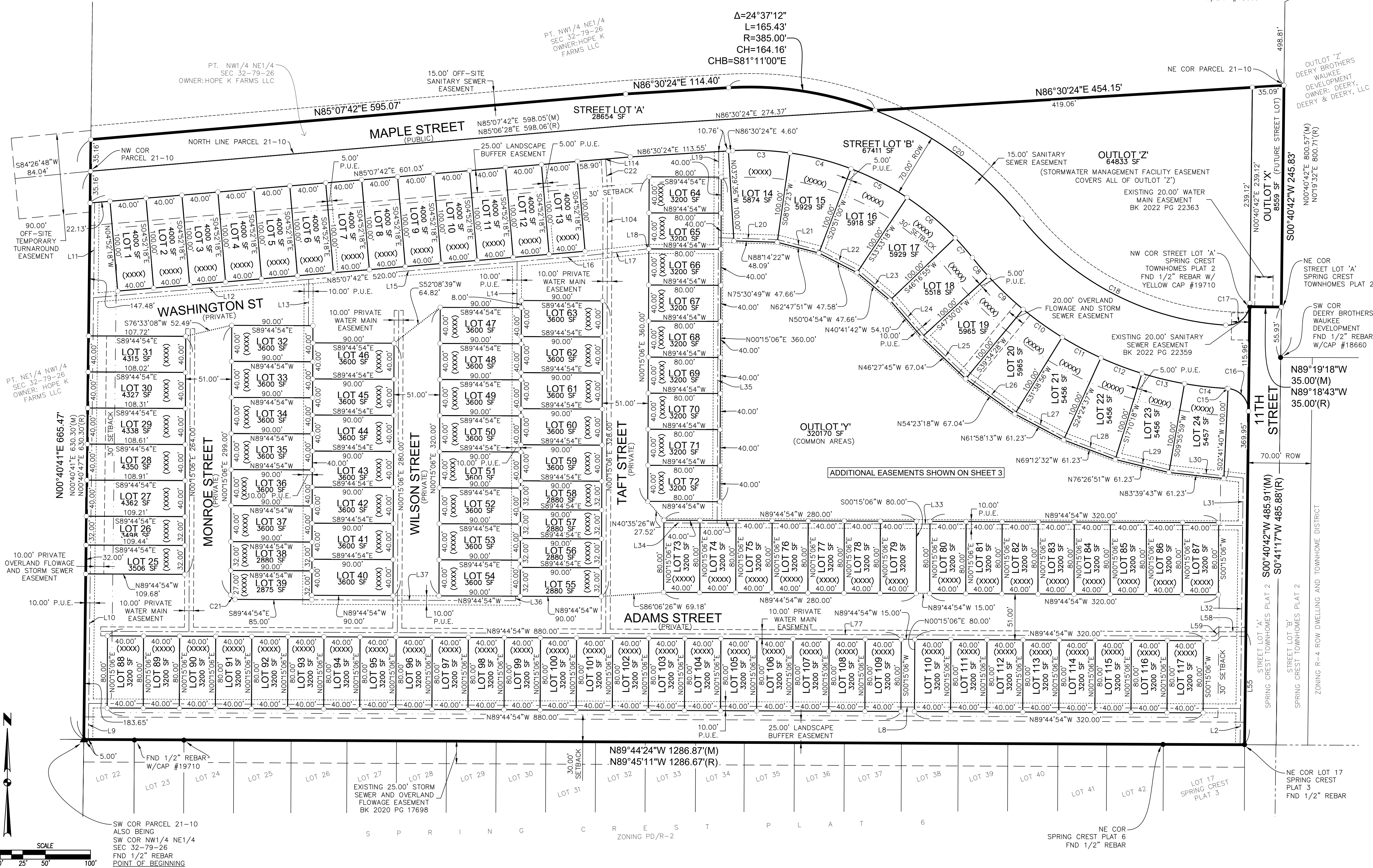
WAUKEE, IOWA

COMMONWEALTH PLACE PLAT 1  
FINAL PLAT

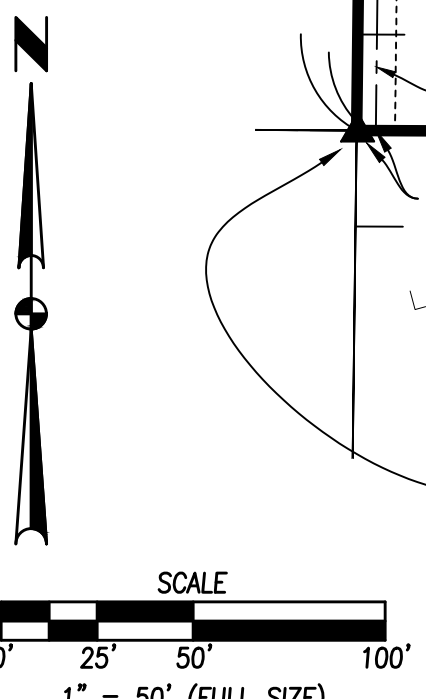
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# COMMONWEALTH PLACE PLAT 1

FINAL PLAT

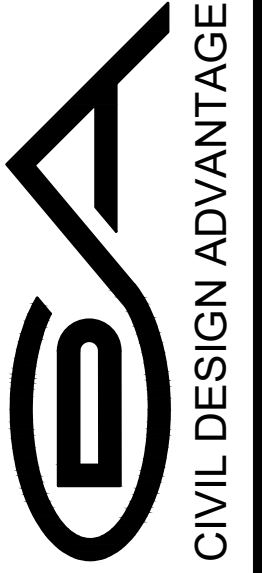


COMMENTS:  
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 PLOTTED BY: JACOB BRENNER  
 DATE: 3/16/2025 3:23 PM



DATE	REVISIONS
03/06/25	REVISED
02/20/25	REVISED
02/06/25	PREPARED

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

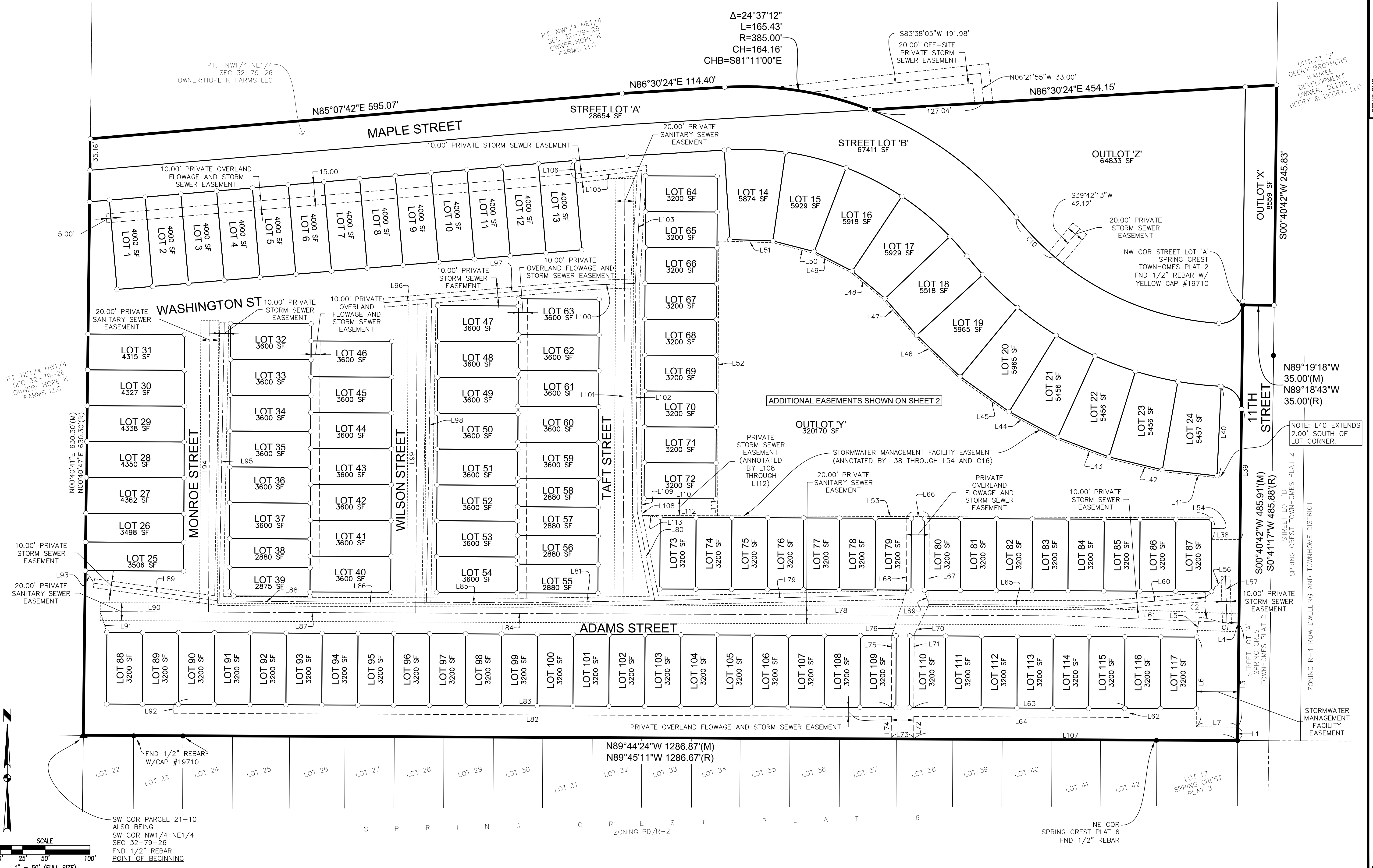


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

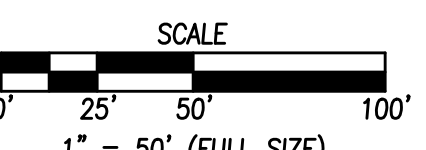
COMMONWEALTH PLACE PLAT 1  
 FINAL PLAT

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FINAL PLAT



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 DATE: 3/16/2025 3:23 PM



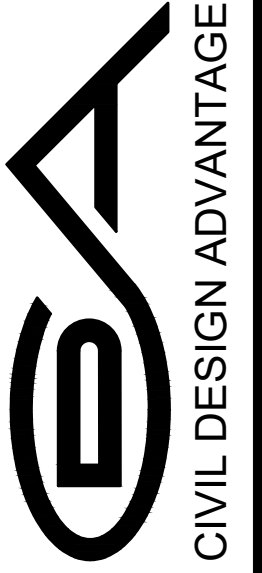
SW COR PARCEL 21-10  
 ALSO BEING  
 SW COR NW1/4 NE1/4  
 SEC 32-79-26  
 FND 1/2" REBAR  
 POINT OF BEGINNING

S P R I N G C R E S T P L A T 6  
 ZONING PD/R-2

NE COR  
 SPRING CREST PLAT 6  
 FND 1/2" REBAR

REVISIONS	DATE
REVISION 1	03/06/25
REVISION 2	02/20/25
PREPARED	02/06/25

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



WAUKEE, IOWA

COMMONWEALTH PLACE PLAT 1  
 FINAL PLAT

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