

ALDER POINTE PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 41, ALDER POINT PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: BOYSEN PROPERTIES, LLC

PROPRIETOR: BOYSEN PROPERTIES, LLC
32598 WOODLAND CT
ADEL, IA 50003

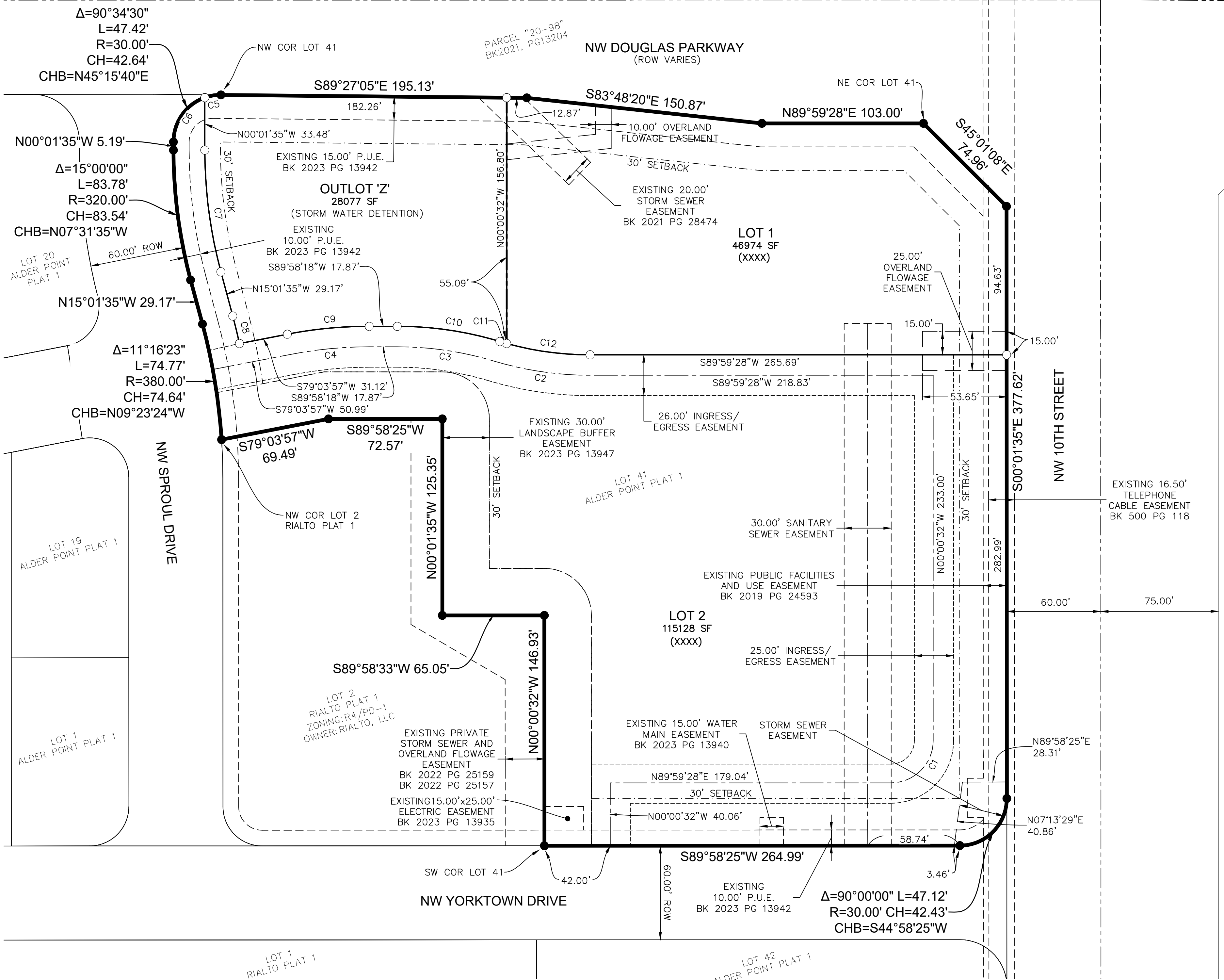
SURVEYOR: JONATHAN A. ERDAHL

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 RECORDER

REVISIONS	DATE
REVISED	02/21/25
PREPARED	11/15/24



OWNER / DEVELOPER

BOYSEN PROPERTIES, LLC
32598 WOODLAND CT
ADEL, IA 50003

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4/PD-1: ROW DWELLING AND TOWNHOME DISTRICT/
PLANNED DEVELOPMENT OVERLAY
C1A: NEIGHBORHOOD COMMERCIAL DISTRICT

PUD RECORDED IN BOOK 2021 PG 34684

BULK REGULATIONS

SETBACKS:
FRONT: 30 FT
SIDE: 30 FT
REAR: 30 FT
MONUMENT SIGN: 15 FEET

DATE OF SURVEY

NOVEMBER 15TH, 2024

PLAT DESCRIPTION

LOT 41, ALDER POINT PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 4.37 ACRES (190,178 SQUARE FEET).

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

NOTES

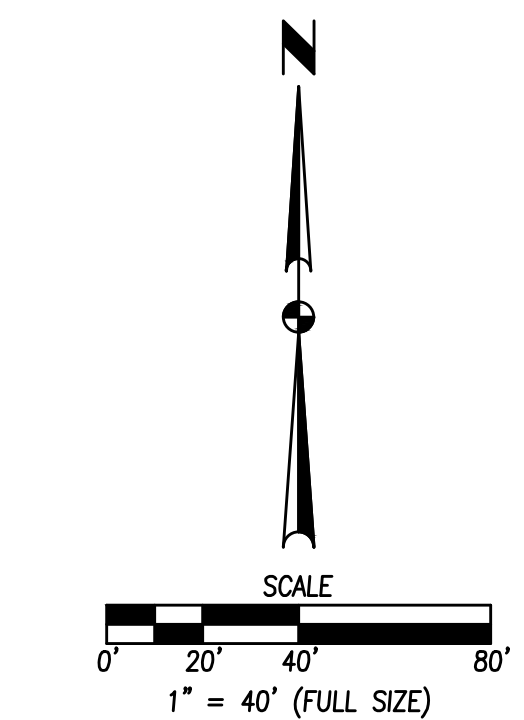
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, RED 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	90°00'00"	27.00'	42.41'	N44°59'28"E	38.18'
C2	16°48'55"	212.00'	62.22'	N81°36'05"W	62.00'
C3	16°50'05"	213.00'	62.58'	N81°36'40"W	62.36'
C4	10°54'21"	263.00'	50.06'	S84°31'07"W	49.98'
C5	20°02'46"	30.00'	10.50'	S80°31'32"W	10.44'
C6	70°31'44"	30.00'	36.93'	S35°14'17"W	34.64'
C7	11°22'55"	300.00'	59.60'	S05°43'02"E	59.50'
C8	2°35'17"	400.00'	18.07'	S13°43'56"E	18.07'
C9	10°54'21"	276.00'	52.53'	N84°31'07"E	52.45'
C10	16°50'05"	226.00'	66.40'	S81°36'40"E	66.17'
C11	1°18'24"	199.00'	4.54'	S73°50'49"E	4.54'
C12	15°30'31"	199.00'	53.86'	S82°15'16"E	53.70'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED 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.

PRELIMINARY

NOT FOR CONSTRUCTION

JONATHAN A. ERDAHL, P.L.S.
28686
DATE: _____

THIS SHEET

FILE: H:\2023\2304285\DWG\2304285-FINAL PLATING.DWG
 PLOTTED BY: ARCS BOMER
 DATE: 3/13/2025 10:28 AM

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

REVIEW: _____
 TECH: _____
 ENGINEER: _____

ALDER POINTE PLAT 2
FINAL PLAT

WAUKEE, IOWA

2304.285