



VICINITY MAP
1" = 1000'

OWNER:
JKR PROPERTIES LLC
DALLAS COUNTY ZONING:
C-2 HIGHWAY SERVICE AND AGRICULTURAL RELATED COMMERCIAL

PART OF LOT 2 OF THE REPLAT OF LOT 5
OF AUDITOR'S PLAT OF PART OF THE NW 1/4 NW 1/4
SECTION 17 TOWNSHIP 78 NORTH, RANGE 26 WEST

FINAL PLAT

INTERSTATE CROSSING SEC17-T78N-R26W DALLAS COUNTY, IOWA

DATE OF SURVEY:
02/03/2025

RECORD INDEX:
SEC 17-T78N-R26W

LOCATION:
SEC 17-T78N-R26W

REQUESTOR:
PARAMOUNT LAND COMPANY

REQUESTOR ADDRESS:
2540 73RD STREET
URBANDALE, IA 50322

PROPRIETOR:
ROBIN SOBATKA

PROPRIETOR ADDRESS:
36406 SHAGBARK CIRCLE
VAN METER, IA 50261

PROPRIETOR CONTACT INFORMATION:
PHONE: (515)-250-3145
EMAIL: ROBIN5SOBOT@GMAIL.COM

LEGAL DESCRIPTION:
PARCEL 20-79 AS SHOWN IN THE RETRACEMENT PLAT OF SURVEY FILED DECEMBER 18, 2020, IN BOOK 2020, PAGE 35993 OF THE DALLAS COUNTY RECORDER'S OFFICE.

AND

LOT 6 IN I-80 WEST INDUSTRIAL PARK PLAT 1, ON OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

NOTE:
STREET LOT A WILL BE DEDICATED TO THE CITY OF WAUKEE.

NOTE:
THE ERROR OF CLOSURE IS WITHIN THE CITY REQUIREMENTS

OWNER:
MCCARTHY BROTHERS LLC
CITY OF WAUKEE ZONING:
M-1 LIGHT INDUSTRIAL

LOT 5 I-80 WEST INDUSTRIAL PARK

N2° 20' 21"W 157.29' (M)
S2° 42' 49"E 157.10' (R)

FND. 1/2" REBAR
W/RIBBON
& BROKEN CAP

S2° 20' 18"E 30.49' (M)
N2° 42' 49"W 30.64' (R)

NW COR LOT 6
I-80 INDUSTRIAL PARK PLAT 1
FND. 1/2" REBAR W/RIBBON
0.94' ± SOUTH OF CORNER
(NEW CORNER NOT SET)

S35° 50' 13"W 163.64' (M)
S35° 28' 47"W 163.64' (P)

EXISTING
20' STORM SEWER &
OVERLAND FLOWAGE
EASEMENT
BK 2017 PG 23193

SW COR LOT 6
I-80 INDUSTRIAL PARK PLAT 1
FND. 1/2" REBAR WITH RIBBON &
SMASHED CAP 0.37' ± SW OF CORNER
(NEW CORNER NOT SET)

EXISTING 10' PUE
BK 2017 PG 23193

C3

INTERSTATE PKWY
(70' ROW)

N74° 04' 20"E 422.06' (R)
S74° 24' 25"W 422.08' (M)
359.78' (M)
PARCEL 20-79 BK 2020 PG 35993

NORTH LINE LOT 6
S79° 55' 49"W 368.59' (M)
N79° 42' 36"E 368.45' (P)

**INTERSTATE CROSSING
LOT 1**
1.80 AC ±
78,294 SQ.FT. ±
555 INTERSTATE PARKWAY
LOT 6 I-80 INDUSTRIAL PARK PLAT 1

EXISTING
10' WATERMAIN EASEMENT
BK 2017 PG 23193

EXISTING 10' PUE
BK 2017 PG 23193

S-LY COR LOT 6
I-80 INDUSTRIAL
PARK PLAT 1
FND. 1/2" REBAR
WYC #15980

FND. 1/2" REBAR
WYC #15980
0.1' ± NORTH
OF PROPERTY LINE

STREET LOT A
0.15 AC ±
6,726 SQ.FT. ±

EXISTING 15' SSE
BK 2017 PG 23193

EXISTING
ROADWAY
EASEMENT
BK 456 PG 93

NE COR LOT 6
I-80 INDUSTRIAL
PARK PLAT 1
FND. 1/2" REBAR
WYC #15980

N79° 59' 38"E
40.80' (M)
S79° 42' 36"W
37.62' (R)

S1° 20' 51"W 135.74' (M)
S1° 19' 55"W 108.74' (P)
N1° 43' 20"E 108.81' (M)

SE-LY COR LOT 6
I-80 INDUSTRIAL
PARK PLAT 1
FND. 1/2" REBAR
WYC #15980

N1° 37' 11"E
141.17' (M)

NE-LY COR LOT 1
I-80 INDUSTRIAL
PARK PLAT 1
FND. 1/2" REBAR

R22 / UTE AVE

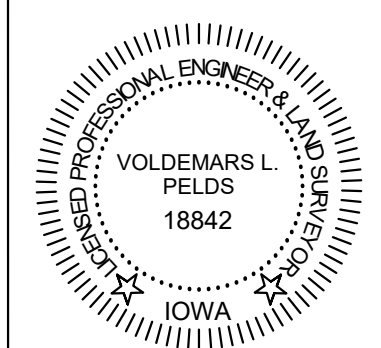
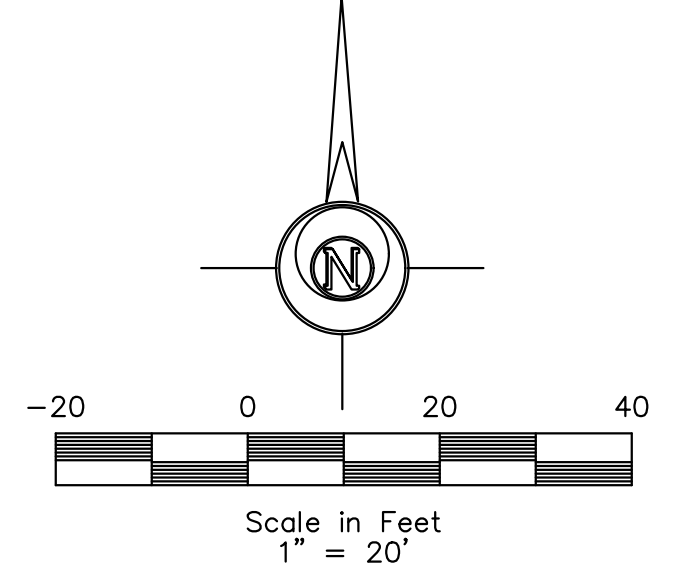
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	12.49'	35.00'	20°26'37"	N75° 00' 52"E	12.42'	6.31'
C2	167.17'	368.00'	26°01'41"	S72° 15' 24"W	165.74'	85.05'
C3	278.19'	265.00'	60°08'53"	N89° 19' 03"E	265.59'	153.45'
C4	67.29'	18639.55'	0°12'25"	N2° 06' 59"E	67.29'	33.64'
C5	69.35'	18659.55'	0°12'47"	N2° 06' 00"E	69.35'	34.68'
C6	38.44'	35.00'	62°55'51"	N33° 19' 38"E	36.54'	21.42'

Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction
C2	167.17'	368.00'	26°01'41"	165.74'	N71° 53' 59"E
C3	278.19'	265.00'	60°08'52"	265.59'	N88° 57' 34"E

Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction
C5	68.71'	18659.55'	0°11'23"	68.71'	S0° 50' 38"E

LEGEND:

- +/- MORE OR LESS
- FOUND IRON ROD OR PIPE
- SET 1/2" IRON ROD WYC #18842
- WYC WITH YELLOW CAP
- (M)/(P)/(R) MEASURED/PLATTED/RECORDED
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- NE-LY NORTHEASTERLY
- SE-LY SOUTHEASTERLY
- S-LY SOUTHERLY



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

VOLDEBARS L. PELDS, P.L.S. IA, LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE).

PELDS Design Services
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

INTERSTATE CROSSING FINAL PLAT
555 INTERSTATE PARKWAY
WAUKEE, IOWA 50263

DATE: 5.30.2025
DRAWN BY: A. BRADFIELD
SCALE: 1"=20'
LATEST REVISION: 5.30.2025
DRAWING NO: 25-010

FILE PATH: J:\2025 Projects\25-010 I80 WIP Plat 1 Lot 6\Engineering\Sheet Set

FINAL PLAT