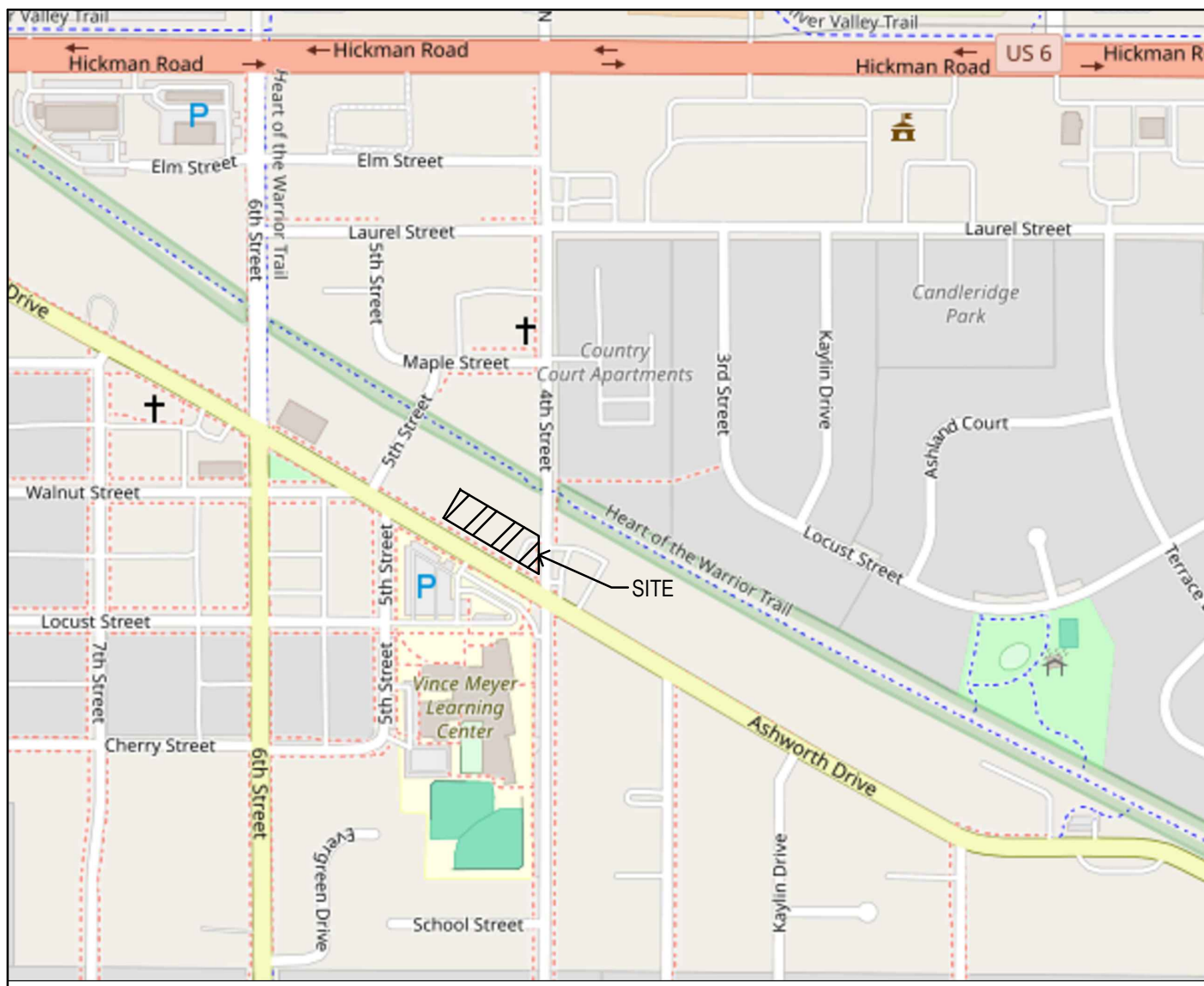


# WAUKEE HEADSTART FINAL PLAT



VICINITY MAP  
SCALE: 1" = 500'

### INDEX LEGEND

**PROPERTY DESCRIPTION:**  
LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 7, IN THE ORIGINAL TOWN, NOW CITY OF WAUKEE, DALLAS COUNTY, IOWA

**OWNER/PREPARED FOR:**  
COMMUNITY OPPORTUNITIES, INC  
23751 HWY 30 EAST  
CARROLL, IOWA 51401

**PREPARED BY:**  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322

**PROPERTY DESCRIPTION:**  
LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 17 AND 18 IN BLOCK 7 IN THE ORIGINAL TOWN, NOW CITY OF WAUKEE, DALLAS COUNTY, IOWA.  
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, CONTAINING 0.70 ACRES.

**ZONING:**  
C-1 (COMMERCIAL DISTRICT)  
**SETBACKS:**  
FRONT YARD SETBACK: 30 FEET  
REAR YARD SETBACK: 30 FEET  
SIDE YARD SETBACK: 0 FEET  
UNLESS BORDERING A RESIDENTIAL DISTRICT

**NOTES:**  
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.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

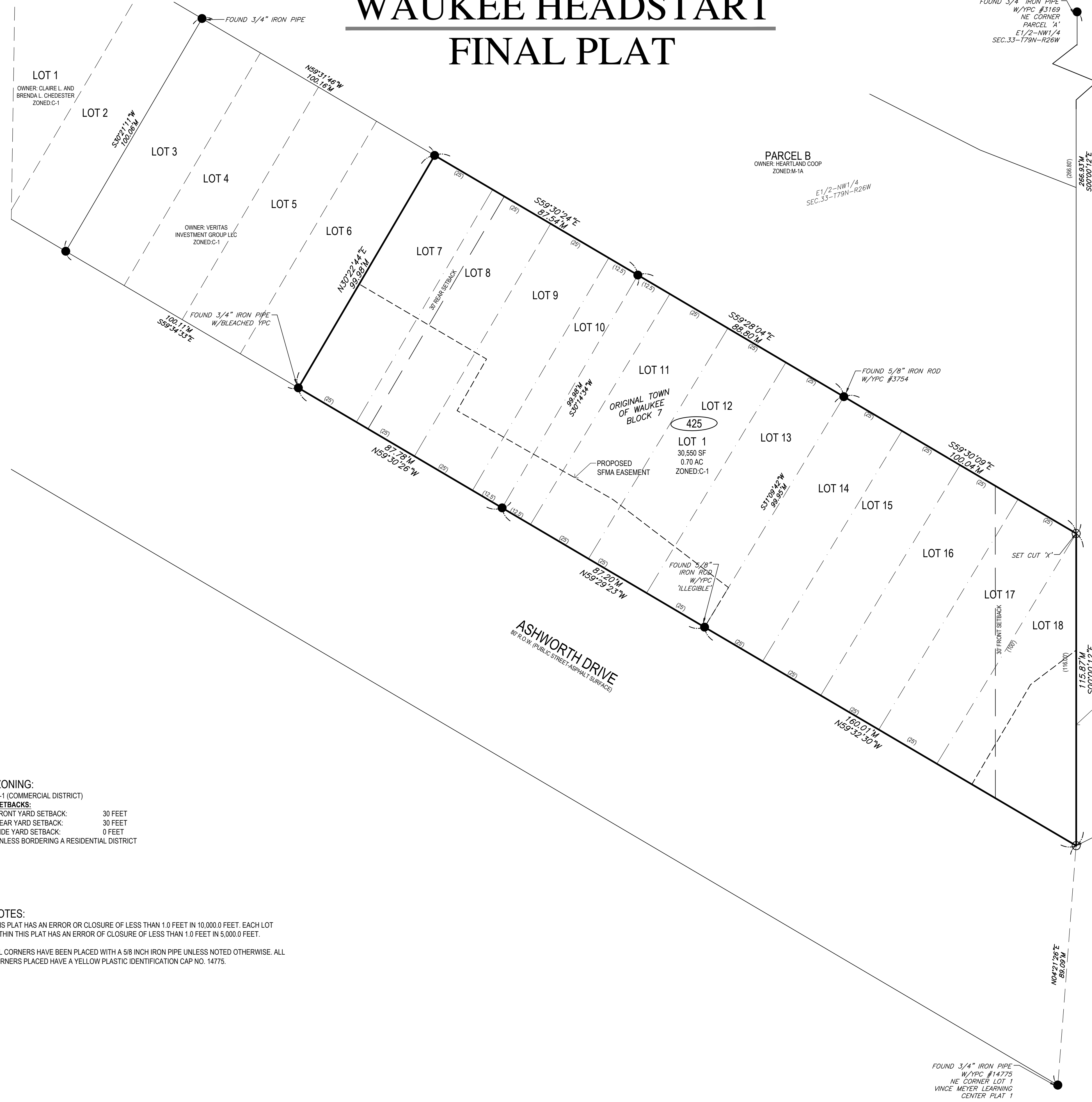
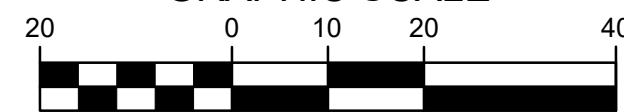
### LEGEND:

- PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #3169 OR AS NOTED
- PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

### ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

### GRAPHIC SCALE



FINAL PLAT  
**WAUKEE HEADSTART**  
425 ASHWORTH DRIVE  
WAUKEE, IOWA

REFERENCE NUMBER:

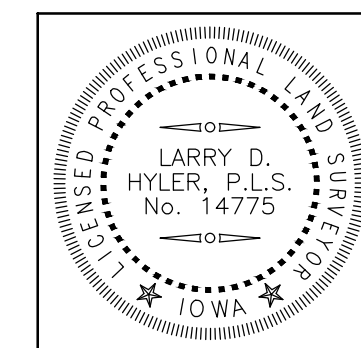
DRAWN BY:  
JPN

REVISION DATE:  
4-22-25 1ST SUBMITTAL  
5-14-25 2ND SUBMITTAL

PROJECT NUMBER:  
250075

SHEET NAME:  
FINAL PLAT

SHEET NUMBER:  
1 OF 1



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