

# TORSTENSON SUBDIVISION PLAT 1

## FINAL PLAT

**2025-10306**  
**RECORDED: 06/20/2025 02:24:43 PM**  
**RECORDING FEE: \$122.00**  
**COMBINED FEE: \$122.00**  
**REVENUE TAX: \$**  
**RENAE ARNOLD, RECORDER**  
**DALLAS COUNTY, IOWA**

**INDEX LEGEND**  
**LOCATION:** SEC 08-78-26, PT. NE1/4 SW1/4  
 SEC 08-78-26, PT. SE1/4 NW1/4  
**REQUESTOR:** TED TORSTENSON  
**PROPRIETOR:** TED TORSTENSON  
 32446 UTE AVE  
 WAUKEE, IOWA, 50263  
**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

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
**DATE:** 06/19/2025  
**SIGNED:** *[Signature]*

**OWNER / DEVELOPER**

TED TORSTENSON  
 32446 UTE AVE  
 WAUKEE, IOWA, 50263  
 PH: (515) 202-0102  
 EMAIL: TEDTOR1225@GMAIL.COM

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**ZONING**

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**

- R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 10,000 SF
  - MINIMUM LOT WIDTH: 80 FEET OR 100 FEET WHEN NO PUBLIC SANITARY IS AVAILABLE.
  - FRONT YARD SETBACK: 30 FEET
  - SIDE YARD SETBACK: 7 FEET
  - REAR YARD SETBACK: 30 FEET

**DATE OF SURVEY**

AUGUST 30, 2024

**PLAT DESCRIPTION**

BOOK 2016, PAGE 23404

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED IN THE IN THE QUIT CLAIM DEED RECORDED IN BOOK 2016, PAGE 23404 AND SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7, PAGES 271-272. SAID DESCRIPTION IS AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.; THENCE SOUTH 82°58'40" WEST ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 810.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°33'42" WEST, A DISTANCE OF 189.21 FEET; THENCE SOUTH 67°04'41" WEST, A DISTANCE OF 544.20 FEET; THENCE NORTH 0°33'42" EAST, A DISTANCE OF 339.61 FEET; THENCE NORTH 0°21'17" EAST, A DISTANCE OF 397.80 FEET; THENCE SOUTH 61°03'32" EAST, A DISTANCE OF 570.84 FEET; THENCE SOUTH 0°02'17" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, ALL BEING IN AND FORMING A PART OF DALLAS COUNTY, IOWA, CONTAINING 5.655 ACRES MORE OR LESS, EXCEPT ROAD (0.817 ACRES).

**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.
- OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OF LOT 2.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- SANITARY SEWER CONNECTION FEES WILL BE PAID AT THE TIME EACH LOT CONNECTS TO THE CITY'S SANITARY SEWER SYSTEM.

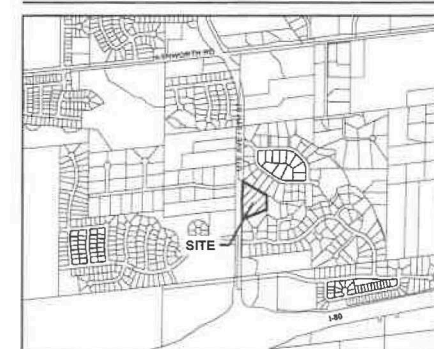
**LEGEND**

|                                                                | 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) |     |
| SECTION LINE                                                   | ---    |     |
| EASEMENT LINE                                                  | ---    |     |
| BUILDING SETBACK LINE                                          | ---    |     |
| PLAT BOUNDARY                                                  | ---    |     |

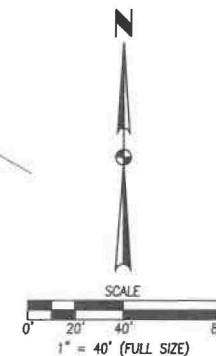
**AREA SUMMARY**

SE1/4 NW1/4 = 2.150 ACRES (93,671 SQUARE FEET)  
 NE1/4 SW1/4 = 2.625 ACRES (114,329 SQUARE FEET)  
 TOTAL = 4.775 ACRES (208,000 SQUARE FEET)

**VICINITY MAP (NOT TO SCALE)**



WAUKEE, IOWA



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.

*[Signature]* 6/19/25  
 JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

| DATE     | REVISIONS       |
|----------|-----------------|
| 06/19/25 | FINAL SUBMITTAL |
| 08/18/24 | 2ND SUBMITTAL   |
| 09/03/24 | 1ST SUBMITTAL   |

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**TORSTENSON**  
**SUBDIVISION PLAT 1**  
**FINAL PLAT**

2407.536

PLAT IN ACCORDANCE WITH IOWA CODE CHAPTER 191. PLAT DATE: 6/19/2025 7:57 AM  
 DATE PLOTTED: 6/19/2025 7:57 AM  
 COMPILED BY: JON ERDAHL  
 PLOTTED BY: JON ERDAHL

**EXCEPTION:**  
 WARRANTY DEED  
 BOOK 602, PG 434  
 QUIT CLAIM DEED  
 BK 664 PG 286  
 QUIT CLAIM DEED  
 BK 2016 PG 23404

