

INDEX LEGEND

LOCATION: PT. LOTS 1 AND 31, REMINGTON POINT PLAT 2 AND PT. PRCL. 22-147 AND 22-148 OF GOV'T LOT 1 AND PT. GOV'T LOT 2, SEC 1-78-27 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: LANDMARK DEVELOPMENT SERVICES 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 50325
PROPRIETOR: REMINGTON POINTE, LLC 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 50325
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

REMINGTON POINTE PLAT 4 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

Table with columns: DATE, REVISIONS, SECOND SUBMITTAL, FIRST SUBMITTAL. Includes date 06/24/25 and 06/02/25.

OWNER

REMINGTON POINTE, LLC CONTACT: AARON SPENCER 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 50325 PH: (515) 986-5994

DEVELOPER

LANDMARK DEVELOPMENT SERVICES CONTACT: AARON SPENCER 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 50325 PH: (515) 986-5994

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322

ZONING

PD-1: PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (DOC. #2025-07493 & CITY ORDINANCE NO. 3140)

BULK REGULATIONS

FRONT YARD: 30 FEET SIDE YARD: A TOTAL OF 10 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 5 FEET REAR YARD: 30 FEET MINIMUM LOT WIDTH: 55 FEET MINIMUM LOT SIZE: 6,000 SQUARE FEET

DATE OF SURVEY

MAY 22, 2025

PLAT DESCRIPTION

A PART OF LOTS 1 & 31, REMINGTON POINT PLAT 2, AN OFFICIAL PLAT, AND A PART OF PARCELS 22-147 AND 22-148 AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022 PAGE 24967 BEING A PART OF GOVERNMENT LOT 1 AND A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°14'25" WEST ALONG THE WESTERLY LINE OF SAID REMINGTON POINT PLAT 2, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°45'35" EAST ALONG SAID WESTERLY LINE AND THE NORTHERLY LINE OF SAID LOT 31, A DISTANCE OF 28.17 FEET; THENCE SOUTH 01°14'25" WEST, 135.00 FEET TO THE SOUTH LINE OF SAID LOT 31; THENCE NORTH 88°45'35" WEST ALONG THE SOUTH LINE OF SAID LOT 31 AND THE WESTERLY EXTENSION THEREOF, 720.00 FEET; THENCE NORTH 01°14'25" EAST, 205.00 FEET; THENCE SOUTH 88°45'35" EAST, 29.75 FEET; THENCE NORTH 01°14'25" EAST, 135.00 FEET; THENCE SOUTH 88°45'35" EAST AND ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 668.38 FEET; THENCE SOUTH 01°14'25" WEST, 135.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°45'35" WEST ALONG SAID SOUTH LINE, 6.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.41 ACRES (235,682 SQUARE FEET).

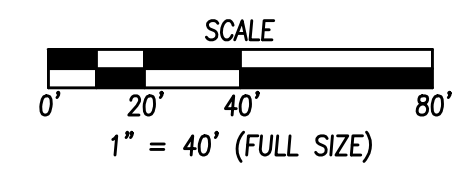
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

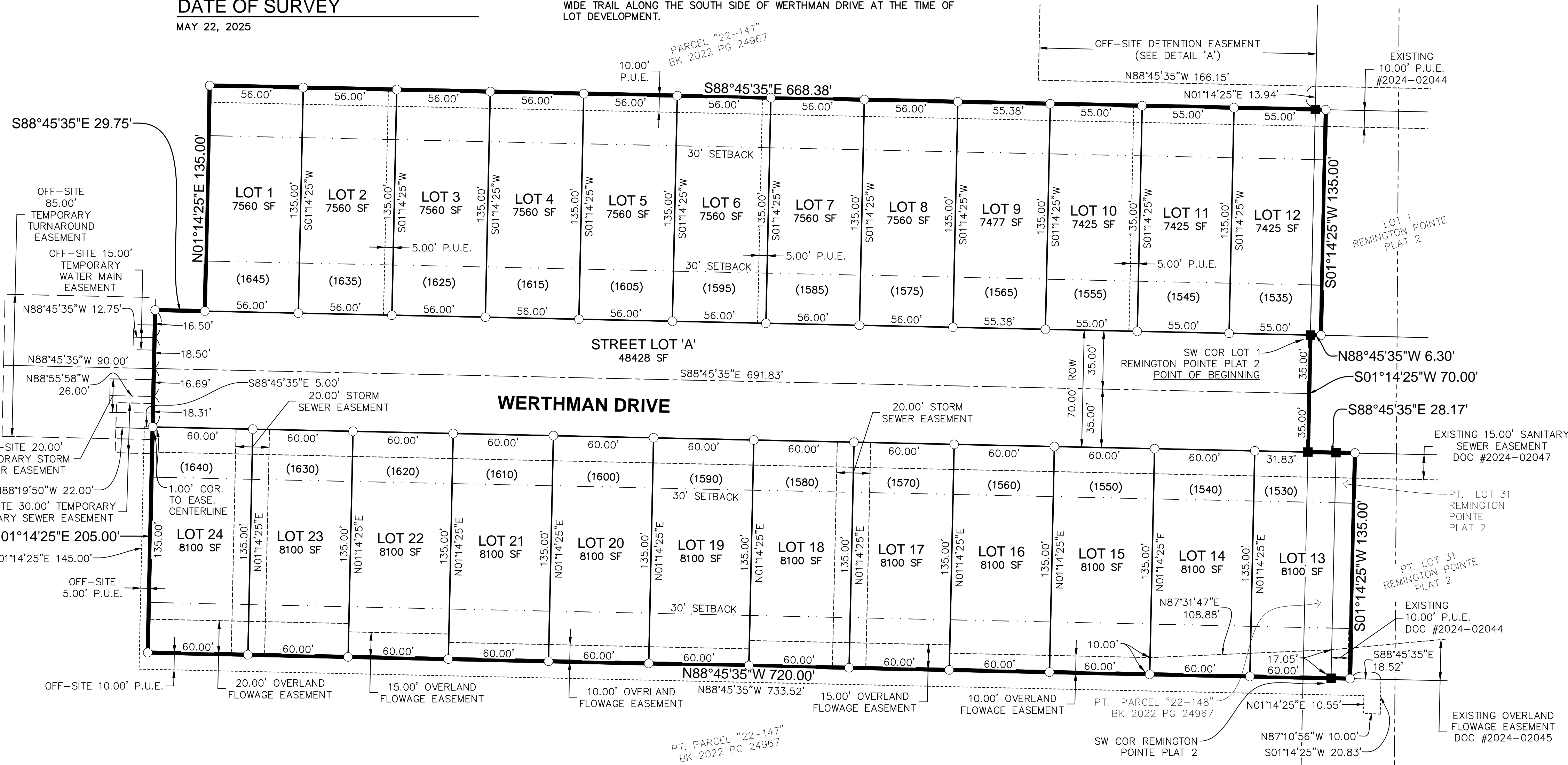
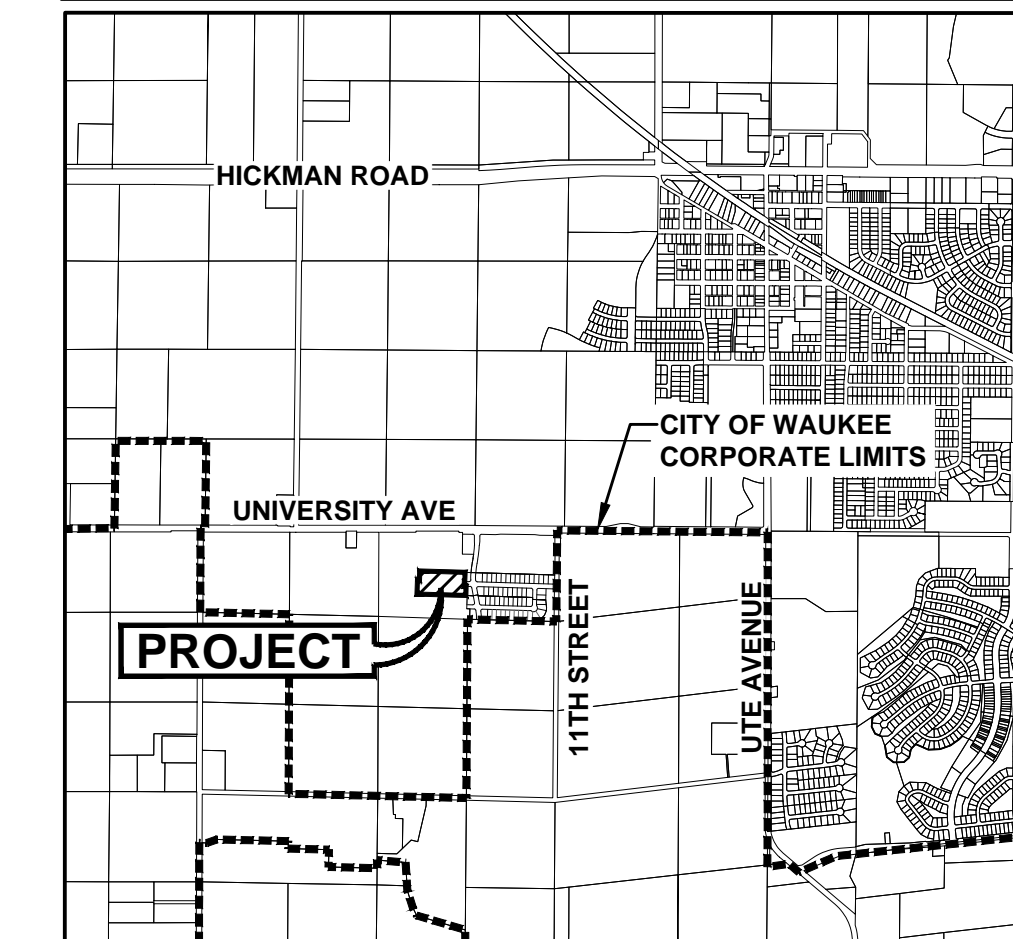
- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.
4. LOT OWNERS ARE RESPONSIBLE FOR THE INSTALLATION OF A 5 FOOT SIDEWALK ALONG THE NORTH SIDE OF WERTHMAN DRIVE AND A 10 FOOT WIDE TRAIL ALONG THE SOUTH SIDE OF WERTHMAN DRIVE AT THE TIME OF LOT DEVELOPMENT.

LEGEND

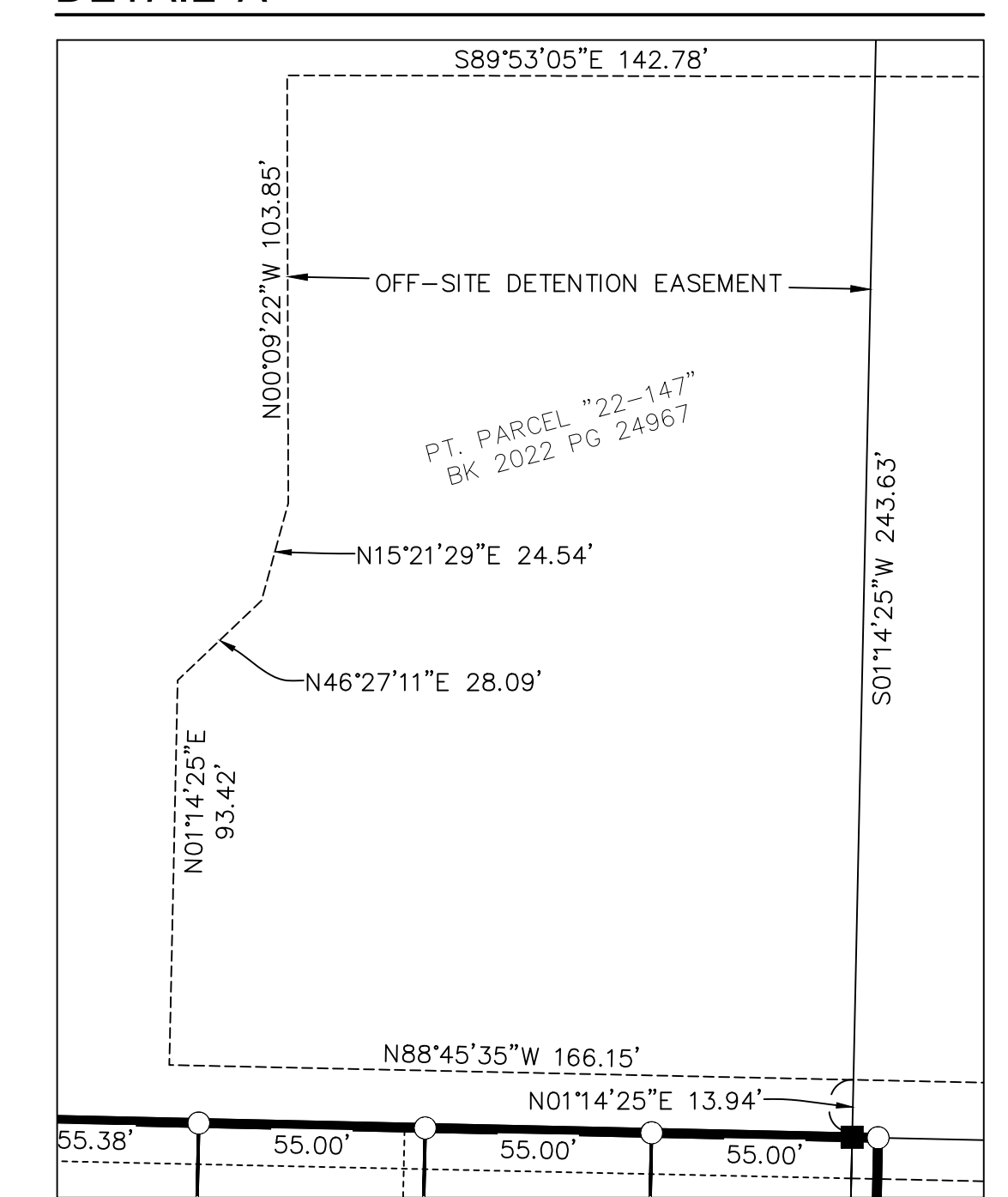
SECTION CORNER AS NOTED FOUND SET
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW PLASTIC CAP #28686 (UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY



VICINITY MAP (NOT TO SCALE)



DETAIL 'A'



Professional seal for Jonathan A. Erdahl, P.L.S., License Number 28686, dated 12/31/2025. Includes 'PRELIMINARY' and 'NO FOR CONSTRUCTION' stamps.

Vertical title block containing project name 'REMINGTON POINTE PLAT 4 FINAL PLAT', company logo 'CIVIL DESIGN ADVANTAGE', address '4121 NW URBANDALE DRIVE URBANDALE, IA 50322', phone '(515) 369-4400', and sheet number '1/1'.