

STONE PRAIRIE PLAT 2

FINAL PLAT



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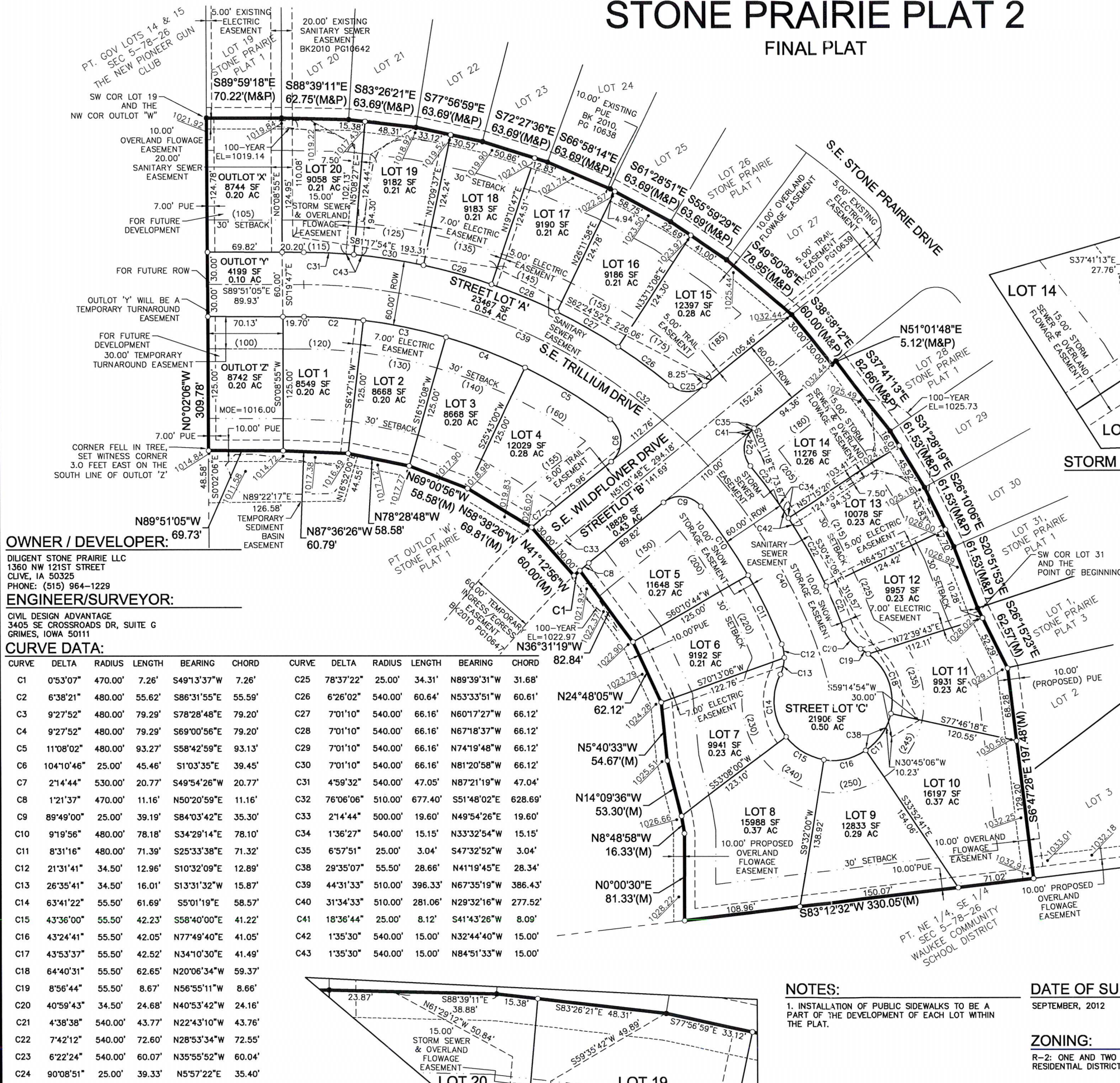
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FINAL PLAT

APPROVED BY Waukegan City Council

DATE 8/15/13

SIGNED Michael D. Lee

PLAT DESCRIPTION:

A PART OF OUTLOT 'W', STONE PRAIRIE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 31, STONE PRAIRIE PLAT 1; THENCE SOUTH 26°15'23" EAST, 62.57 FEET; THENCE SOUTH 6°47'28" EAST, 197.48 FEET TO THE SOUTH LINE OF SAID OUTLOT 'W'; THENCE SOUTH 83°12'32" WEST ALONG SAID SOUTH LINE, 330.05 FEET; THENCE NORTH 00°00'30" EAST, 81.33 FEET; THENCE NORTH 8°48'58" WEST, 16.33 FEET; THENCE NORTH 14°09'36" WEST, 53.30 FEET; THENCE NORTH 5°40'33" WEST, 54.67 FEET; THENCE NORTH 24°48'05" WEST, 62.12 FEET; THENCE NORTH 36°31'19" WEST, 82.84 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 7.26 FEET AND WHOSE CHORD BEARS SOUTH 49°13'37" WEST, 7.26 FEET; THENCE NORTH 41°12'56" WEST, 60.00 FEET; THENCE NORTH 58°38'26" WEST, 69.81 FEET; THENCE NORTH 69°00'56" WEST, 58.58 FEET; THENCE NORTH 78°28'48" WEST, 58.58 FEET; THENCE NORTH 87°36'26" WEST, 60.79 FEET; THENCE NORTH 89°51'05" WEST, 69.73 FEET TO THE WEST LINE OF SAID OUTLOT 'W'; THENCE NORTH 00°02'06" WEST ALONG SAID WEST LINE, 309.78 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'W'; THENCE SOUTH 89°59'18" EAST ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT 'W', 70.22 FEET; THENCE SOUTH 88°39'11" EAST ALONG SAID NORTHEASTERLY LINE, 62.75 FEET; THENCE SOUTH 83°26'21" EAST ALONG SAID NORTHEASTERLY LINE, 63.69 FEET; THENCE SOUTH 77°56'59" EAST ALONG SAID NORTHEASTERLY LINE, 63.69 FEET; THENCE SOUTH 72°27'36" EAST ALONG SAID NORTHEASTERLY LINE, 63.69 FEET; THENCE SOUTH 66°58'14" EAST ALONG SAID NORTHEASTERLY LINE, 63.69 FEET; THENCE SOUTH 61°28'51" EAST ALONG SAID NORTHEASTERLY LINE, 63.69 FEET; THENCE SOUTH 55°59'29" EAST ALONG SAID NORTHEASTERLY LINE, 63.69 FEET; THENCE SOUTH 49°50'36" EAST ALONG SAID NORTHEASTERLY LINE, 78.95 FEET; THENCE SOUTH 38°58'12" EAST ALONG SAID NORTHEASTERLY LINE, 60.00 FEET; THENCE NORTH 51°01'48" EAST ALONG SAID NORTHEASTERLY LINE, 5.12 FEET; THENCE SOUTH 37°41'13" EAST ALONG SAID NORTHEASTERLY LINE, 82.66 FEET; THENCE SOUTH 31°28'19" EAST ALONG SAID NORTHEASTERLY LINE, 61.53 FEET; THENCE SOUTH 26°10'06" EAST ALONG SAID NORTHEASTERLY LINE, 61.53 FEET; THENCE SOUTH 20°51'53" EAST ALONG SAID NORTHEASTERLY LINE, 61.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.86 ACRES (299,033 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS:

- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN.SIDE=7')

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	

NOTES:

1. INSTALLATION OF PUBLIC SIDEWALKS TO BE A PART OF THE DEVELOPMENT OF EACH LOT WITHIN THE PLAT.

DATE OF SURVEY:
SEPTEMBER, 2012

ZONING:
R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

SCALE 1"=50'

STORM SEWER AND OVERLAND FLOWAGE DETAIL: 1"=20'

STORM SEWER AND OVERLAND FLOWAGE DETAIL: 1"=20'