REMINGTON POINTE PLAT 4

FINAL PLAT

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

2025-19864
RECORDED: 11/17/2025 12:49:38 PM
RECORDING FEE: $97.00
COMBINED FEE: $97.00
REVENUE TAX: $
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDING STAMP

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 POINTE 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 (235,860 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.

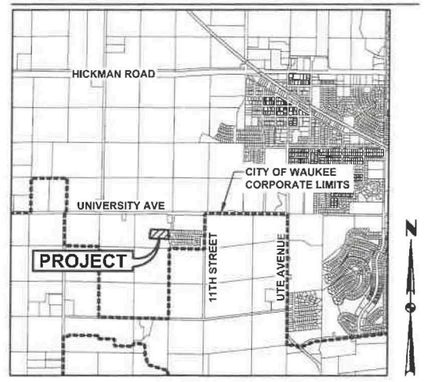
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE 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)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

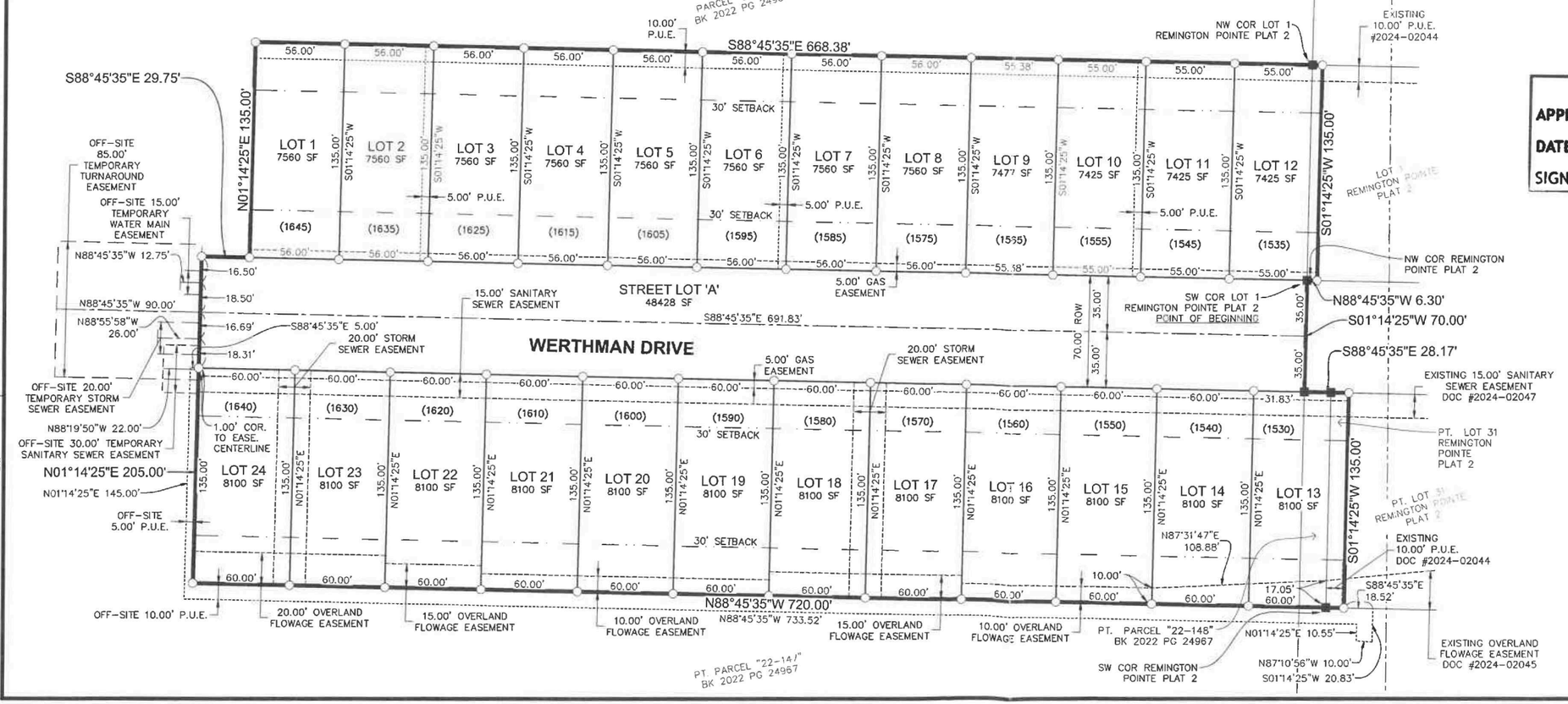
SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

N

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA



FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 11/03/2025
SIGNED:

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.

JONATHAN A. ERDAHL, P.L.S. — DATE 11-13-25

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

REVISIONS	DATE
FINAL SUBMITTAL	11/13/25
UPDATED	11/04/25
UPDATED	08/21/25
SECOND SUBMITTAL	06/24/25
FIRST SUBMITTAL	06/02/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REMINGTON POINTE PLAT 4
FINAL PLAT

1/1
2501.039

FILE: H:\2025\2501039\DWG\2501039-FINAL PLAT.DWG
PLOT DATE: 11/13/2025 8:51 AM COMMON
PLOTTED BY: AARON ERDAHL DWG