

FINAL PLAT WESTOWN MEADOWS PLAT 2 WAUKEE, IOWA

OWNER / DEVELOPER
ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH: 515-988-5876

ZONING
EXISTING: R-2 ONE AND TWO FAMILY RESIDENTIAL
SETBACKS
FRONT - 30' FEET
REAR - 30' FEET
SIDE - 7' MIN. 15' TOTAL

LEGAL DESCRIPTION
A PART OF GOVERNMENT LOT 13 AND GOVERNMENT LOT 14 OF THE OFFICIAL PLAT OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF GOVERNMENT LOT 14 OF THE OFFICIAL PLAT OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°33'26"E, 332.14 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 14; THENCE S00°19'37"W, 50.35 FEET TO THE POINT OF BEGINNING; THENCE S00°19'37"W, 1267.02 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 14; THENCE S03°44'27"W, 649.28 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOTS 13 AND 14 TO THE SOUTHEAST CORNER OF WESTOWN MEADOWS PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°19'37"E, 1264.84 FEET ALONG THE EAST LINE OF SAID WESTOWN MEADOWS PLAT 1, TO THE SOUTH LINE OF LOT 'A' GRANT PARK PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°33'04"E, 323.32 FEET ALONG THE SOUTH LINE OF SAID GRANT PARK PLAT 2; THEN N83°33'26"E, 326.21 FEET ALONG THE SOUTH LINE OF LOT 'A' AND OUTLOT '2' SAID GRANT PARK PLAT 2 TO THE POINT OF BEGINNING.
SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 18.745 ACRES MORE OR LESS.

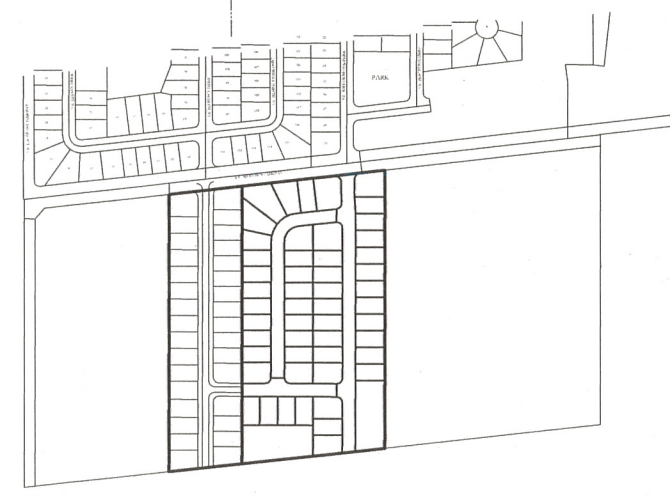
NOTE
1. THE INSTALLATION OF THE LANDSCAPE BUFFER TO BE COMPLETED BY THE DEVELOPER AS PART OF THE PLAT.
2. OUTLOT '2' AND THE LANDSCAPE BUFFER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. ALL PROPOSED 4 FOOT PUBLIC SIDEWALKS TO BE INSTALLED AT THE TIME OF EACH LOTS DEVELOPMENT. THE TRAIL ALONG S.E. WESTOWN PARKWAY IS EXISTING AND THE TRAIL ACROSS PORTIONS OF OUTLOT '2' AND LOT 13 TO BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
4. MEDIACOM AND CENTURYLINK SERVICES SHALL BE PROVIDED TO THIS PLAT.
5. LOTS A,B, AND C TO BE DEDICATED TO THE CITY OF WAUKEE FOR RIGHT-OF-WAY PURPOSES AND OUTLOT '1' TO BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND.
6. IT THE HOMEOWNERS ASSOCIATION'S RESPONSIBILITY TO MAINTAIN OUTLOT '2' AND THE LANDSCAPE BUFFER ALONG LOTS 30-33 AND LOT 1.
7. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED 18 INCHES FROM THE PROPERTY LINE.

LEGEND

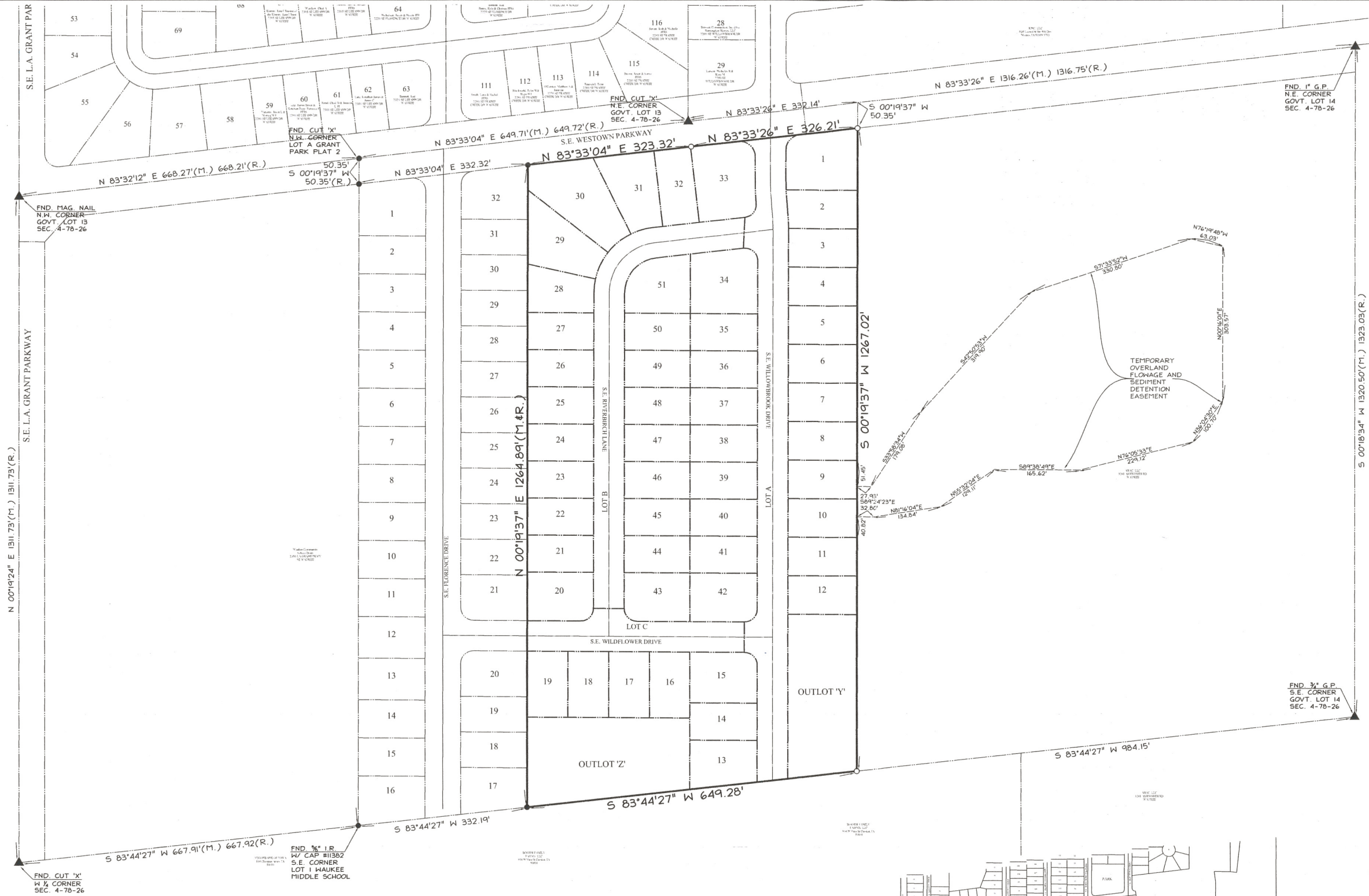
▲	PLAT BOUNDARY
●	SECTION CORNER
○	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

I HEREBY CERTIFY THAT THIS 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.
KEVIN J. CRAWFORD
IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345
DATE: 9-25-2013
REVISIONS: 10-28-2013
11-15-2013
JOB NUMBER
CC 1485
SHEET 1 OF 2
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)
FINAL PLAT
WESTOWN MEADOWS PLAT 2

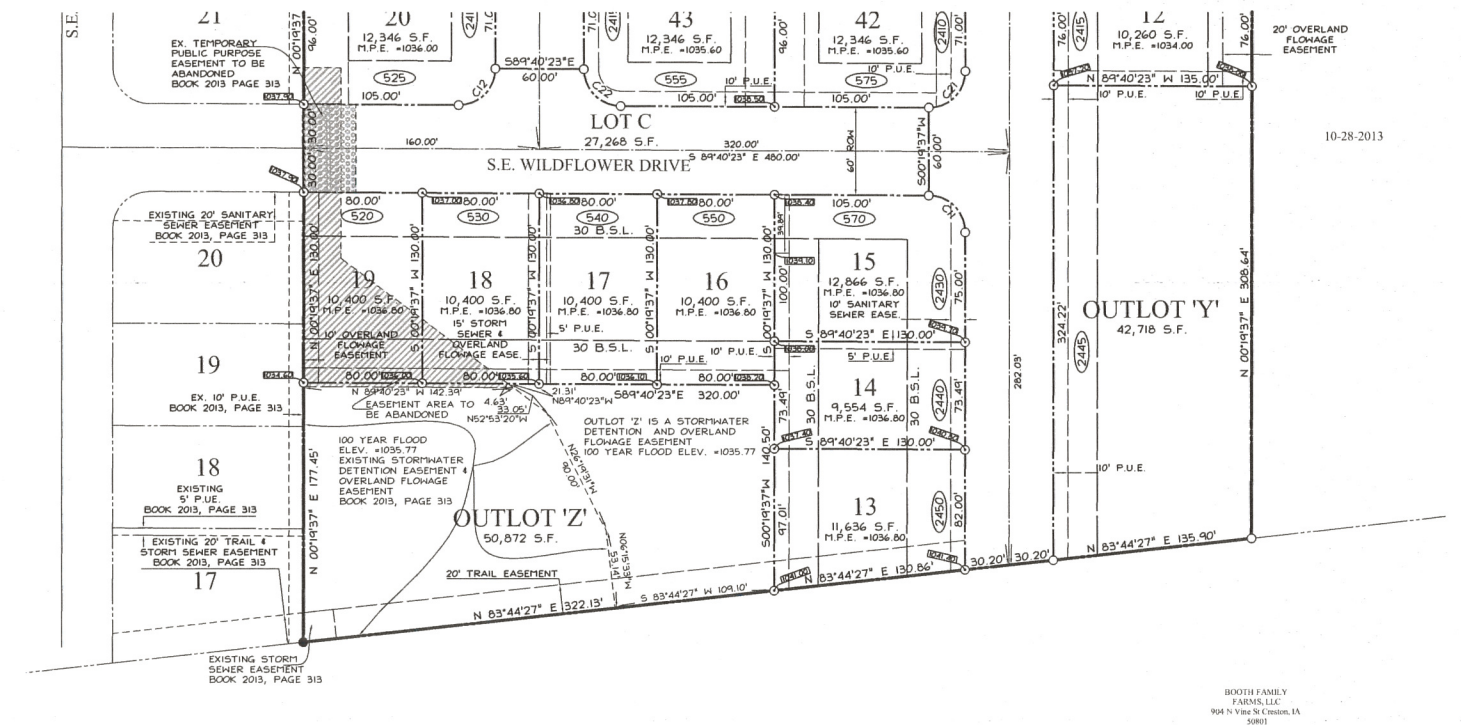
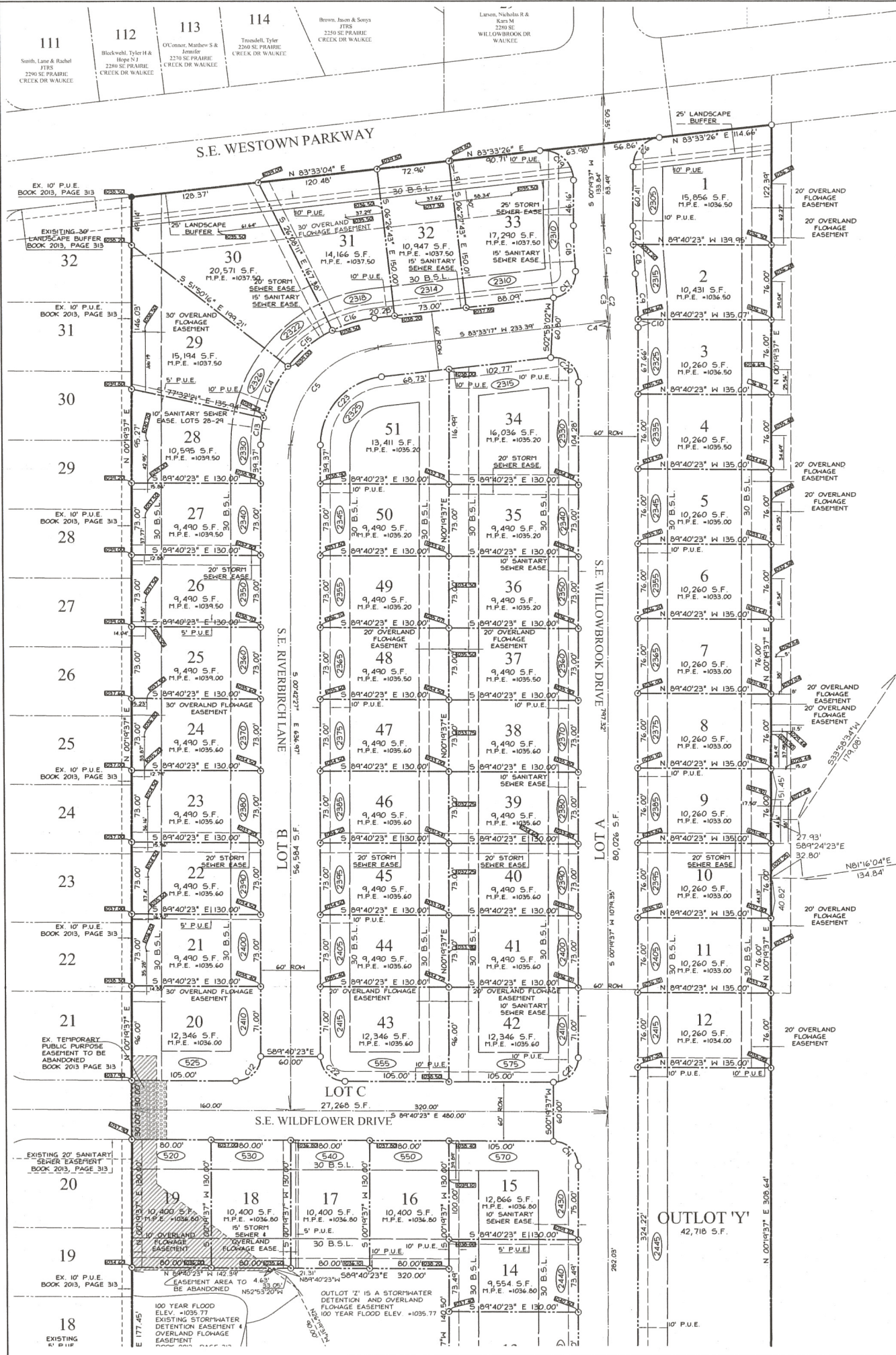


VICINITY SKETCH



FINAL PLAT
APPROVED BY Waukee City Council
DATE 12/9/13
SIGNED Michael D. Schmitt

FINAL PLAT WESTTOWN MEADOWS PLAT 2 WAUKEE, IOWA



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- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	5°54'45"	500.00	51.60	25.82	51.57	S02°37'46"E
C2	5°54'45"	500.00	51.60	25.82	51.57	N02°37'46"W
C3	5°14'24"	500.00	45.73	22.88	45.71	N02°57'56"W
C4	0°40'21"	500.00	5.87	2.93	5.87	N00°00'34"W
C5	83°13'27"	100.00	145.25	88.82	132.82	S41°56'20"W
C6	83°13'49"	30.00	43.58	26.65	39.85	S41°56'31"W
C7	2°16'38"	470.00	18.68	9.34	18.68	S00°48'42"E
C8	3°38'08"	470.00	29.82	14.92	29.82	S03°46'05"E
C9	5°00'41"	530.00	46.36	23.19	46.34	N03°04'48"W
C10	0°54'05"	530.00	8.34	4.17	8.34	N00°07'26"W
C11	90°00'00"	25.00	39.27	25.00	35.36	N44°40'23"W
C12	90°00'00"	25.00	39.27	25.00	35.36	N45°19'37"E
C13	12°08'02"	130.00	27.53	13.82	27.48	S06°23'39"W
C14	25°42'04"	130.00	58.31	29.66	57.83	S25°18'42"W
C15	25°42'04"	130.00	58.31	29.66	57.83	S51°00'46"W
C16	19°41'17"	130.00	44.67	22.56	44.45	S73°42'26"W
C17	88°15'28"	25.00	38.51	24.25	34.81	N39°25'33"E
C18	5°01'48"	530.00	46.53	23.28	46.51	S02°11'17"E
C19	96°46'11"	30.00	50.67	33.77	44.86	N48°03'29"W
C20	96°46'20"	25.00	42.22	28.14	37.38	N48°03'33"W
C21	90°00'00"	25.00	39.27	25.00	35.36	N45°19'37"E
C22	90°00'00"	25.00	39.27	25.00	35.36	S44°40'23"E
C23	83°13'56"	70.00	101.69	62.18	92.98	S41°56'35"W



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SCALE: 1"=60'

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2 OF 2