

INDEX LEGEND

LOCATION: SEC 32-79-26, PT NW1/4 NW1/4
SEC 32-79-26, PT NE1/4 NW1/4
SEC 32-79-26, PT NW1/4 NE1/4
OUTLOT 'Z', COMMONWEALTH PLACE PLAT 1

REQUESTOR/ PROPRIETOR: HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265

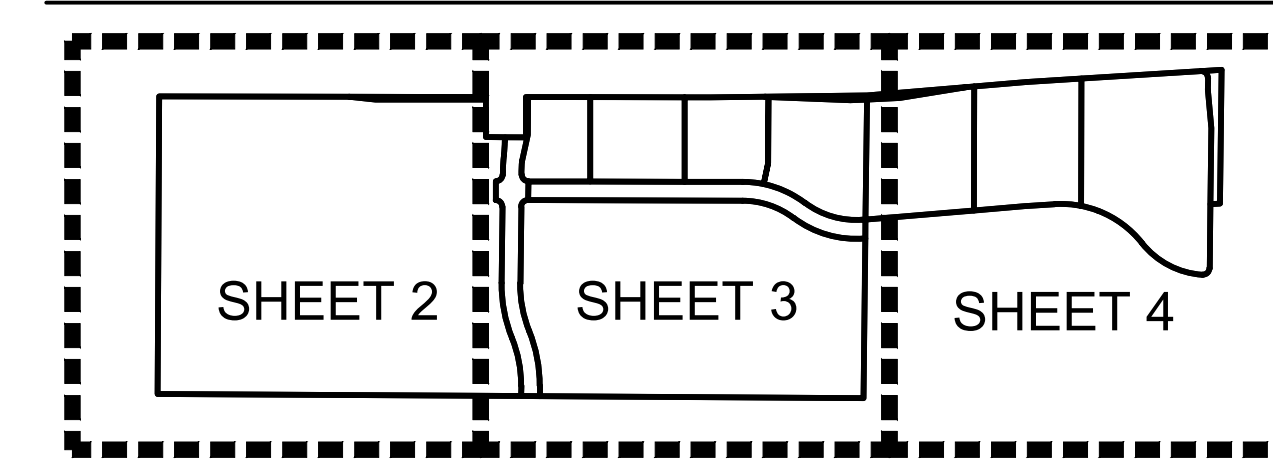
SURVEYOR: JOSHUA E. MACKIE

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

HOPE SPRINGS PLAT 1
FINAL PLAT

SHEET INDEX



AREA ABOVE RESERVED FOR RECORDING STAMP

Table with columns for DATE, REVISIONS, and REVISIONS. Includes dates 01/07/26 and 12/30/25.

OWNER / DEVELOPER

HOPE K FARMS LLC
1548 S 45TH ST
WEST DES MOINES, IA 50265

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL
R-4: ROW DWELLING AND TOWNHOME DWELLING
R-3: MULTI-FAMILY RESIDENTIAL

DATE OF SURVEY

OCTOBER 17, 2025

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' AND STREET LOT 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
4. OUTLOTS W AND V ARE TO BE DEEDED TO THE IDOT.
5. MAINTENANCE OF THE DETENTION AREA WITHIN OUTLOT Z SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.

AREA SUMMARY

NW1/4 NW1/4
TOTAL 33.32 AC (1,451,558 SF)
ROW 1.27 AC (55,545 SF)
NET 32.05 AC (1,396,013 SF)

NE1/4 NW1/4
TOTAL 33.77 AC (1,471,083 SF)

NW1/4 NE1/4
TOTAL 15.97 AC (695,438 SF)

CURVE DATA

Table with columns for CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for curves C1 through C40.

LEGEND

Legend table defining symbols for FOUND and SET markers, including section corners, rebar, measured bearings, recorded bearings, deeded bearings, public utility easements, curve arcs, lot addresses, centerlines, section lines, easement lines, building setback lines, and plat boundaries.

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 79, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND OUTLOT 'Z', COMMONWEALTH PLACE PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°17'57" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 1110.81 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE SOUTH 89°53'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1218.85 FEET TO THE NORTHWEST CORNER OF PARCEL 18-20 AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2019, PAGE 4207; THENCE SOUTH 00°06'49" WEST ALONG THE WEST LINE OF SAID PARCEL 18-20, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 18-20; THENCE SOUTH 89°53'11" EAST ALONG THE SOUTH LINE OF SAID PARCEL 18-20, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 18-20; THENCE NORTH 00°06'49" EAST ALONG THE EAST LINE OF SAID PARCEL 18-20, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 18-20 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE SOUTH 89°53'11" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 689.02 FEET; THENCE NORTH 89°18'38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 583.40 FEET; THENCE NORTH 85°07'25" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 728.42 FEET TO THE NORTHWEST CORNER OF DEERY BROTHERS WAUKEE DEVELOPMENT, AN OFFICIAL PLAT; THENCE SOUTH 00°40'42" WEST ALONG THE WEST LINE OF SAID DEERY BROTHERS WAUKEE DEVELOPMENT, 498.90 FEET TO THE NORTHEAST CORNER OF SAID COMMONWEALTH PLACE PLAT 1; THENCE SOUTH 86°30'24" WEST ALONG THE NORTHERLY LINE OF SAID COMMONWEALTH PLACE PLAT 1, A DISTANCE OF 35.09 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z', COMMONWEALTH PLACE PLAT 1; THENCE SOUTH 00°40'42" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Z', 239.12 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z' AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.62 FEET AND WHOSE CHORD BEARS SOUTH 47°13'12" WEST, 36.29 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF SAID OUTLOT 'Z' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 315.00 FEET, WHOSE ARC LENGTH IS 262.76 FEET AND WHOSE CHORD BEARS NORTH 62°20'28" WEST, 255.21 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 204.47 FEET AND WHOSE CHORD BEARS NORTH 53°39'32" WEST, 202.07 FEET TO SAID NORTHERLY LINE OF SAID COMMONWEALTH PLACE PLAT 1; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 165.43 FEET AND WHOSE CHORD BEARS NORTH 81°11'00" WEST, 164.16 FEET; THENCE SOUTH 86°30'24" WEST ALONG SAID NORTHERLY LINE, 114.40 FEET; THENCE SOUTH 85°07'42" WEST ALONG SAID NORTHERLY LINE, 595.07 FEET TO THE NORTHWEST CORNER OF SAID COMMONWEALTH PLACE PLAT 1; THENCE SOUTH 00°40'41" WEST ALONG THE WEST LINE OF SAID COMMONWEALTH PLACE PLAT 1, A DISTANCE OF 665.47 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°40'15" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1319.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 83.06 ACRES (3,618,079 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO 1.28 ACRES (55,545 SQUARE FEET) OF ROADWAY EASEMENT.

BULK REGULATIONS

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (LOTS 1-6, OUTLOT 'Y' AND PORTION OF OUTLOT 'Z')

- MINIMUM LOT AREA: NONE
• MINIMUM LOT WIDTH: NONE
• FRONT YARD SETBACK: 30 FEET
• REAR YARD SETBACK: 30 FEET
• SIDE YARD SETBACK: NONE, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET
• MAXIMUM HEIGHT: NONE, EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET.
1 STORY OR 14 FEET FOR ACCESSORY BUILDING

R-3: MULTI-FAMILY RESIDENTIAL DISTRICT (PORTION OF OUTLOT 'Z')

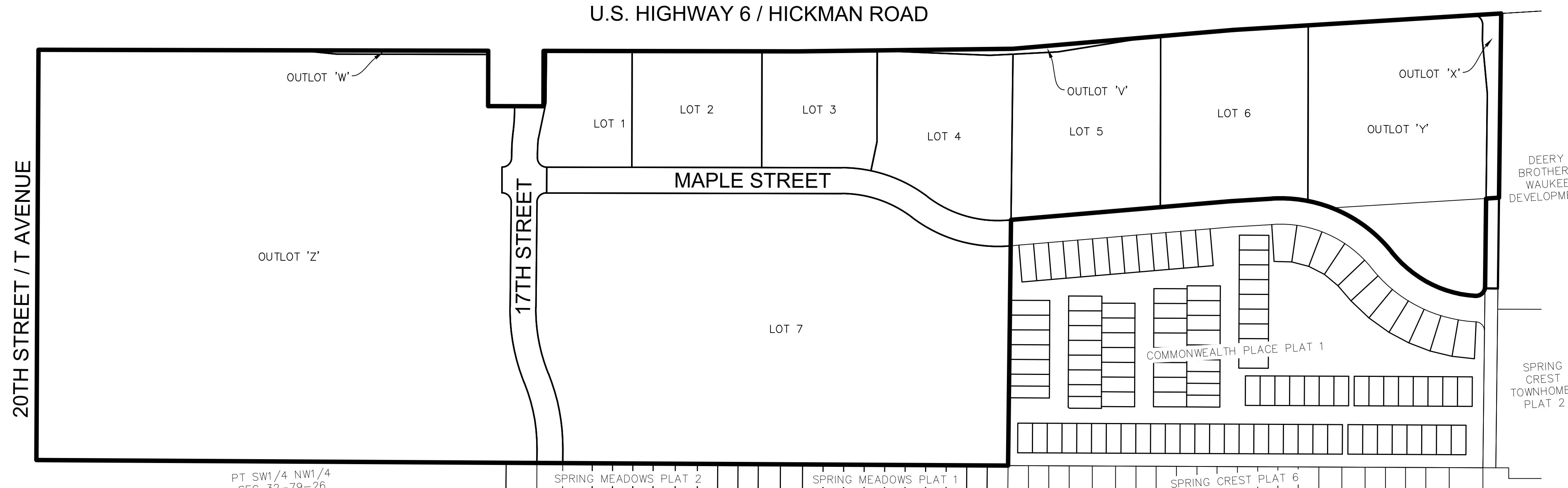
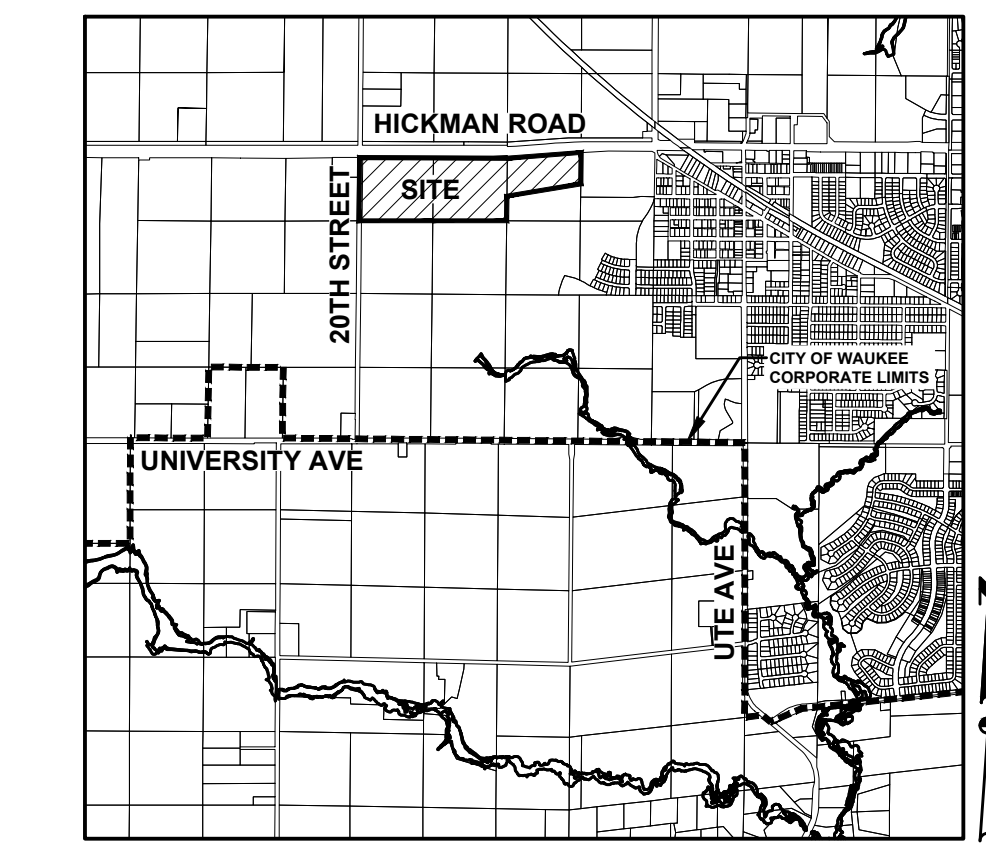
- DENSITY: 18 DWELLING UNITS PER ACRE
• MINIMUM LOT WIDTH: 75 FEET
• FRONT YARD SETBACK: 30 FEET
• REAR YARD SETBACK: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
• SIDE YARD SETBACK: TOTAL 15 FEET, ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
• MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
• FLOOR AREA: 750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS AND ONE-BEDROOM APARTMENTS, WHICH SHALL BE 600 SQUARE FEET

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT (LOT 7)

- DENSITY: 3,500 SQUARE FEET PER UNIT
• MINIMUM LOT WIDTH: 20 FEET PER UNIT; 75 FEET OVERALL
• FRONT YARD SETBACK: 30 FEET
• REAR YARD SETBACK: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PERMITTED USES
• SIDE YARD SETBACK: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES, A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
• MAXIMUM HEIGHT: 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
• FLOOR AREA: 800 SQUARE FEET PER UNIT

VICINITY MAP

(NOT TO SCALE)



Professional seal for Joshua E. Mackie, License Number 29363, State of Iowa. Includes a large red 'PRELIMINARY NOT FOR CONSTRUCTION' stamp and a date field.

HOPE SPRINGS PLAT 1
FINAL PLAT

HOPE SPRINGS PLAT 1

U.S. HIGHWAY 6 / HICKMAN ROAD
(ROW VARIES)
FINAL PLAT

FND 1" PIPE
NW COR SEC 32-79-26

FND 1/2" REBAR
1.7' WEST OF CORNER

S89°53'11"E 1218.85'(M)
S89°53'12"E 1219.66'(R)

OUTLOT 'W'
4615 SF
(HIGHWAY RIGHT-OF-WAY)

NW COR
PARCEL 18-20

N00°06'49"E 150.00'(M)
N00°06'48"W 150.00'(R)

NE COR
PARCEL 18-20

5.00' ELECTRIC
EASEMENT

707.22'

S84°11'16"E 100.71'

S89°53'11"E 411.42'
511.63'

140.00'

S00°06'49"W 150.00'(M)
S00°06'48"W 150.00'(R)

232.12'
7.90'

30' SETBACK

EXISTING 50.00'
WATER MAIN EASEMENT
BK 2007 PG 16452

OUTLOT 'W'
4615 SF
(HIGHWAY RIGHT-OF-WAY)

P.U.E.
SEE DETAIL 'A'

5.00' GAS
EASEMENT
11.32'

35.00'
35.00'

43.34'
30' SETBACK
SE COR PARCEL 18-20
FND 1/2" REBAR

5.00' GAS EASEMENT
N00°35'18"E 15.40'

LOT 1
75972 SF
(###)

EXISTING 50.00'
WATER MAIN EASEMENT
BK 2007 PG 9158

40.00' SANITARY
SEWER EASEMENT

N89°53'11"W 1151.22'

5.00' GAS
EASEMENT
11.32'

35.00'
35.00'

43.34'
30' SETBACK
SE COR PARCEL 18-20
FND 1/2" REBAR

5.00' GAS EASEMENT
N00°35'18"E 15.40'

LOT 1
75972 SF
(###)

EXISTING 50.00'
ROADWAY EASEMENT
BK 402 PG 593

S89°53'11"E 690.71'

15.00' SANITARY
SEWER EASEMENT
S00°12'46"W 70.00'

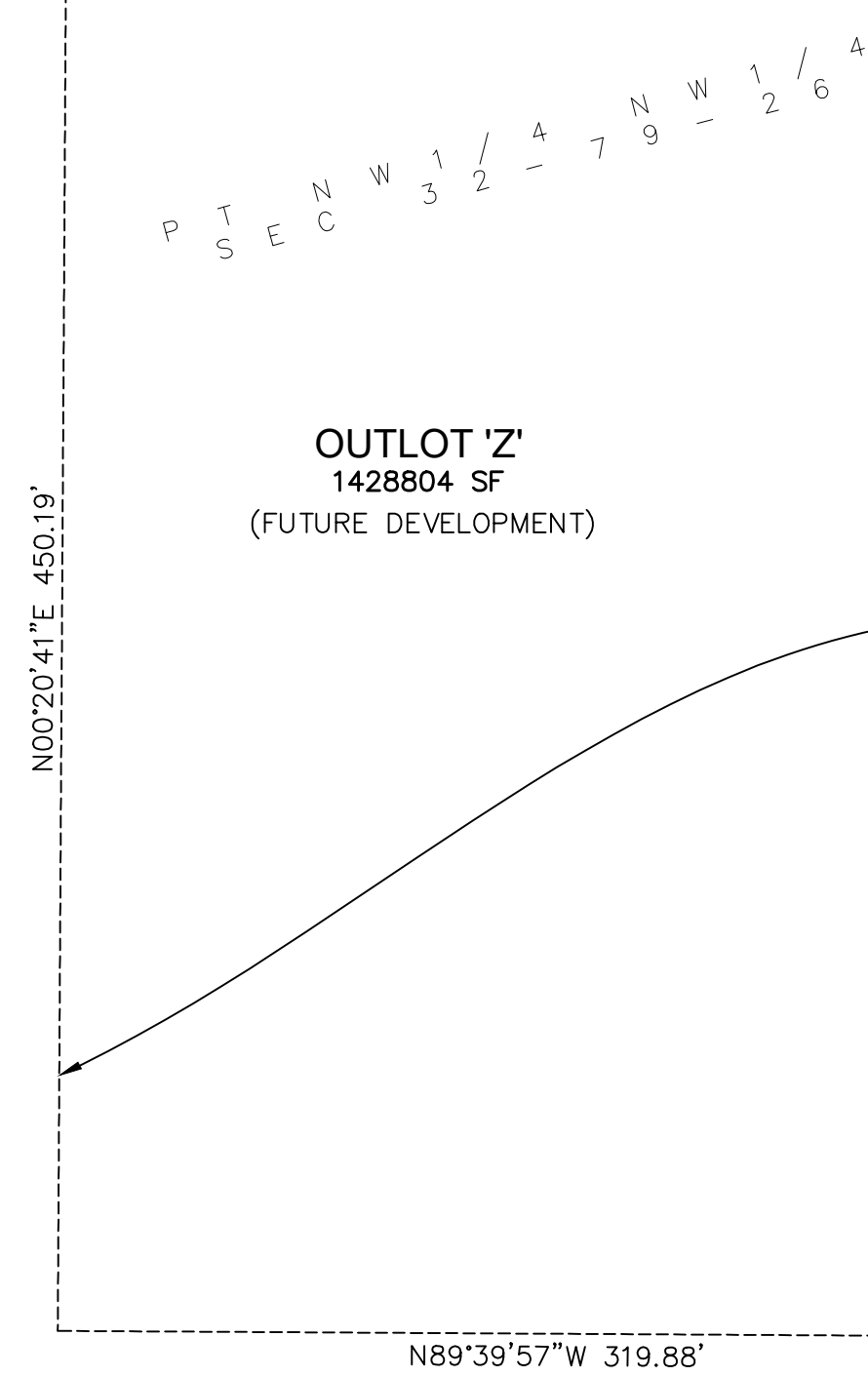
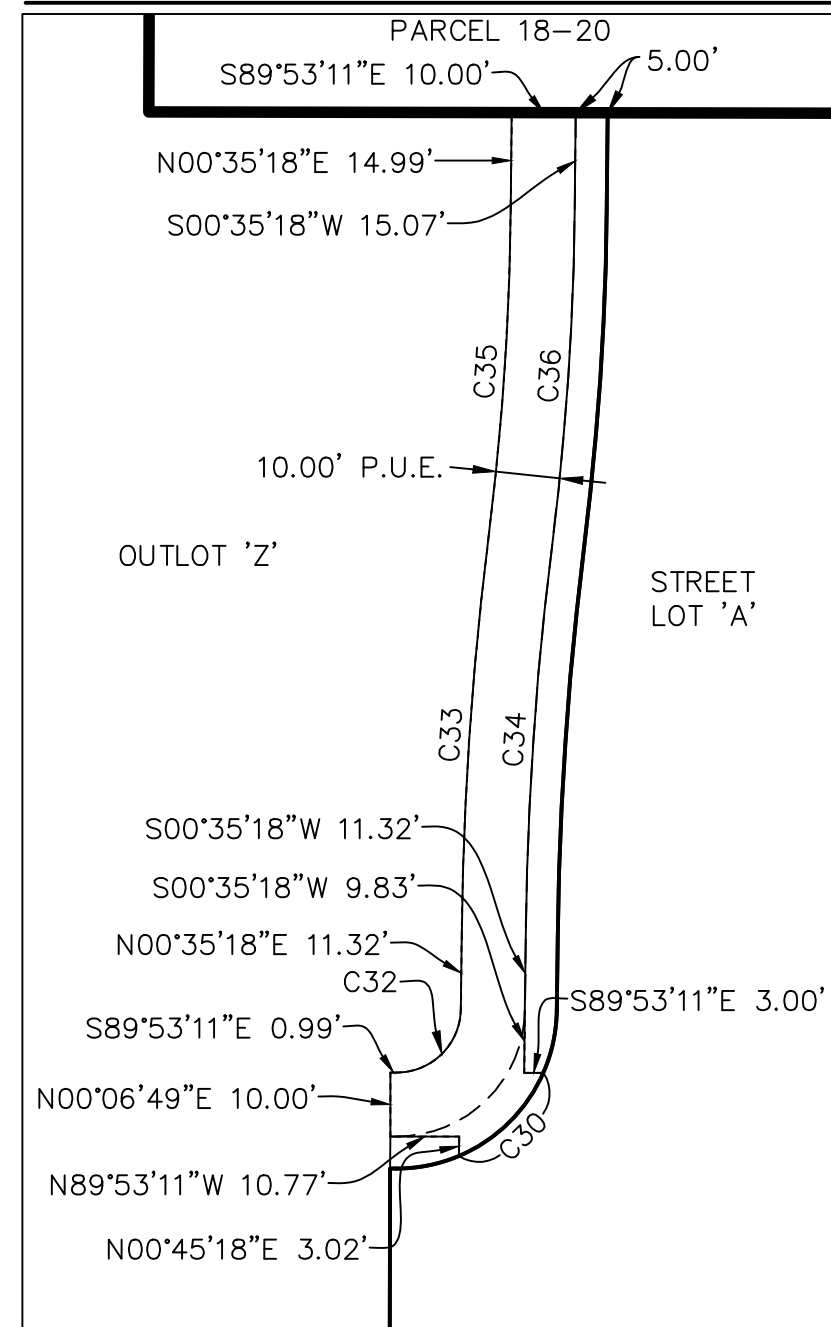
10.00' P.U.E.

PT NE1/4 NE1/4
SEC 31-79-26

N00°17'57"E 1110.81'

20TH STREET / T AVENUE

DETAIL 'A'



OUTLOT 'Z'
1428804 SF
(FUTURE DEVELOPMENT)

STORM WATER MANAGEMENT
FACILITY EASEMENT

25.00' LANDSCAPE
BUFFER EASEMENT

10.00' P.U.E.

17TH STREET

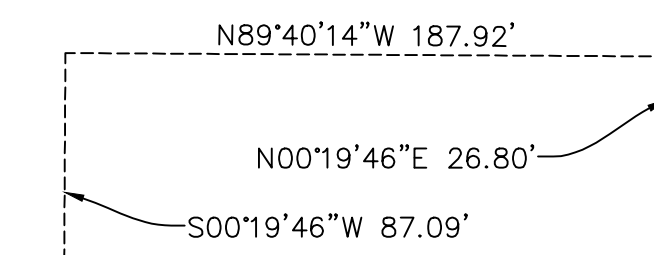
STREET LOT 'A'
74005 SF

10.00' P.U.E.

25.00' LANDSCAPE
BUFFER EASEMENT

N00°17'57"E 1318.92'M

30.00' SANITARY
SEWER EASEMENT
BK 2017 PG 13792



N00°19'46"E 26.80'

S00°19'46"W 87.09'

10.00' P.U.E.

35.00'

35.00'

30' SETBACK

25.00' LANDSCAPE
BUFFER EASEMENT

SW CORNER
NW1/4 NW1/4
SEC 32-79-26
FND 1/2" REBAR
POINT OF BEGINNING

15.00' SANITARY
SEWER EASEMENT
N00°19'45"E 38.55'
38.55'
42.09'

SE CORNER
NW1/4 NW1/4
SEC 32-79-26

35.00'
35.00'

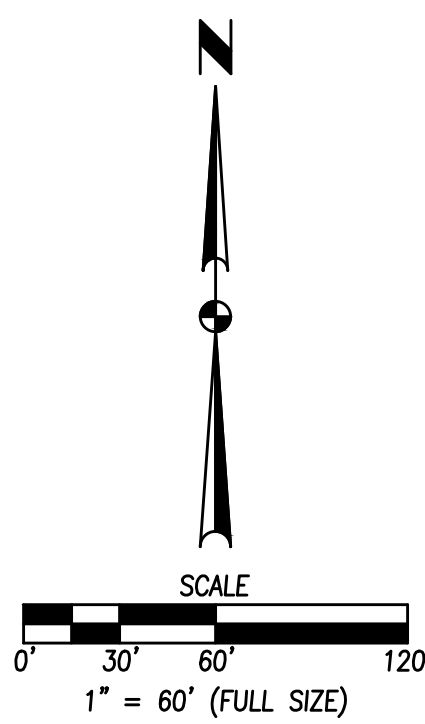
EXISTING 15.00'
STORM SEWER
EASEMENT
DOC#2024-17663

30' SETBACK

N89°40'15"W 1314.61'

PT SW1/4 NW1/4
SEC 32-79-26

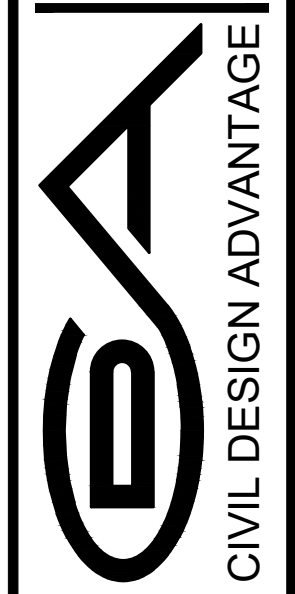
S89°40'15"E 2633.70'(M&R)



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COMMENTS: REVISIONS
PLOTTER: PLOTTER
PLOTTER BY: YOUNGBERG, INC.

REVISIONS	DATE
REVISED	01/07/26
REVISED	12/30/25
FIRST SUBMITTAL	11/19/25

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

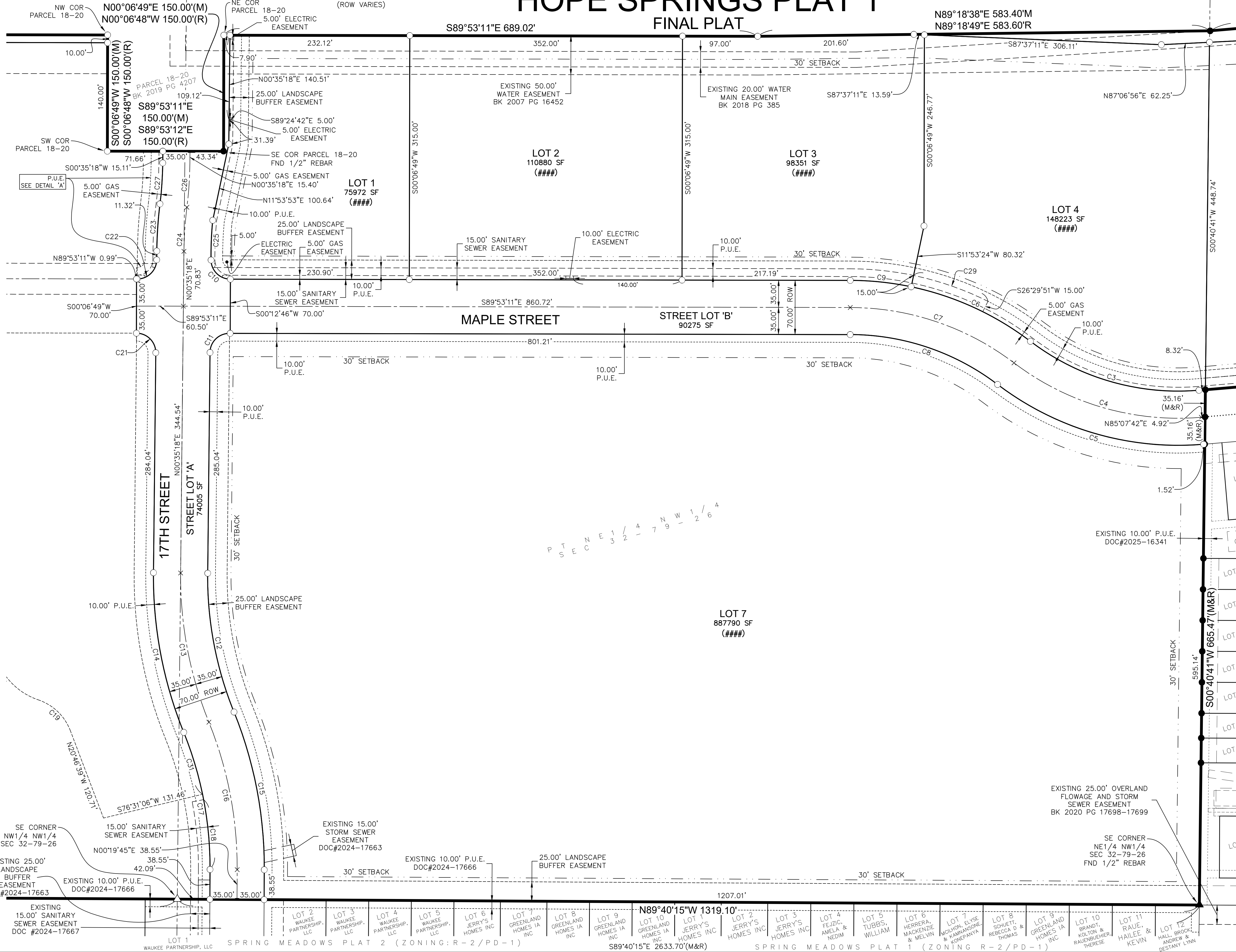


WAUKEE, IOWA

HOPE SPRINGS PLAT 1
FINAL PLAT

HOPE SPRINGS PLAT 1

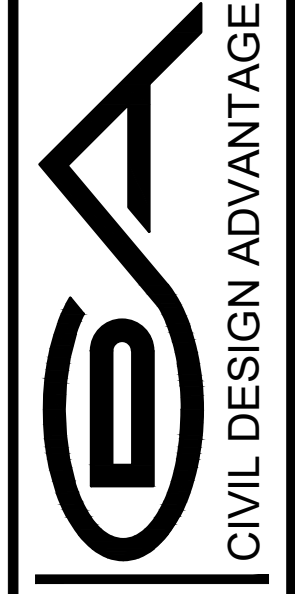
FINAL PLAT



REVISIONS	DATE
REVISED	01/07/25
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FIRST SUBMITTAL	11/19/25

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

TECH: REVIEW:
 ENGINEER:



WAUKEE, IOWA

HOPE SPRINGS PLAT 1

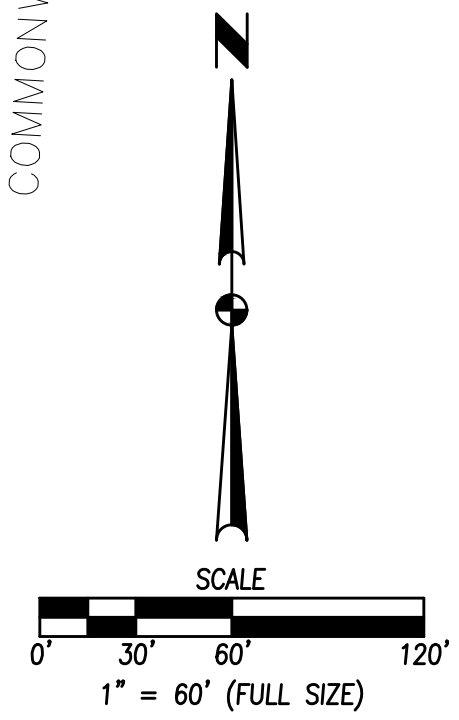
FINAL PLAT

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 COMMENT: REVISIONS
 PLOTTED BY: JACOB YOUNGBLOOM
 DATE: 1/16/2026 3:16 PM

P T S E C N E 1 3 2 - 1 7 9 - 1 2 6 4

COMMONWEALTH PLACE PLAT 1
 HOPE K FARMS LLC/
 COMMONWEALTH PLACE OWNERS ASSOCIATION, INC.
 ZONING R-4

EXISTING 25.00' OVERLAND
 FLOWAGE AND STORM
 SEWER EASEMENT
 BK 2020 PG 17698-17699



- LOT 1 WAUKEE PARTNERSHIP, LLC
- LOT 2 WAUKEE PARTNERSHIP, LLC
- LOT 3 WAUKEE PARTNERSHIP, LLC
- LOT 4 WAUKEE PARTNERSHIP, LLC
- LOT 5 WAUKEE PARTNERSHIP, LLC
- LOT 6 JERRY'S HOMES INC
- LOT 7 GREENLAND HOMES IA INC
- LOT 8 GREENLAND HOMES IA INC
- LOT 9 GREENLAND HOMES IA INC
- LOT 10 GREENLAND HOMES IA INC
- LOT 11 JERRY'S HOMES INC
- LOT 12 JERRY'S HOMES INC
- LOT 13 JERRY'S HOMES INC
- LOT 14 JERRY'S HOMES INC
- LOT 15 FEJZIC, AMELA & NEDIM
- LOT 16 TUBBS, WILLIAM
- LOT 17 HERRERA, MACKENZIE & MELVIN
- LOT 18 MULLON, ELYSE & KAMRANSONE, KONEPANYA
- LOT 19 SCHUETT, REBECCA D & THOMAS
- LOT 20 GREENLAND HOMES IA INC
- LOT 21 BRANDT, KOLTON & RAUENBUCHER, THERESE
- LOT 22 RAU, HAILEE & KEVIN
- LOT 23 HALL, BROCK & ANDREW S
- LOT 24 RESTANY, LYNN

