

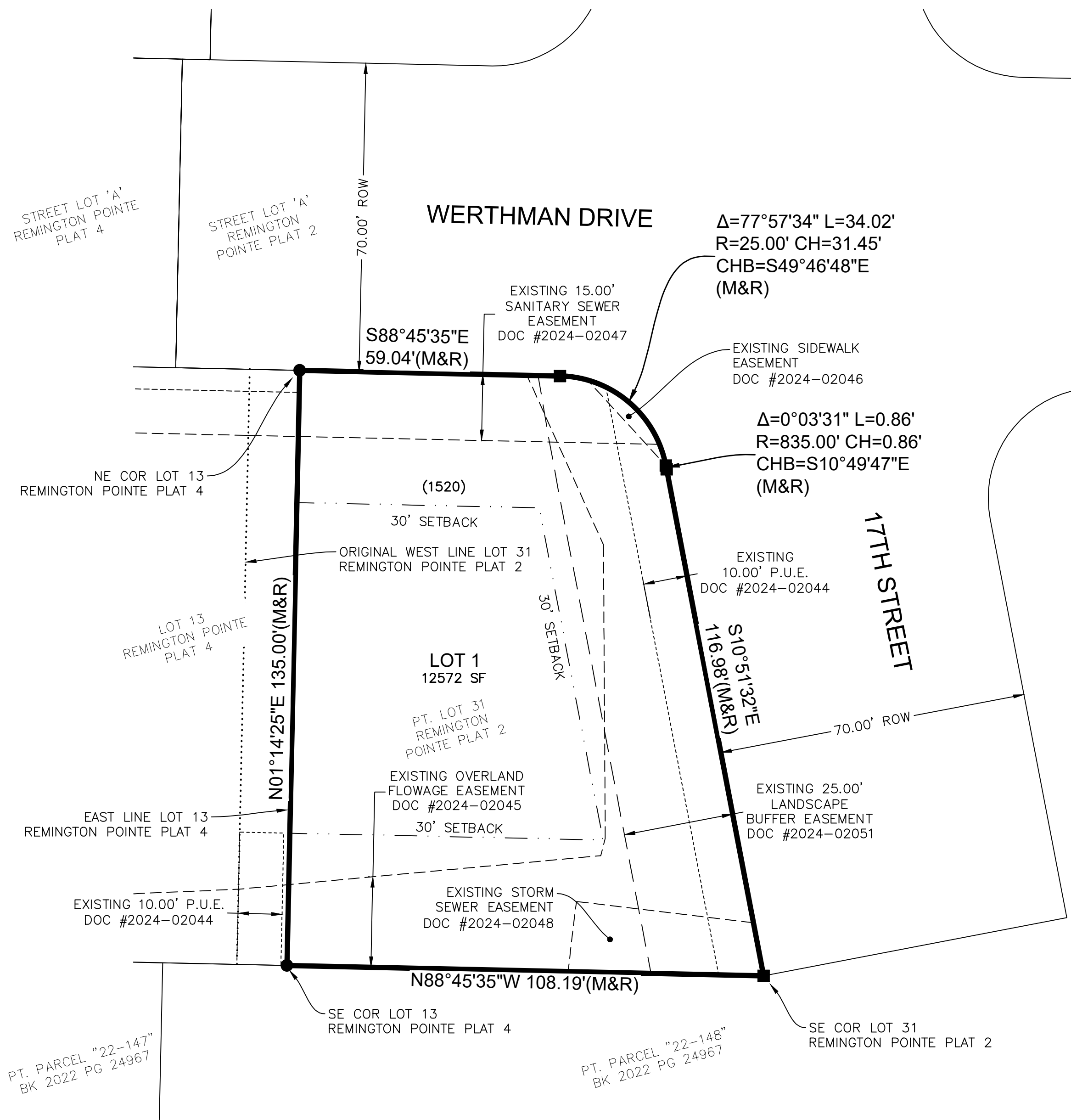
# REMINGTON POINTE PLAT 8

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT. LOT 31, REMINGTON POINTE PLAT 2  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: REMINGTON POINTE, LLC  
 PROPRIETOR: REMINGTON POINTE, LLC  
 9550 HICKMAN RD STE 100  
 CLIVE, IA 50325  
 SURVEYOR: JONATHAN A. ERDAHL  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
	01/12/26
	01/08/26



**OWNER / DEVELOPER**

REMINGTON POINTE, LLC  
 9550 HICKMAN RD STE 100  
 CLIVE, IA 50325

**ZONING**

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**BULK REGULATIONS**

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

FRONT SETBACK = 30'  
 REAR SETBACK = 30' FOR DWELLING, 40' FOR OTHER PRINCIPAL PERMITTED USES  
 SIDE YARD SETBACK = 15 TOTAL/7' MIN ONE SIDE

**DATE OF SURVEY**

JANUARY 8, 2026

**PLAT DESCRIPTION**

LOT 31, REMINGTON POINTE PLAT 2, EXCEPT LOT 13, REMINGTON POINTE PLAT 4, BOTH OFFICIAL PLATS IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 0.29 ACRES (12,572 SQUARE FEET.)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

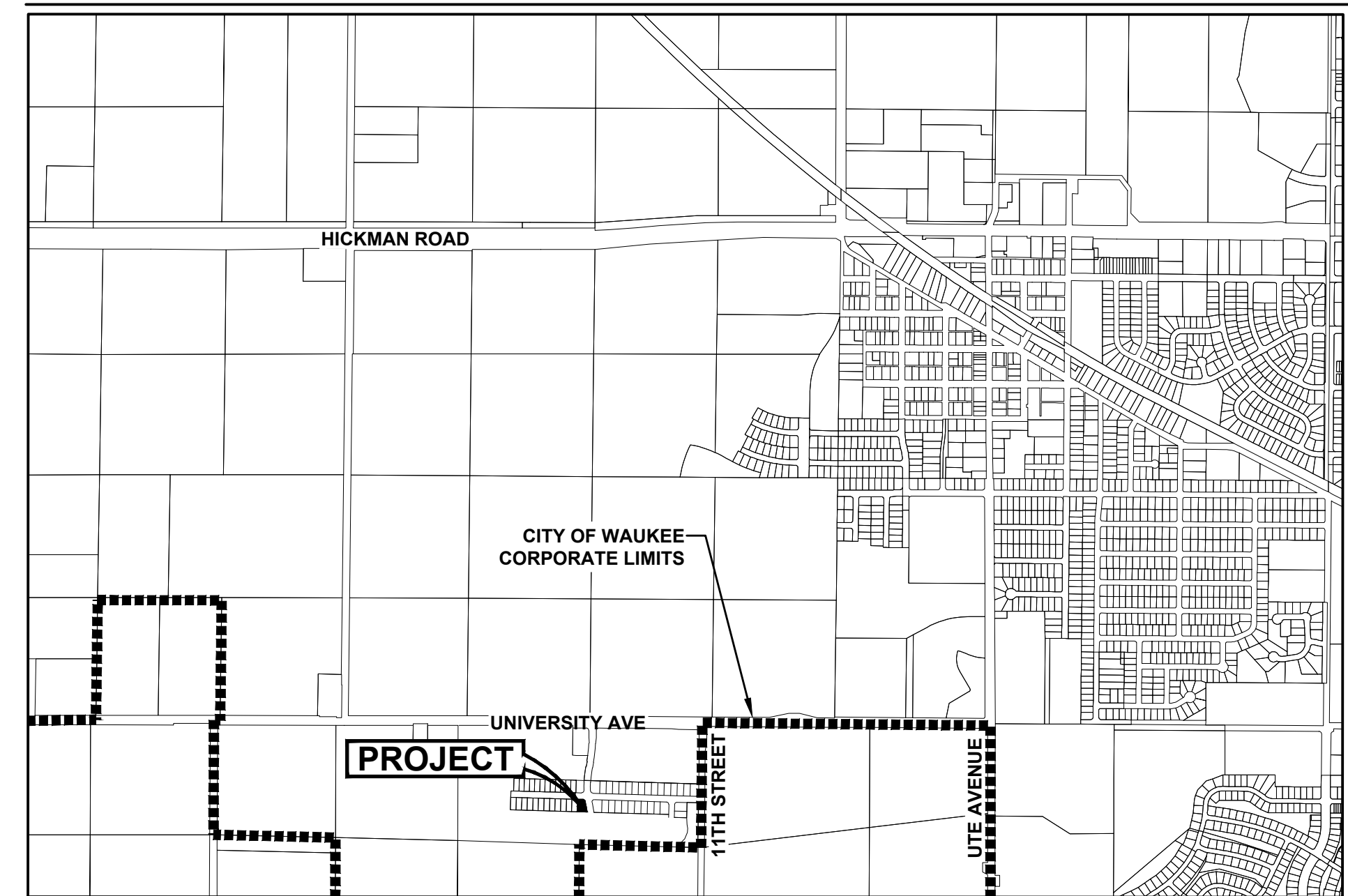
**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW 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	---	

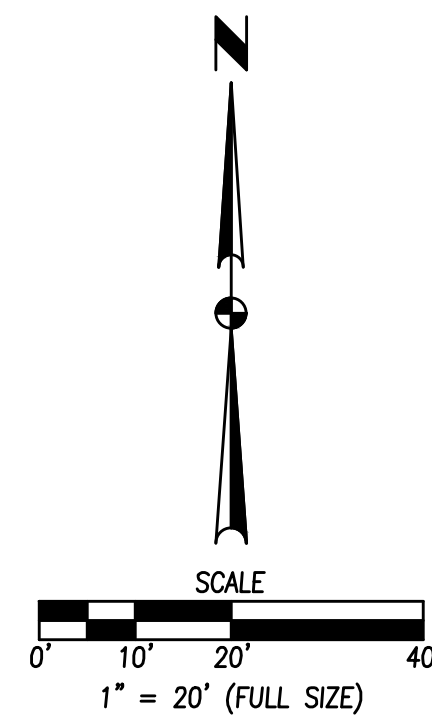
**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

**VICINITY MAP (NOT TO SCALE)**



WAUKEE, IOWA



FILE: H:\2026\260107\WVA\260107-REMINGTON POINTE PLAT 8 FINAL PLAT.DWG  
 PLOTTED BY: JAEK QUENIKKE DATE: 1/12/2026 3:55 PM  
 PLOT SCALE: 1"=20'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED 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.

**PRELIMINARY**  
**NO FOR CONSTRUCTION**

JONATHAN A. ERDAHL, P.L.S.  
 LICENSE NUMBER 28686  
 DATE: \_\_\_\_\_  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027  
 PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
 THIS SHEET: \_\_\_\_\_

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

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

TECH: \_\_\_\_\_ ENGINEER: \_\_\_\_\_ REVIEW: \_\_\_\_\_

**REMINGTON POINTE PLAT 8**  
**FINAL PLAT**

WAUKEE, IOWA

2601.017

# REMINGTON POINTE PLAT 9

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT. LOT 1, REMINGTON POINTE PLAT 2  
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 REQUESTOR: REMINGTON POINTE, LLC  
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 URBANDALE, IOWA 50322  
 PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE	REVISIONS
01/12/26	PREPARED
	SUBMITTED TO THE CITY
	01/08/26

### OWNER / DEVELOPER

REMINGTON POINTE, LLC  
 9550 HICKMAN RD STE 100  
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### ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

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### DATE OF SURVEY

JANUARY 8, 2026

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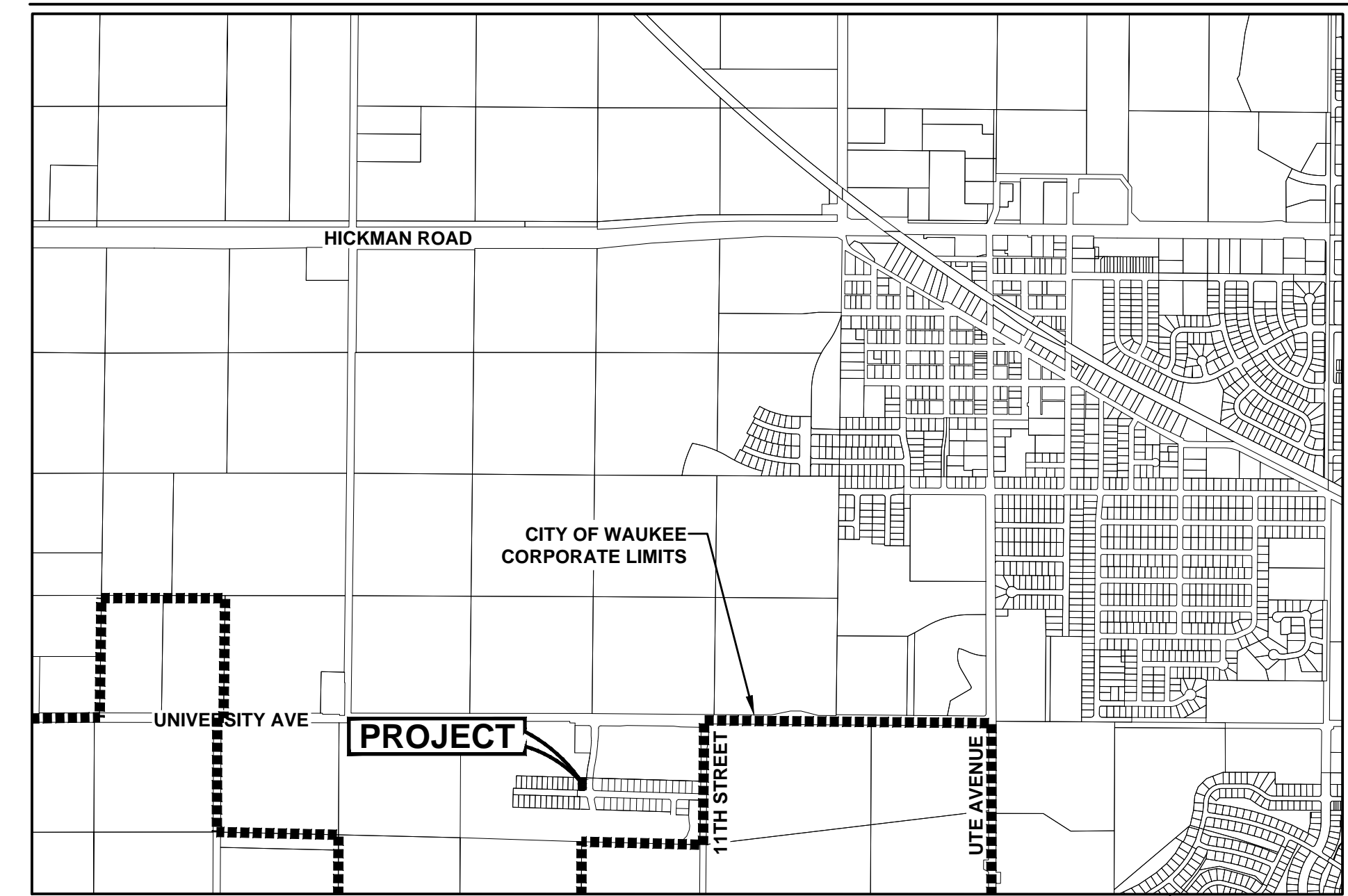
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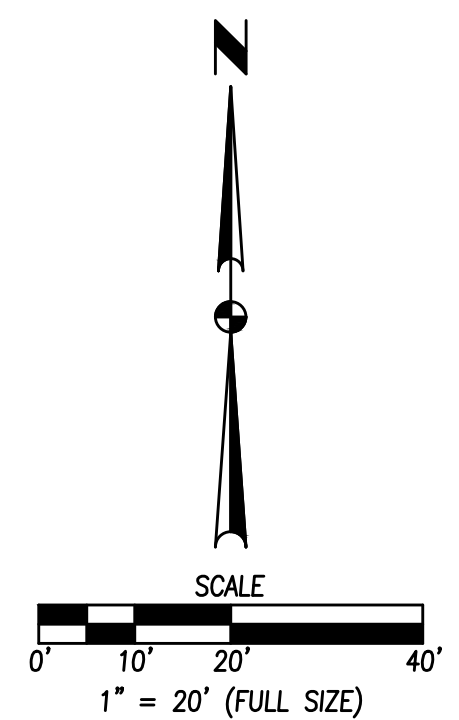
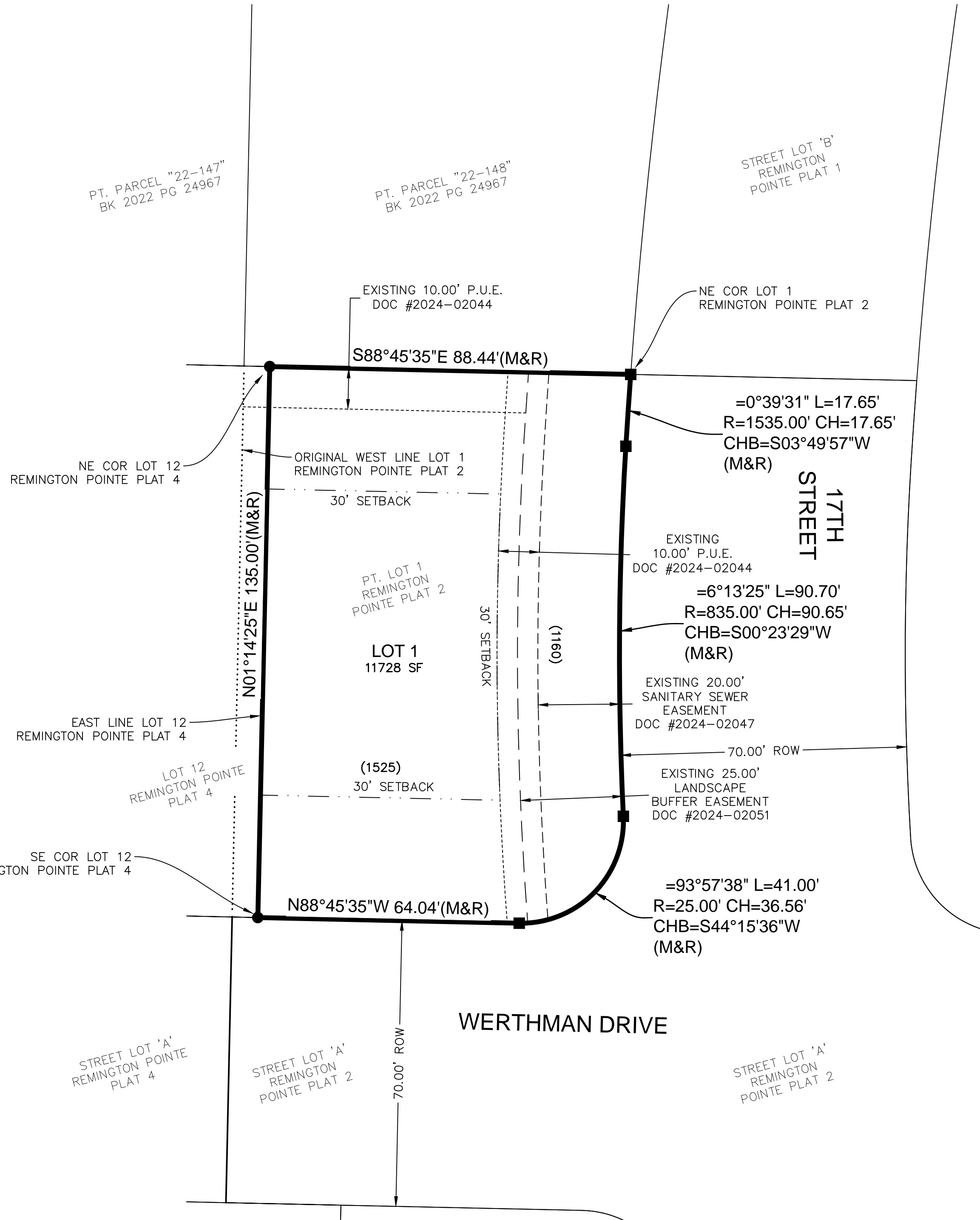
### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	■	□
1/2" REBAR, YELLOW PLASTIC CAP #28686 (UNLESS OTHERWISE NOTED)	●	○
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CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

### VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA



FILE: H:\2024\2601\2601\2601-REMINGTON POINTE PLAT 9 FINAL PLAT.DWG  
 PLOTTED BY: JAE/CLLENKIE TECH  
 DATE: 1/12/2026 3:57 PM

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

TECH: ENGINEER:

REVIEW:

2601.017

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