

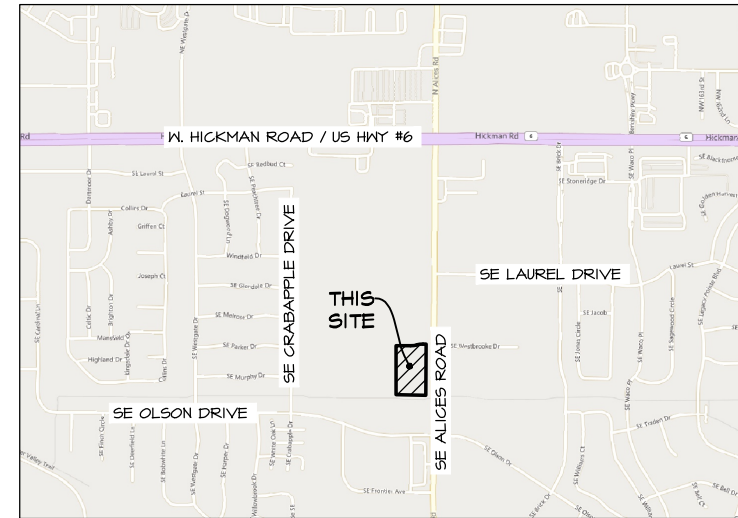
FINAL PLAT

WAUKEE TOWNE CENTER PLAT 6

WAUKEE, IOWA

WAUKEE TOWNE CENTER, LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

INDEX LEGEND	
COUNTY:	DALLAS
PIN:	12342T1001, 12342T1008, 12342T1004
SUBDIVISION:	WAUKEE TOWNE CENTER PLAT 3
LOT:	5, 6, & 7
CITY:	WAUKEE
ASSOCIATED DOCUMENTS:	(BK. 2023, PG. 10316)
PROPRIETOR (S):	WAUKEE TOWNE CENTER, LLC
REQUESTED BY:	MIKE PIERSON
PROFESSIONAL LAND SURVEYOR	JEFFREY A. GADDIS, PLS 18381
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884



VICINITY SKETCH



DRAWING INDEX	
SHEET #	SHEET TITLE
1	COVER
2	FINAL PLAT

LEGAL DESCRIPTION

LOTS 5, 6, & 7, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2023, PAGE 10316 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 3.64 ACRES MORE OR LESS.

LAND AREA

3.64 ACRES
158,301 SQ. FT.

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE WEST LINE OF LOTS 5, 6, & 7, WAUKEE TOWNE CENTER PLAT 3 ASSUMED AS 500°04'43"E

PROFESSIONAL LAND SURVEYOR NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

BOUNDARY CLOSURE REPORT

NORTH: 410.4288' EAST: 2689.4116'

SEGMENT #1 : LINE
COURSE: S89°56'09"W LENGTH: 316.63'
NORTH: 410.0742' EAST: 2373.2818'

SEGMENT #2 : LINE
COURSE: N00°04'43"W LENGTH: 504.08'
NORTH: 914.1537' EAST: 2372.5401'

SEGMENT #3 : LINE
COURSE: N89°55'17"E LENGTH: 148.58'
NORTH: 914.3516' EAST: 2521.1700'

SEGMENT #4 : CURVE
LENGTH: 66.04' RADIUS: 300.00'
DELTA: 012°31'19" TANGENT: 33.18'
CHORD: 65.46' COURSE: N83°36'31"E
COURSE IN: N00°04'43"W COURSE OUT: S12°42'03"E
RP NORTH: 1214.3573' EAST: 2520.7504'
END NORTH: 921.6883' EAST: 2586.7203'

SEGMENT #5 : CURVE
LENGTH: 66.04' RADIUS: 300.00'
DELTA: 012°31'19" TANGENT: 33.18'
CHORD: 65.46' COURSE: N83°36'31"E
COURSE IN: S12°42'03"E COURSE OUT: N00°04'43"W
RP NORTH: 624.0384' EAST: 2652.6784'
END NORTH: 924.0340' EAST: 2652.2705'

SEGMENT #6 : LINE
COURSE: N89°55'17"E LENGTH: 30.47'
NORTH: 924.0815' EAST: 2683.2405'

SEGMENT #7 : LINE
COURSE: S00°04'43"E LENGTH: 343.12'
NORTH: 535.4614' EAST: 2683.7148'

SEGMENT #8 : CURVE
LENGTH: 63.71' RADIUS: 1001.00'
DELTA: 003°38'44" TANGENT: 31.81'
CHORD: 63.70' COURSE: S01°54'08"E
COURSE IN: N89°55'17"E COURSE OUT: S86°16'28"W
RP NORTH: 531.3253' EAST: 3684.7184'
END NORTH: 472.2970' EAST: 2685.8443'

SEGMENT #1 : LINE
COURSE: S03°43'32"E LENGTH: 62.00'
NORTH: 410.4288' EAST: 2689.4122'

PERIMETER: 1651.27' AREA: 158301.7 SQ. FT.
ERROR CLOSURE: 0.014 COURSE: S86°07'44"E
ERROR NORTH: -0.00071 EAST: 0.01134

PRECISION: 1:144824.56

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	190660	0355	F
CITY OF WAUKEE	190678	0320	F

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS
WWW.FEMA.COM
FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
1-817-336-2621
FEMAMAPSPECIALIST@RISKMAPCDS.COM

LEGEND

▲	FOUND SECTION CORNERS
●	FOUND CORNERS (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
- - - -	EXISTING PROPERTY LINES
- · - · -	PROPOSED LOTS
- - - -	EASEMENT LINES
- · - · -	BUILDING SETBACK LINES (B.S.L.)
- · - · -	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.O.R.	POINT-OF-REFERENCE
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
FIN	PERMANENT REAL ESTATE INDEX NUMBER (IOWA CODE 441.24, SUBSECTION 2)

CERTIFICATION

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.	1/13/2026
PRELIMINARY JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026	DATE
SHEETS 1 - 2	

PROPERTY OWNER:

WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DR
BURLINGTON IA 52601
CONTACT: MIKE PIERSON

ZONING/LAND USE

EXISTING:
FD C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (BK. 2022, PG. 20220)

SETBACKS

C-1
FRONT YARD = 30 FEET
SIDE YARD = 0 FEET
SIDE YARD = 30 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD = 100 FEET (AS PER PD)
MAXIMUM HEIGHT = NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET AND 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

OUTLOT NOTES

- OUTLOT 'Z' IS INTENDED TO BE USED FOR A MONUMENT SIGN.

OWNER MAINTENANCE NOTES

- THIS PLAT MAY BE SUBJECT TO AN OPERATION AND EASEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 2025-21520 AT THE DALLAS COUNTY RECORDER'S OFFICE.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY WAUKEE TOWNE CENTER, LLC.

DEVELOPER:

WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DRIVE
BURLINGTON, IA 52601
CONTACT: MIKE PIERSON

PROJECT MANAGER:

ED ARP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, SUITE #12
URBANDALE, IOWA 50322
515-276-4884
ARP@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

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CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, SUITE #12
URBANDALE, IOWA 50322
515-276-4884 EXT 221
GADDIS@CECLAC.COM



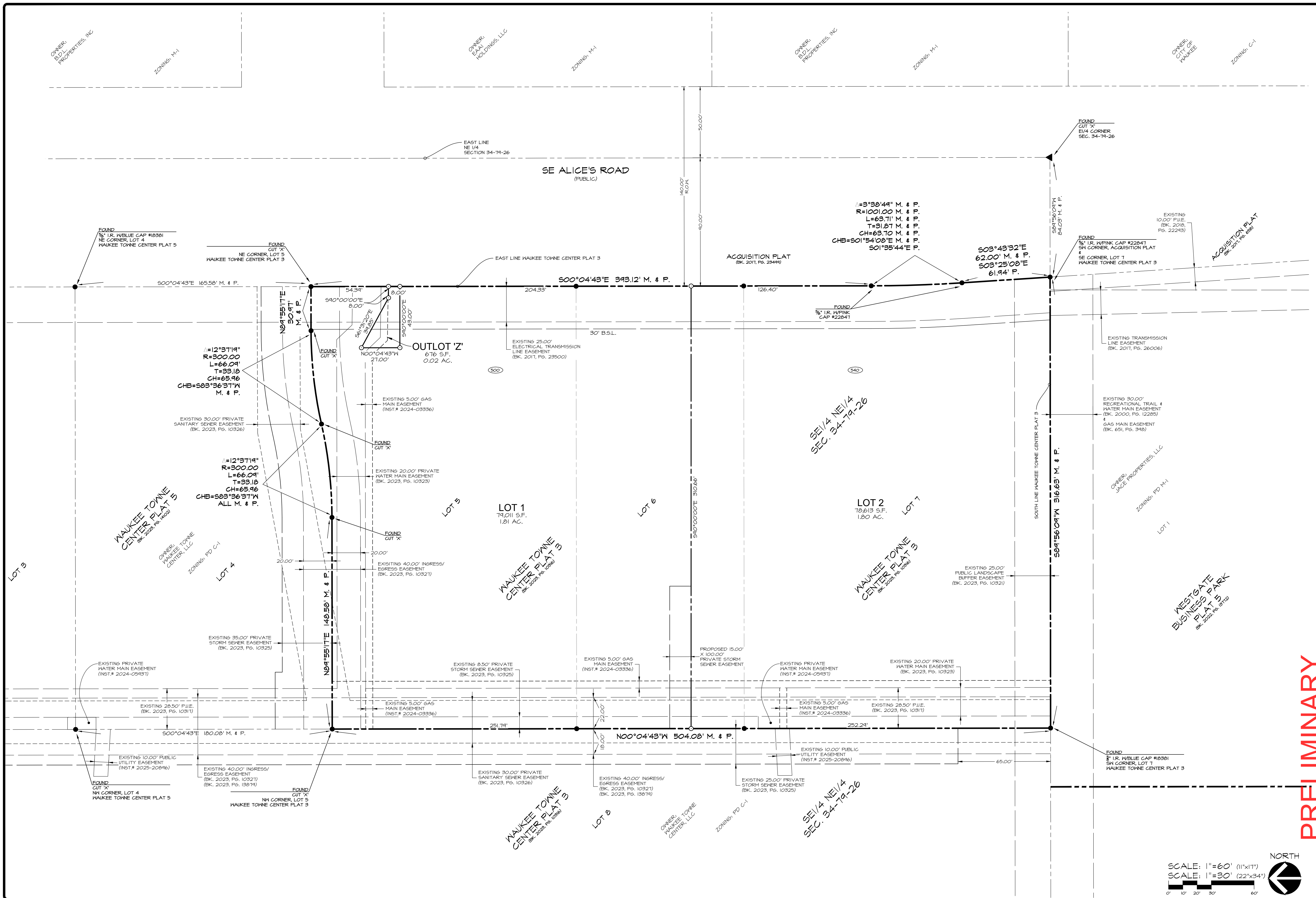
RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM

DATE:	PRINTED ON January 23, 2026
DATE OF SURVEY:	JAN. 14, 2026 FIRST SUBMITTAL JAN. 05, 2022
DESIGNED BY:	JAG
DRAWN BY:	LJH

PRELIMINARY
 WAUKEE TOWNE CENTER PLAT 6
 WAUKEE, IOWA
 COVER

SHEET	1
OF	2

A-2246



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, mail@cecinc.com

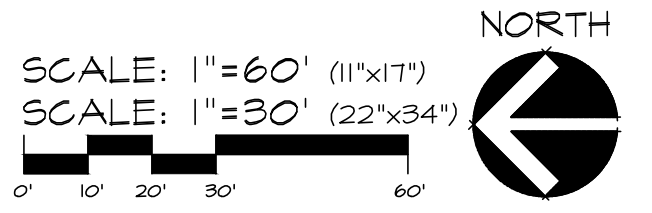


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 DESIGNED BY: JAG
 DRAWN BY: LKH

Waukeetowne Center Plat 6
 Waukeetowne Center Plat 6
 Waukeetowne Center Plat 6

SHEET 2 OF 2
 A-2246

PRELIMINARY



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