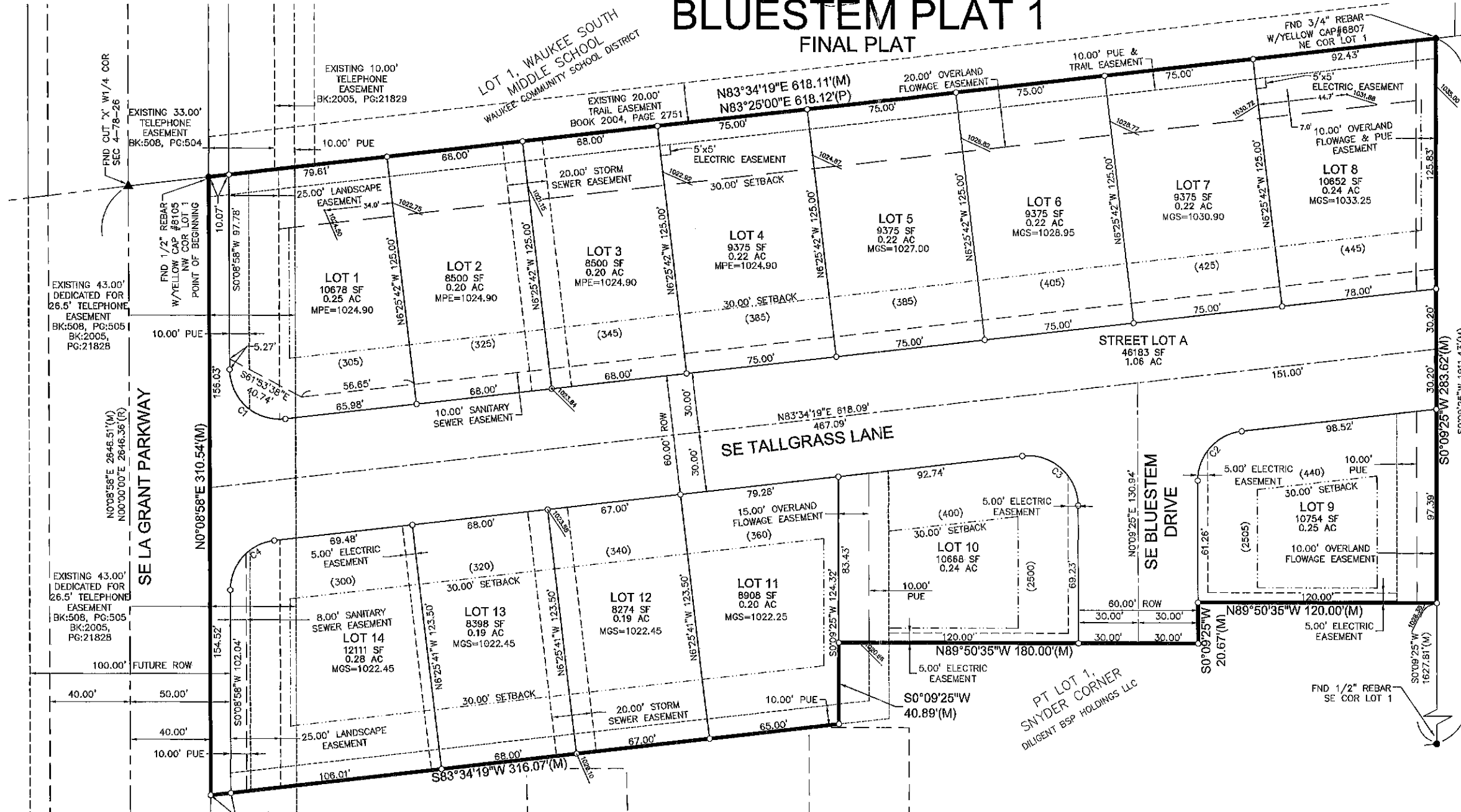


BLUESTEM PLAT 1 FINAL PLAT

DATE: 10/27/14
 REVISIONS:
 SECOND SUBMITTAL: 12/27/14
 FIRST SUBMITTAL:
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 TECH: —
 ENGINEER: —
 WAUKEE, IOWA
BLUESTEM PLAT 1
FINAL PLAT
 1303104



PT. E1/2,
W1/2, SW1/4
BOOTH FAMILY FARMS, LLC

FINAL PLAT
 APPROVED BY *Waukees City Council*
 DATE 10/29/14
 SIGNED *Michael D. Lee*

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	96°34'39"	25.00'	42.14'	S48°08'21"E	37.33'
C2	83°24'54"	25.00'	36.40'	S41°51'52"W	33.27'
C3	96°35'06"	25.00'	42.14'	N48°08'08"W	37.33'
C4	83°25'21"	25.00'	36.40'	S41°51'39"W	33.27'

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	-----	

PLAT DESCRIPTION:
 A PART OF LOT 1, SNYDER CORNER AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 83°34'19" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 618.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°09'25" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 283.62 FEET; THENCE NORTH 89°50'35" WEST, 120.00 FEET; THENCE SOUTH 00°09'25" WEST, 20.67 FEET; THENCE NORTH 89°50'35" WEST, 180.00 FEET; THENCE SOUTH 00°09'25" WEST, 40.89 FEET; THENCE SOUTH 83°34'19" WEST, 316.07 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 00°08'58" EAST ALONG SAID WESTERLY LINE, 310.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.16 ACRES (181,126 SQUARE FEET).
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- NOTE:**
- STREET LOT 'A' IS DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY BY RECORDING THE PLAT AS STATED IN CHAPTER 354.19 IN THE CODE OF IOWA.
 - A 5 FOOT PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS IS REQUIRED AT THE TIME WHEN THE INDIVIDUAL LOT IS DEVELOPED.
 - THE INSTALLATION OF A PUBLIC TRAIL ON THE EAST SIDE OF LA GRANT PARKWAY ADJACENT TO LOT 1 AND 14 WAS COMPLETED AS PART OF THE PLATTING IMPROVEMENTS.
 - REQUIRED PLANTINGS WITHIN THE PROPOSED LANDSCAPE BUFFER EASEMENT CROSSING LOTS 1 AND 14 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

OWNER / DEVELOPER
 DILIGENT BSP HOLDINGS LLC
 1306 NW 121ST STREET
 CLIVE, IA 50325

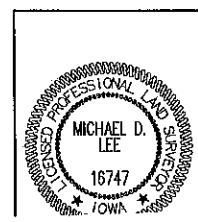
BULK REGULATIONS
 R-2 DISTRICT:
 MIN. LOT AREA: 8000 SF
 MIN. LOT WIDTH: 65'
 FRONT YARD SETBACK: 30'
 SIDE YARD SETBACK: 7' MIN.
 15' TOTAL
 REAR YARD SETBACK: 30'

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY:
 APRIL 11, 2013

ZONING
 R-2 RESIDENTIAL

BENCHMARKS
 1. 5/8" ALUMINUM ROD WITH CAP STAMPED G120, LOCATED EAST SIDE OF U PLACE ABOUT 150' SOUTH OF 300TH STREET. ELEV = 1011.76
 2. CUT 'X' CENTERLINE GRANT @ NORTH PROPERTYLINE ELEV = 1027.76



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.
Michael D. Lee 10-27-14
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

