

FINAL PLAT DREW'S ADDITION PLAT I SHEET 1 OF 1

PLAT 1 OF 1, 2015, 11/11/2015

OWNER/DEVELOPER

RM MADDEN CONSTRUCTION INC
5404 GRAND AVE
DES MOINES, IA 50312
(515) 255-1931

SITE ADDRESS

14705 & 14675 UNIVERSITY AVE, WAUKEE

ZONING

R-1

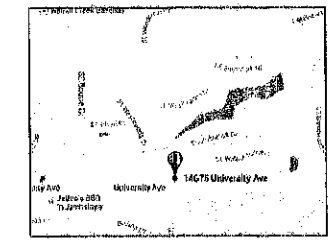
BULK REGULATIONS

FRONT YARD SETBACK- 30'
REAR YARD SETBACK- 30'
SIDE YARD SETBACK- 15' TOTAL, 7' MIN

LEGAL DESCRIPTION

THE SOUTH 180 FEET OF THE WEST 220 FEET OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 26 WEST OF THE 5TH PM, WAUKEE, DALLAS COUNTY, IOWA, (AS SHOWN IN BOOK 2014 PAGE 8048) AND THE SOUTH 200 FEET OF THE EAST 148.5 FEET OF THE WEST 865.5 FEET OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH PM, DALLAS COUNTY, IOWA, (AS RECORDED IN BOOK 2018 PAGE 1338) MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 55 IN SOUTHFORK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 00°49'00" WEST, A DISTANCE OF 140.80 FEET TO THE NORTH RIGHT OF WAY LINE OF UNIVERSITY AVE, AS PRESENTLY ESTABLISHED; THENCE NORTH 84°39'00" WEST ALONG SAID LINE, A DISTANCE OF 148.40 FEET; THENCE NORTH 00°41'07" EAST, A DISTANCE OF 15.17 FEET; THENCE NORTH 84°50'50" WEST, A DISTANCE OF 64.15 FEET; THENCE NORTH 15°05'04" WEST, A DISTANCE OF 92.21 FEET; THENCE NORTH 78°14'38" WEST, A DISTANCE OF 50.44 FEET; THENCE NORTH 02°54'22" WEST, A DISTANCE OF 50.08 FEET; THENCE NORTH 00°38'04" EAST, A DISTANCE OF 79.39 FEET; THENCE SOUTH 88°22'28" EAST, A DISTANCE OF 220.07 FEET; THENCE NORTH 00°54'20" WEST, A DISTANCE OF 20.20 FEET; THENCE SOUTH 84°30'54" EAST, A DISTANCE OF 148.56 FEET TO THE POINT OF BEGINNING, CONTAINING 0.83 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

VICINITY SKETCH



FINAL PLAT

APPROVED BY CITY COUNCIL
DATE 04/06/2015
SIGNED M. Madden

CERTIFICATION

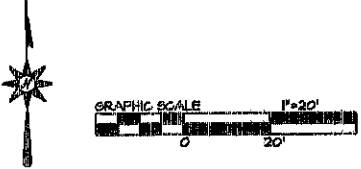
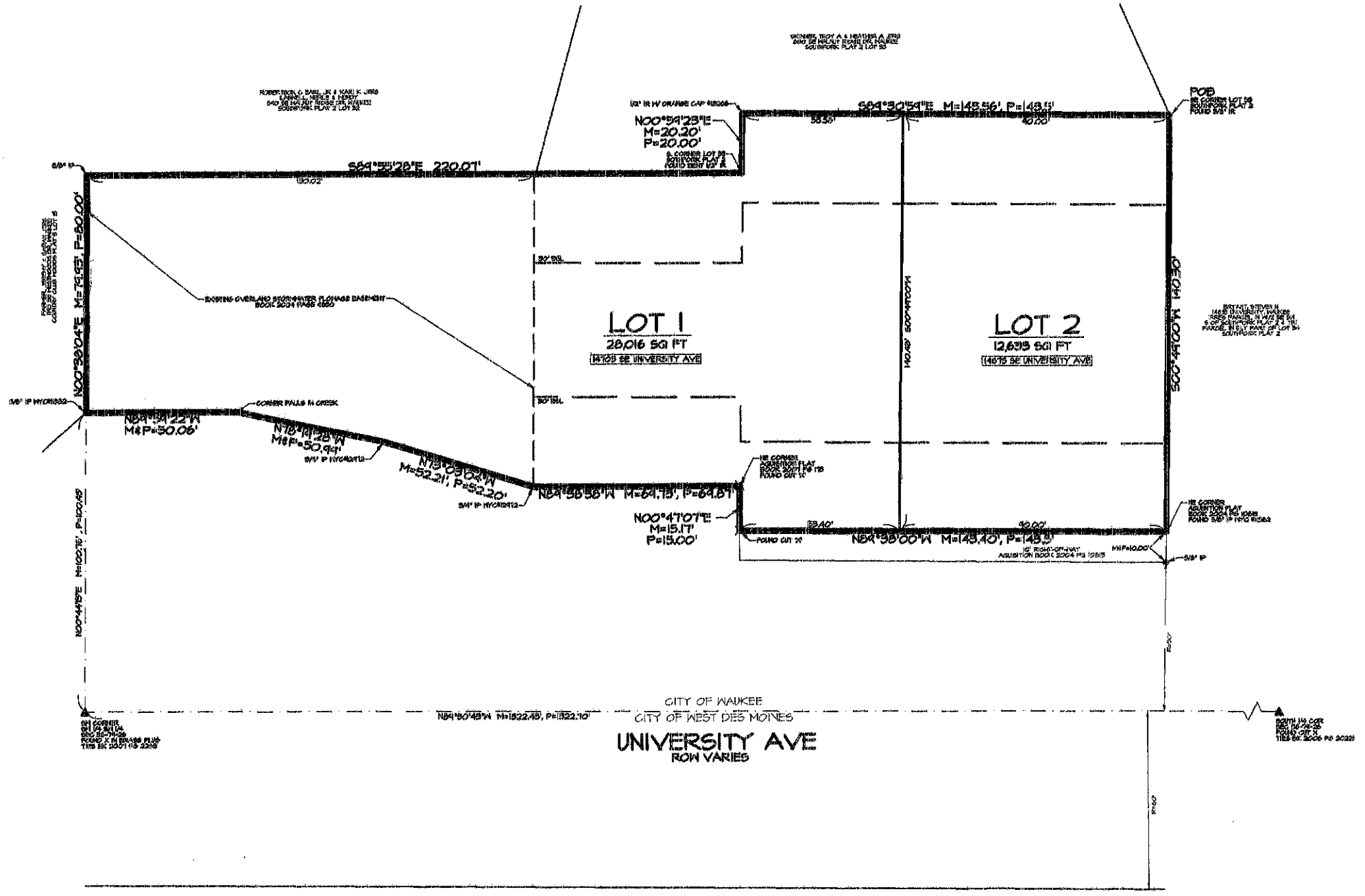
I hereby certify that this plat, plan, specification, or report was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Iowa.
Signed: M. Madden Date: 5-7-15
MADDEN, P.E. & L.S. Iowa Reg. No. 0228
My registration expires December 31, 2016

LEGEND

- MEASUREMENT FOUND AS NOTED
- SET 1/2" IR IN W ORANGE CAP FOUND
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M = MEASURED DISTANCE OF BEARING
- P = RECORDED DISTANCE OF BEARING

**ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA**
2917 Martin Luther King Jr. Pkwy Des Moines, IA 50310
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT # 205687
PRINT SHEET DATE: 04/06/15



Book 2015 Page 7037
17 of 17