

FINAL PLAT  
ENTERPRISE BUSINESS PARK  
PLAT 3

4156  
FILED:  
BOOK 2003, PAGE 4156  
DATE 3/28/2002, 3:04 PM  
CAROL HOL RECORDER  
DALLAS COUNTY, IOWA  
# OF PAGES 15  
Slide # C214

UNPLATTED  
ZONING C-1  
DOWNING C-1  
DEVELOPMENT, LTD.

UNPLATTED  
ZONING R-3  
DOWNING, LTD.

**OWNER/SUBDIVIDER**  
DOWNING DEVELOPMENT LTD.  
75 NE VENTURE DRIVE  
WAUKEE, IOWA 50263

**ZONING/SETBACKS**  
ZONING C-1  
MINIMUM LOT AREA = NONE  
MINIMUM LOT WIDTH = NONE  
MINIMUM FRONT YARD = 30 FEET  
MINIMUM SIDE YARD = NONE  
MINIMUM REAR YARD = 30 FEET  
MAXIMUM BUILDING HEIGHT = 40 FEET

UNPLATTED  
ZONING C-1  
DOWNING C-1  
DEVELOPMENT, LTD.

SPACE RESERVED FOR RECORDER  
S 1/4 CORNER  
SEC 27-79-26

**LEGAL DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M. CITY OF WAUKEE, DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ENTERPRISE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, THENCE N00°00'00"E, A DISTANCE OF 150.00 FEET, TO THE EAST LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 2, THENCE NORTHWESTLY 60.04 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 2, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 22°58'01", AND A CHORD BEARING OF N17°28'01"W, THENCE N90°00'00"E, A DISTANCE OF 53.10 FEET; THENCE N37°13'58"E, A DISTANCE OF 168.39 FEET; THENCE S01°13'58"E, A DISTANCE OF 114.5 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 19°03'27", AND A CHORD BEARING OF S80°28'16"E, THENCE N90°00'00"E, A DISTANCE OF 362.30 FEET; THENCE S00°00'00"W, A DISTANCE OF 862.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY ROAD NO. U.S. 6 AS IT IS PRESENTLY ESTABLISHED; THENCE S90°00'00"W, A DISTANCE OF 600.25 FEET ALONG SAID RIGHT-OF-WAY LINE TO POINT OF BEGINNING, CONTAINING 11.678 ACRES.

**NOTES**

- THE 30 FT. BUILDING SETBACK LINE ALONG VENTURE DRIVE IS TO BE MEASURED FROM THE 15 FT. STREET EASEMENT LINE. THE 30 FT. BUILDING SETBACK LINE ALONG DARTMOOR DRIVE IS TO BE MEASURED FROM THE PLATTED RIGHT-OF-WAY OF DARTMOOR DRIVE.
- 4 FT. WIDE SIDEWALKS ARE TO BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY ONE (1) FOOT FROM THE RIGHT-OF-WAY LINE, EXCEPT ON THE EAST SIDE OF LOTS 1, 2, AND 3 WHERE A 10 FT WIDE RECREATION TRAIL IS TO BE CENTERED ON THE RIGHT-OF-WAY LINE. SIDEWALKS AND/OR TRAIL ARE TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
- THE 110 FT. BY 125 FT. TEMPORARY TURN-A-ROUND, SANITARY SEWER, STORM SEWER, AND WATERMAIN EASEMENT AT THE NORTH END OF DARTMOOR DRIVE IS TO BE RELEASED AT SUCH TIME THAT THE UNDERLYING LAND IS PLATTED AND THE RELATED IMPROVEMENTS HAVE BEEN CONTINUED AND ACCEPTED BY THE CITY OF WAUKEE, IOWA.
- MONUMENTS SHOWN AS BEING SET ARE DESCRIBED AS A 30-INCH LONG, 5/8-INCH DIAMETER REBAR WITH A PLASTIC YELLOW CAP BEARING "PLS 15268".
- LOTS A AND B ARE TO BE DEDICATED TO THE CITY OF WAUKEE, IOWA FOR PUBLIC RIGHT-OF-WAY PURPOSES.

**CURVE DATA**

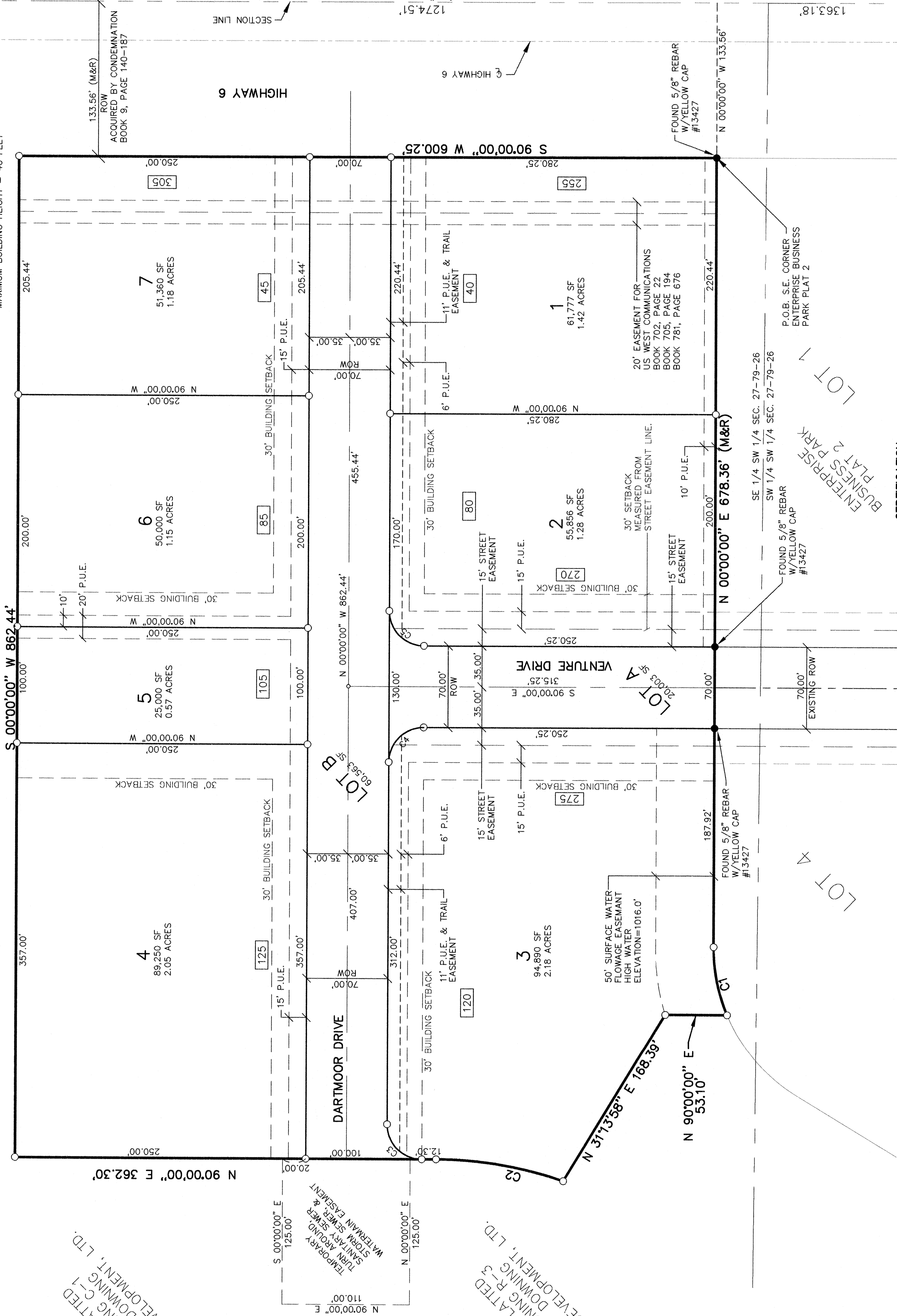
| NUMBER/DELTA | CHORD BEARING | RADIUS        | LENGTH | CHORD  |
|--------------|---------------|---------------|--------|--------|
| C1           | 22°56'01"     | N 11°28'01" W | 150.00 | 60.04  |
| C2           | 19°03'27"     | S 80°28'16" E | 335.00 | 111.43 |
| C3           | 90°00'00"     | S 45°00'00" E | 30.00  | 47.12  |
| C4           | 90°00'00"     | S 45°00'00" W | 30.00  | 47.12  |
| C5           | 90°00'00"     | N 45°00'00" W | 30.00  | 47.12  |

**LEGEND**

- MONUMENT FOUND - AS NOTED
- SET MONUMENT (5/8" REBAR W/YELLOW CAP #15268)
- ▲ FOUND SECTION CORNER MONUMENT (AS NOTED)
- △ SET SECTION CORNER MONUMENT (AS NOTED)
- (M) AS MEASURED BEARING OR DISTANCE
- (R) AS RECORDED BEARING OR DISTANCE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- [XXXX] ADDRESS NO.



Scale 1" = 50'



**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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Daniel F. Rittel  
DATE: MAY 27, 2007  
IOWA LICENSE NO. 15268  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009. CERTIFICATION COVERS THIS SHEET ONLY.

APPROVED BY  
DATE  
SIGNED

FINAL PLAT

ENGINEERS AND SURVEYORS

2413 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823

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