FINAL PLAT

ENTERPRISE BUSINESS PARK PLAT 4

#11708 FILED
BOOK 2002 PAGE 11708
2002 AUG 23 A 10: 12
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES (2) 100%/.00
Slide #C-232

SPACE RESERVED FOR RECORDER'S USE

FILED
DALLAS CO. ASSESSOR
ADEL, IOWA
AUG 30 2002

OWNER/SUBDIVIDER

DOWNING DEVELOPMENT LTD.
75 NE VENTURE DRIVE
WAUKEE, IOWA 50263

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ENTERPRISE BUSINESS PARK PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 90°00'00" WEST, 362.30 FEET ALONG THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 3; THENCE NORTHWESTERLY 111.43 FEET ALONG THE ARC OF A CURVE IN THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 3 CONCAVE NORTHERLY AND HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 19°03'27" AND A 110.91--FOOT LONG CHORD WHICH BEARS NORTH 80°28'17" WEST; THENCE SOUTH 31°13'58" WEST, 168.39 FEET ALONG THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 3; THENCE SOUTH 90°00'00" WEST, 53.10 FEET ALONG THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 3 TO A POINT ON A CURVE IN THE NORTH LINE OF ENTERPRISE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE NORTHWESTERLY 93.81 FEET ALONG THE ARC OF A CURVE IN THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 2 CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35°50'01" AND A 92.29--FOOT LONG CHORD WHICH BEARS NORTH 40°51'01" WEST; THENCE NORTH 58°46'02" WEST, 270.82 FEET ALONG THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 2 TO THE SOUTH EAST CORNER OF SUNRISE MEADOWS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE NORTH 31°13'58" EAST, 230.00 FEET ALONG THE EAST LINE OF SAID SUNRISE MEADOWS PLAT 2; THENCE NORTH 58°46'02" WEST, 7.22 FEET ALONG THE EAST LINE OF SAID SUNRISE MEADOWS PLAT 2; THENCE NORTH 31°13'58" EAST, 51.33 FEET ALONG THE EAST LINE OF SAID SUNRISE MEADOWS PLAT 2; THENCE NORTH 20°13'35" EAST, 76.98 FEET ALONG THE EAST LINE OF SAID SUNRISE MEADOWS PLAT 2; THENCE NORTH 00°00'00" EAST, 50.87 FEET ALONG THE EAST LINE OF SAID SUNRISE MEADOWS PLAT 2; THENCE NORTH 90°00'00" EAST, 737.72 FEET; THENCE SOUTH 00°00'00" WEST, 452.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.81 ACRES IN TOTAL.

NOTES

1. LOTS A AND B ARE TO BE DEDICATED TO THE CITY OF WAUKEE, IOWA FOR PUBLIC STREET RIGHT-OF-WAY.
2. LOTS 2 THROUGH 11 HAVE A MINIMUM OPENING ELEVATION RESTRICTION.
3. 4-FEET WIDE SIDEWALKS ARE TO BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY ONE (1) FOOT FROM THE RIGHT-OF-WAY LINE, EXCEPT ALONG THE SOUTH SIDE OF LOT 1 WHERE A 10-FEET WIDE RECREATION TRAIL IS TO BE CENTERED ON THE RIGHT-OF-WAY LINE. RECREATION TRAIL ALSO TO BE CONTINUED ALONG THE WEST SIDE OF LOT 1 WITHIN ITS EASEMENT. SIDEWALKS AND/OR TRAIL ARE TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
4. THE OFF-SITE 110-FEET BY 125-FEET TEMPORARY TURN AROUND, SANITARY SEWER, AND WATER MAIN EASEMENT AT THE NORTH END OF DARTMOOR DRIVE IS TO BE RELEASED AT SUCH TIME THAT UNDERLYING LAND IS PLATTED AND THE RELATED IMPROVEMENTS HAVE BEEN EXTENDED AND ACCEPTED BY THE CITY OF WAUKEE, IOWA.
5. MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDING OF THIS PLAT. SET MONUMENTS ARE DESCRIBED AS A 30-INCH LONG, 5/8-INCH DIAMETER REBAR WITH A PLASTIC YELLOW CAP BEARING "PLS 15268"
6. WITNESS CORNER MONUMENTS SHALL BE SET ON THE LOT LINE AT THE INTERSECTION WITH THE 50-FOOT WIDE SURFACE WATER FLOWAGE EASEMENT IN THE REAR OF LOTS 2 THROUGH 11.

ZONING

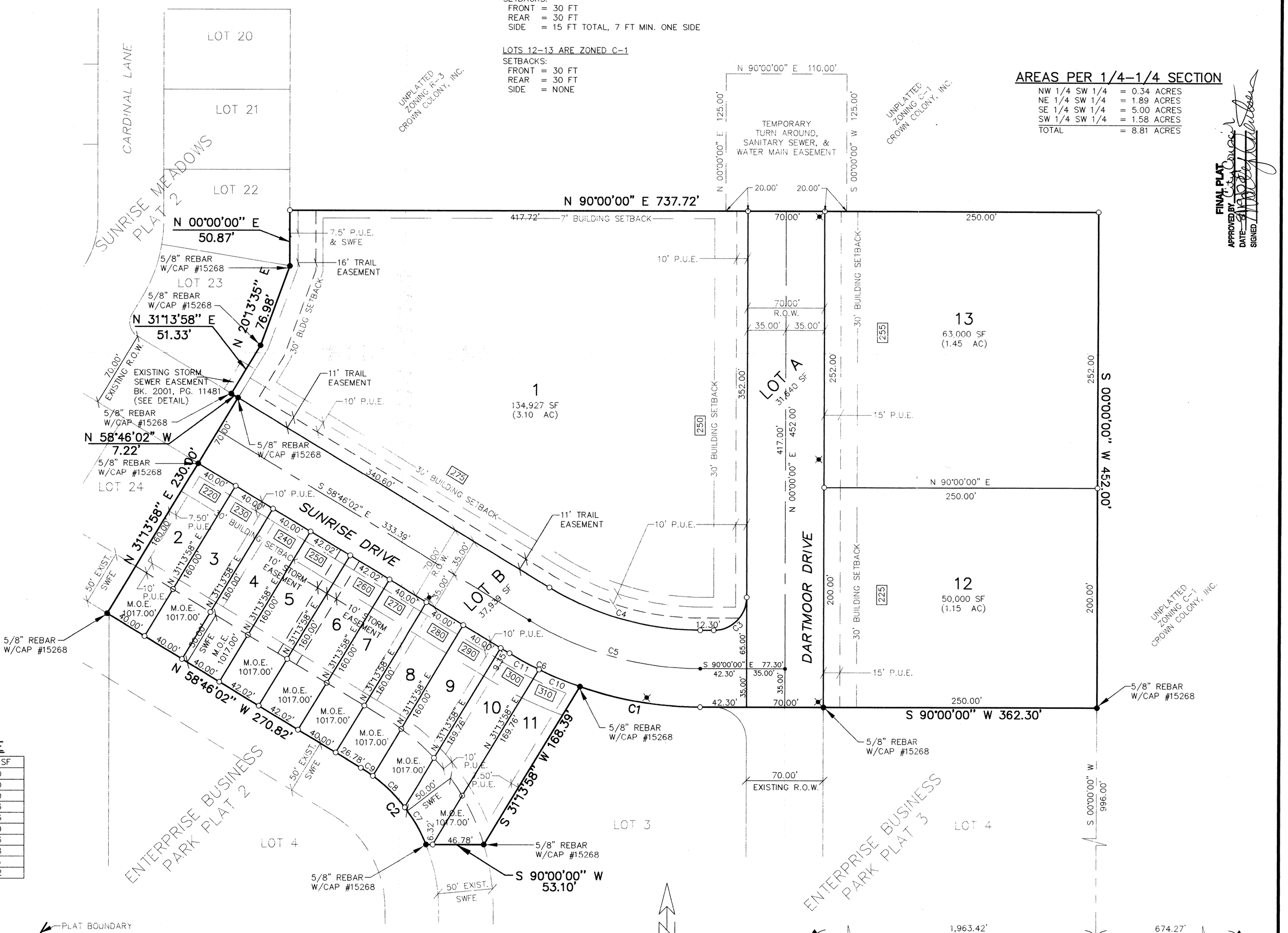
LOTS 1-11 ARE ZONED R-3
SETBACKS:
FRONT = 30 FT
REAR = 30 FT
SIDE = 15 FT TOTAL, 7 FT MIN. ONE SIDE

LOTS 12-13 ARE ZONED C-1
SETBACKS:
FRONT = 30 FT
REAR = 30 FT
SIDE = NONE

AREAS PER 1/4-1/4 SECTION

NW 1/4 SW 1/4	= 0.34 ACRES
NE 1/4 SW 1/4	= 1.89 ACRES
SE 1/4 SW 1/4	= 5.00 ACRES
SW 1/4 SW 1/4	= 1.58 ACRES
TOTAL	= 8.81 ACRES

FINAL PLAT
APPROVED BY: C. Conover
DATE: 8/30/02
SIGNED: [signature]



CURVE DATA

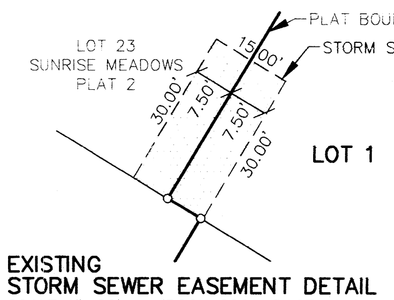
NUMBER	DELTA	CHORD BEARING	RADIUS	LENGTH	CHORD
C1	19°03'27"	N 80°28'17" W	335.00	111.43	110.91
C2	35°50'01"	S 40°51'01" E	150.00	93.81	92.29
C3	90°00'00"	N 45°00'00" E	30.00	47.12	42.43
C4	31°13'58"	N 74°23'01" W	265.00	144.46	142.67
C5	31°13'58"	S 74°23'01" E	300.00	163.53	161.52
C6	12°10'31"	N 64°51'17" W	335.00	71.19	71.05
C7	15°03'10"	N 30°27'36" W	150.00	39.41	39.29
C8	15°43'30"	N 45°50'56" W	150.00	41.17	41.04
C9	05°03'21"	N 56°14'21" W	150.00	13.23	13.23
C10	06°55'31"	S 67°28'47" E	335.00	40.49	40.47
C11	05°15'00"	N 61°23'32" W	335.00	30.70	30.69

AREA TABLE

LOT	AREA SF
2	6400
3	6400
4	6400
5	6723
6	6723
7	6400
8	6403
9	6568
10	7185
11	7082

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
- SWFE SURFACE WATER FLOWAGE EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION
- 0000 ADDRESS NO.
- PROPOSED STREET LIGHT LOCATION



EXISTING
STORM SEWER EASEMENT DETAIL
SCALE 1"=20' (BOOK 2001, PAGE 11481)

BENCHMARK

SPIKE IN NORTH SIDE OF POWER POLE AT NORTHEAST CORNER OF HIGHWAY #6 AND WARRIOR LANE.

ELEVATION = 1,024.16' (USGS)

50 0 50 100 150
Scale 1" = 50'

SW CORNER SEC. 27-79-26 PK-NAIL (1994)
1,963.42' N 90°00'00" E 2,637.69'
674.27'
S 1/4 CORNER SEC. 27-79-26 PK-NAIL (1994)

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
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003. CERTIFICATION COVERS THIS SHEET ONLY.

LICENSED LAND SURVEYOR DANIEL F. RITTEL 15268 IOWA

DATE: AUG 20, 2002
IOWA LICENSE NO. 15268

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2410 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

FINAL PLAT - ENTERPRISE BUSINESS PARK PLAT 4

NO.	REVISION	DATE	BY
1	ADDRESS NUMBERS	07/24/02	DFR
2	PER V&K COMMENTS 7/24/02	07/29/02	DFR

DESIGNED BY: DFR
DRAWN BY: MML/DFR
CHECKED BY: DJS
DATE: 07/22/02
SCALE: 1" = 50'
SHEET 1 OF 1
DWG: 2001FP.DWG
FILE NO.: 2001.00
FIELD BOOK:

FOR: DOWNING DEVELOPMENT, LTD.
75 NE VENTURE DRIVE
WAUKEE, IA. 50263

2001.00

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