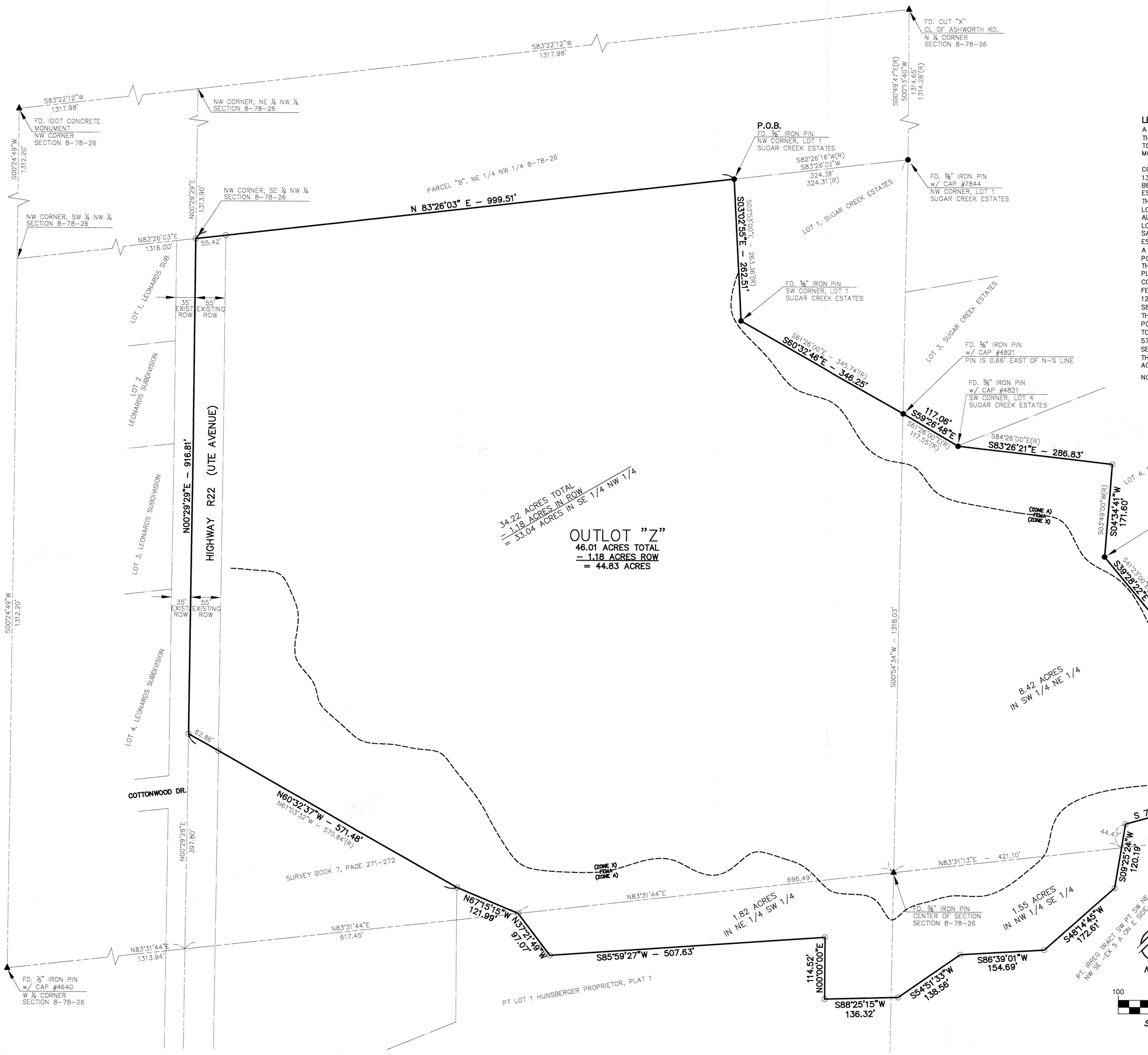
HUNSBERGER PROPRIETOR PLAT 2



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN PORTIONS OF THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NW1/4 OF THE SE1/4, AND THE NE1/4 OF THE SW1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8; THENCE S00°13'40"W, 1314.65 FEET TO A POINT; THENCE S83°26'03"W, 324.38 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SUGAR CREEK ESTATES, AN OFFICIAL PLAT RECORDED IN BOOK 8 ON PAGE 412 OF THE RECORDS OF THE DALLAS COUNTY RECORDER; THENCE S03°02'55"E ALONG THE WEST LINE OF SAID LOT 1, 262.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S60°32'46"E ALONG THE SOUTH LINE OF SAID LOT 1, 346.25 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SUGAR CREEK ESTATES; THENCE S59°26'48"E ALONG THE SOUTH LINE OF SAID LOT 3, 117.06 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID SUGAR CREEK ESTATES; THENCE S83°26'21"E ALONG THE SOUTH LINE OF SAID LOT 4, 286.83 FEET TO A POINT; THENCE S04°34'41"W ALONG THE WEST LINE OF SAID LOT 4, 171.60 FEET TO A POINT; THENCE S39°28'22"E ALONG THE SOUTH LINE OF SAID LOT 4, 213.94 FEET TO THE NORTHWEST CORNER OF LOT 4 OF A REPLAT OF OAKWOOD ESTATES, AN OFFICIAL PLAT RECORDED IN BOOK 816 ON PAGES 930–943 OF THE RECORDS OF THE DALLAS COUNTY RECORDER; THENCE S25°54'34"E ALONG THE WEST LINE OF SAID LOT 4, 295.31 FEET TO A POINT; THENCE S74°25'26"W, 234.14 FEET TO A POINT; THENCE S09°25'24"W, 120.19 FEET TO A POINT; THENCE S48°14'45"W, 172.61 FEET TO A POINT; THENCE S86°39'01"W, 154.69 FEET TO A POINT; THENCE S54°51'33"W, 138.56 FEET TO A POINT; THENCE S88°25'15"W, 136.32 FEET TO A POINT; THENCE N00°00'00"E, 114.52 FEET TO A POINT; THENCE S85°59'27"W, 507.63 FEET TO A POINT; THENCE N37°21'49"W, 97.07 FEET TO A POINT; THENCE N67°15'15"W, 121.99 FEET TO A POINT; THENCE N60°32'37"W, 571.48 FEET TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 8; THENCE N00°29'29"E ALONG SAID WEST LINE, 916.81 FEET TO A POINT; THENCE N83°26'03"E, 999.51 FEET TO THE POINT OF BEGINNING; CONTAINING 46.01 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE: THE BEARINGS USED TO PREPARE THIS PLAT WERE DETERMINED USING GPS RTK OBSERVATIONS.

OWNER/DEVELOPER

HUNSBERGER FAMILY LP
5762 COLUMBINE DRIVE
JOHNSTON, IOWA 50131
(515) 331–2200 (515) 331–2201 FAX

PREPARED BY

NILLES ASSOCIATES, INC.
306 S. ANKENY BOULEVARD
ANKENY, IOWA 50021–3127
(515) 965–0123 OFFICE (515) 965–3322 FAX

ZONING

P.U.D. (SINGLE FAMILY RESIDENTIAL)

BULK REGULATIONS

FRONT YARD SETBACK: 30 FEET (LOTS 15–18; 25–29)
35 FEET (LOTS 1–14; 19–24)
40 FEET (LOTS 31–42)
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 35 FEET*
* (ZERO SETBACK AGAINST PROPOSED OUTLOTS)
MAX. HEIGHT: 35 FEET
MAX. STORIES: 2½ STORIES

PARKING PROHIBITED ON PUBLIC STREETS WITHIN THIS PLAT.

FIRM INFORMATION

ZONES A AND X AS DELINEATED ON PLAT.
COMMUNITY PANEL NUMBER: 19049C0225D
EFFECTIVE DATE: JANUARY 19, 2000

LEGEND

EXISTING/PROPOSED

- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- I FOUND RIGHT–OF–WAY MONUMENT AS NOTED
- ● FOUND MONUMENT AS NOTED
- ○ SET MONUMENT #5 REBAR W/CAP #12106 UNLESS NOTED OTHERWISE
- 1234 1234 ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- PROPERTY LINE

Book 2004 Page 7335
Document 7335 Type SUBDI Pages 12
Date 5/20/2004 Time 1:39 PM
Rec Amt $66.00
Slide # C-341
Carol "Cindy" Hol, Recorder
Dallas County IOWA

BILL TO: HUNSBERGER FAMILY LP
5762 COLUMBINE DRIVE
JOHNSTON, IA 50131

RETURN TO: CITY OF WAUKEE
230 HIGHWAY 6
WAUKEE, IA 50263

APPROVED
APPROVED BY City Council
DATE 5/17/04
SIGNED Mayor

JOHN P. NILLES LICENSED 12106 IOWA PROFESSIONAL ENGINEER & LAND SURVEYOR

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.

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

SIGNATURE: 5/5/04
NAME: JOHN P. NILLES, L.S. NO. 12106 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004 DATE OF SURVEY: 09/2003

NILLES ASSOCIATES, INC.
306 S. ANKENY BLVD. ANKENY, IOWA 50021
(515) 965–0123 FAX (515) 965–3322
Civil Engineering and Land Surveying

PROJECT: HUNSBERGER PROPRIETOR PLAT 2
WAUKEE, IOWA

TITLE: FINAL PLAT

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY TO PERSONS OR PROPERTY WHO FAIL TO FOLLOW THESE PLANS, SPECIFICATIONS, OR ANY MODIFICATIONS THAT DO NOT HAVE THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY PLANNING, ENGINEERING, SURVEYING, THE ANSWERING OF QUERIES, RAISING OF ANSWERS OR CONFLICTS WHICH ARE ALLEGED.

REVISIONS:

NAI No.:	03237
DATE:	05/05/2004
DRAWN BY:	GMP
CHECKED BY:	JPN
SCALE:	AS NOTED
DWG NO.:	FP–1
SHEET NO.:	1/1