

# FINAL PLAT WESTGATE BUSINESS PARK PLAT 2

**OWNER/DEVELOPER** #12335  
 EASTPARK DEVELOPMENT LLC  
 3000 W. UNIVERSITY BLVD.  
 URBANDALE, IOWA 50322

FILED: BOOK 2600 PAGE 12125  
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 CAROL HOLL, RECORDER  
 DALLAS COUNTY, IOWA  
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 Slide # 2-160

**ZONING**  
 M-1 LIGHT INDUSTRIAL DISTRICT (LOTS 1 AND 2-3)  
 M-1A LIGHT INDUSTRIAL DISTRICT (LOTS 2-4)

## LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF MAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34; THENCE S00°04'00"E 1494.64 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34 TO A POINT; THENCE S89°41'53"W 1250.66 FEET TO A POINT; THENCE S00°01'03"E 576.24 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE RAILROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N63°19'51"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE 100.00 FEET TO THE POINT OF BEGINNING; THENCE N01°01'00"W ALONG THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 1594.82 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 34; THENCE N84°41'25"E ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 34, A DISTANCE OF 2642.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 41385 ACRES MORE OR LESS.

## NOTES

- SIDEWALKS WILL BE INSTALLED IN PUBLIC STREETS BY OWNERS OF ADJOINING LOTS. ALICES ROAD SIDEWALK SHALL BE DEFERRED UNTIL REQUIRED BY CITY ORDINANCES.
- ALL LOTS REQUIRE LANDSCAPE BUFFER ALONG BOND FENDING SITE PER CITY ORDINANCES. REQUIREMENT SHALL BE AT THE DISCRETION OF THE CITY OF MAUKEE.

## CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY DATA WAS FIELD CHECKED BY ME, A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER  
 7844  
 IOWA SURVEYOR

EXPIRES: IOWA LICENSE NO. 7844 DATE 11/12/00  
 IOWA SURVEYOR REG. NO. 2000  
 PHASES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH IOWA CODE CHAPTER 354.

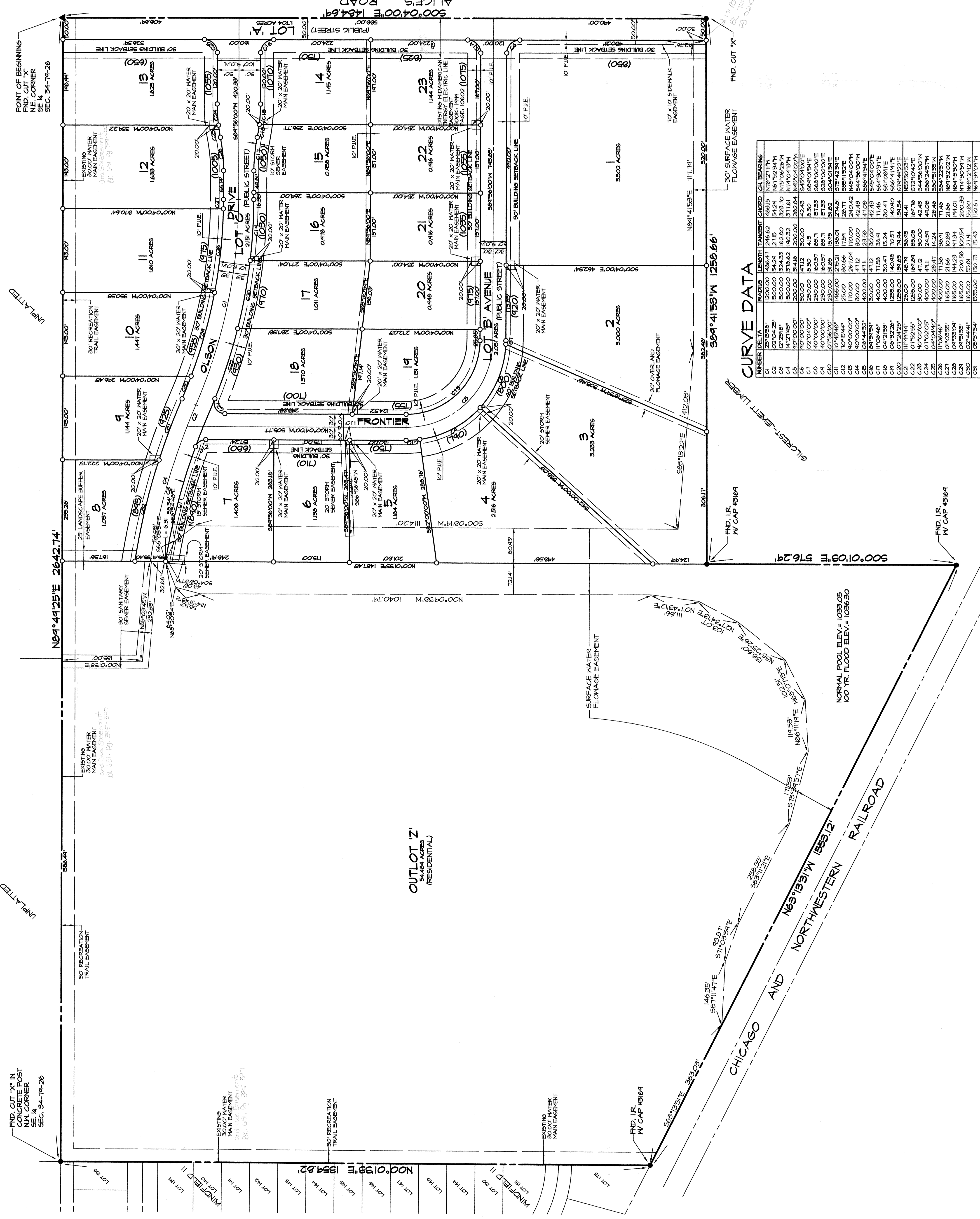
## LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER
- SET CORNER W/ 5/8" I.R. CAP #1644
- IRON ROD
- I.R. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- B.S.L.

**NORTH**  
 SCALE: 1"=100'  
 0 50' 100' 200'

APPROVED BY: [Signature]  
 DATE: 11/27/00  
 SIGNED: [Signature]

**CEC**  
 CIVIL ENGINEERING CONSULTANTS, INC.  
 2400 66TH STREET UNIT 12 DES MOINES, IOWA 50322-4379  
 PHONE 515.276.4684 FAX 515.276.7084



## CURVE DATA

NUMBER	BEARING	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	S121°18'34"	144.21	271.5	543.31	N67°52'34"W
C2	S27°04'25"	1500.00	543.24	271.5	N75°06'28"W
C3	S12°23'18"	1500.00	524.35	162.80	N74°04'19"W
C4	S47°21'43"	1500.00	140.32	971.61	N45°04'00"W
C5	S40°00'00"	200.00	84.16	200.00	N45°04'00"W
C6	S40°00'00"	300.00	126.24	300.00	N45°04'00"E
C7	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C8	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C9	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C10	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C11	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C12	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C13	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C14	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C15	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C16	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C17	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C18	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C19	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C20	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C21	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C22	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C23	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C24	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C25	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C26	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C27	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C28	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C29	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C30	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C31	S40°00'00"	200.00	84.16	200.00	N45°04'00"E
C32	S40°00'00"	200.00	84.16	200.00	N45°04'00"E

NORMAL POOL ELEV. = 1036.05  
 100 YR. FLOOD ELEV. = 1036.30

FND. CUT "X" IN CONCRETE POST AT CORNER SEC. 34-14-26

FND. I.R. W/ CAP #1644

FND. I.R. W/ CAP #1644

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