

FINAL PLAT WESTTOWN MEADOWS PLAT 1 WAUKEE, IOWA

OWNER / DEVELOPER
ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH. 515-988-5878

ZONING
EXISTING: R-2 ONE AND TWO FAMILY RESIDENTIAL

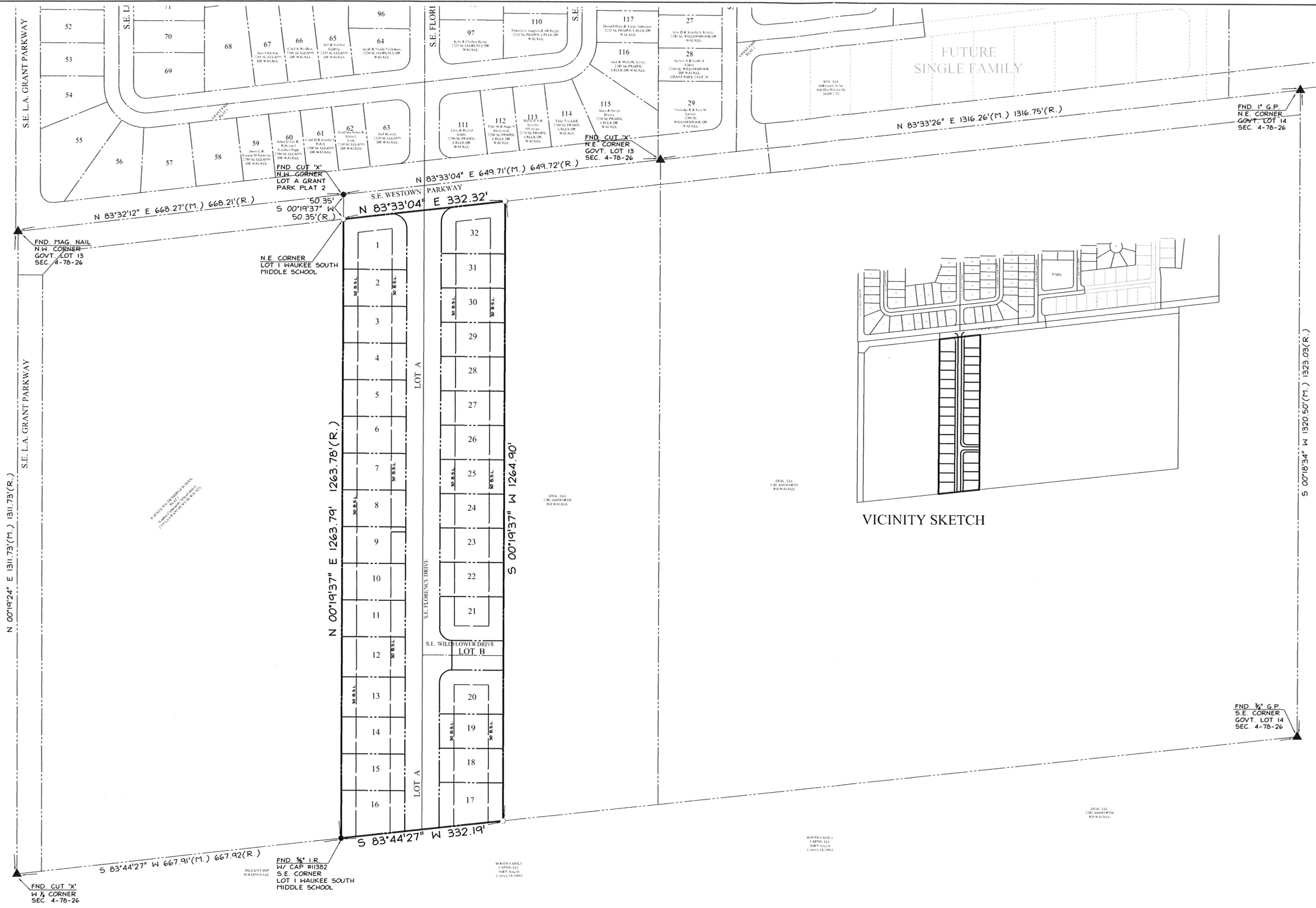
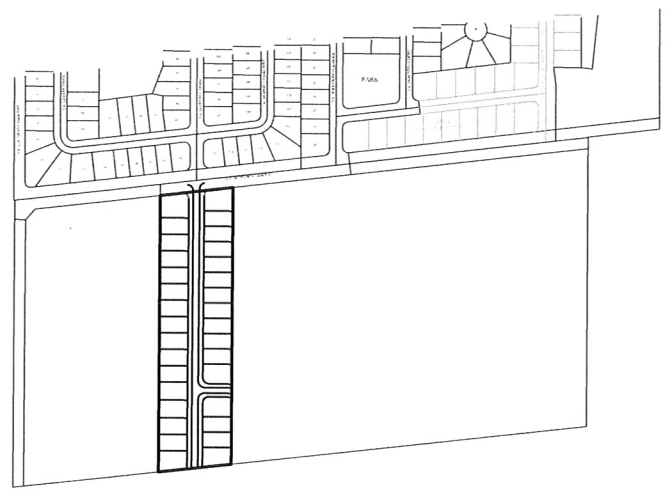
SETBACKS
FRONT - 30' FEET
REAR - 30' FEET
SIDE - 7' MIN. 15' TOTAL

LEGAL DESCRIPTION
A PART OF GOVERNMENT LOT 13 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WAUKEE SOUTH MIDDLE SCHOOL, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 'A', GRANT PARK 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, WHICH IS ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF SE WESTTOWN PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N83°33'04"E, 332.32 FEET ALONG THE SOUTH LINE OF SAID LOT 'A' AND SAID SOUTH RIGHT-OF-WAY LINE; THENCE S00°19'37"W, 1264.90 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 13; THENCE S63°44'27"W, 332.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N00°19'37"E, 1263.79 FEET ALONG THE EAST LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID LOT 1, AND TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 9.578 ACRES MORE OR LESS.
SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

- NOTE
- IN LIEU OF PARKLAND DEDICATION, THE DEVELOPER SHALL CONTRIBUTE CASH TO THE CITY OF WAUKEE FOR PARKLAND IMPROVEMENTS.
 - LOTS A AND B TO BE DEDICATED TO THE CITY FOR USE AS PUBLIC STREETS.
 - MEDIACOM AND CENTURYLINK SERVICES SHALL BE PROVIDED TO THIS PLAT.
 - INSTALLATION OF PUBLIC SIDEWALK TO OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
 - THE CITY OF WAUKEE WILL INSTALL THE TRAIL IN THE EASEMENT ACROSS LOTS 16 & 17 SOMETIME IN THE FUTURE.

LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL



FINAL PLAT

APPROVED BY Waukee City Council
DATE 12/17/12
SIGNED Bradley M. DeD

BOOK 2013 PAGE 313
FILED 1/4/2013
SLIDE D 345 & 346



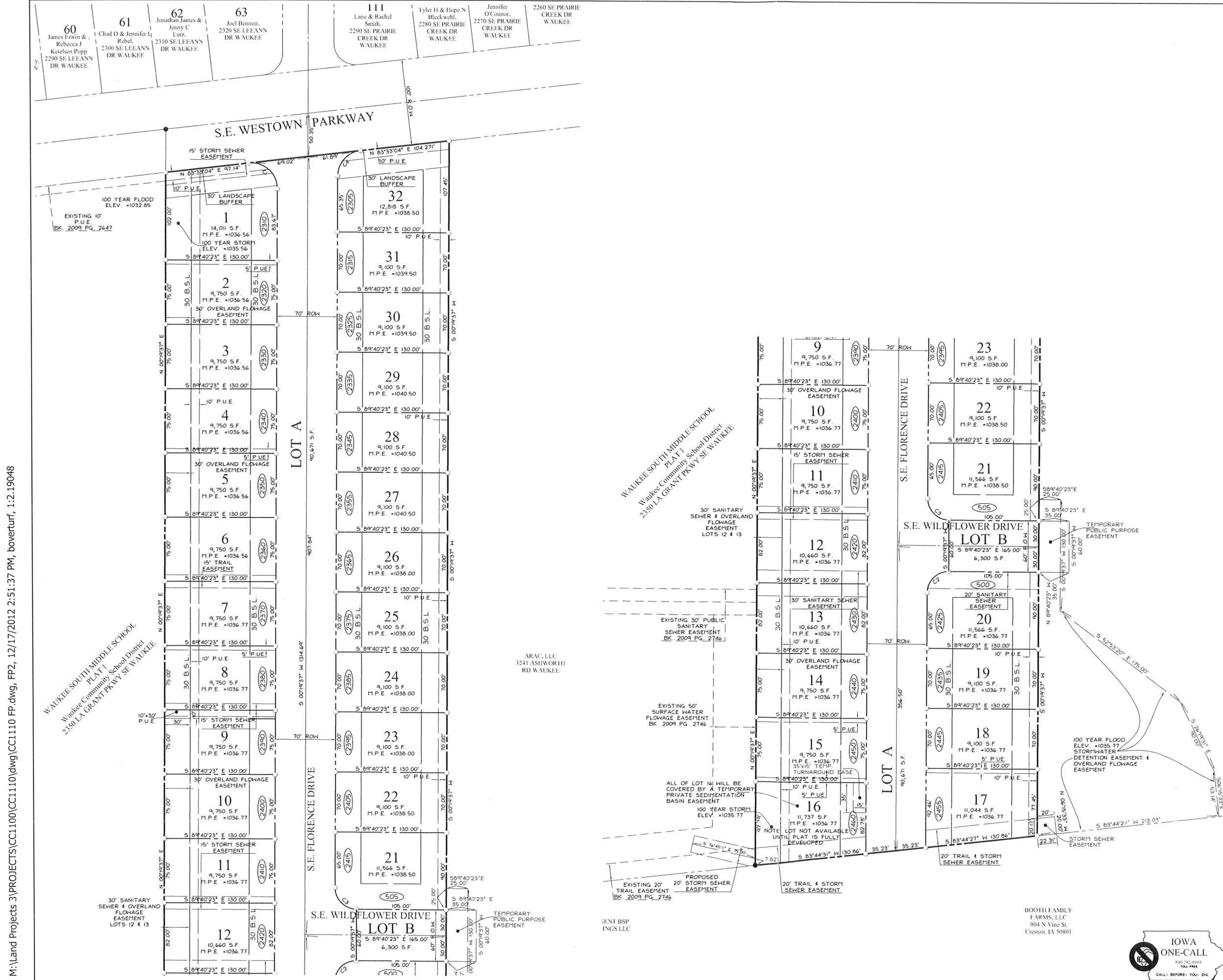
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
KEVEN J. CRAWFORD
13156
DATE: 12/17/2012
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10-9-2012
REVISIONS: 11-8-2012
11-19-2012
JOB NUMBER
CC 1110
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)
FINAL PLAT
WESTTOWN MEADOWS PLAT 1
SHEET 1 OF 2

FINAL PLAT WESTTOWN MEADOWS PLAT 1 WAUKEE, IOWA



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	96°46'33"	30.00	50.67	33.78	44.86	N48°03'40"W
C2	90°00'00"	25.00	39.27	25.00	35.36	S45°19'37"W
C3	90°00'00"	25.00	39.27	25.00	35.36	S44°40'23"E
C4	83°13'27"	30.00	43.58	26.65	39.85	S41°56'20"W

- ### LEGEND
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WESTTOWN MEADOWS PLAT 1

SHEET
2 OF 2

IOWA ONE-CALL
800.224.8889
CALL BEFORE YOU DIG

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