

# FINAL PLAT OF WAUKEE MARKET PLACE PLAT I WAUKEE, IOWA

RECORDER'S  
STAMP

**DRAWING INDEX**

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

**APPLICANT:**  
HURD WAUKEE L.L.C.  
2000 FULLER ROAD  
WEST DES MOINES, IA 50265

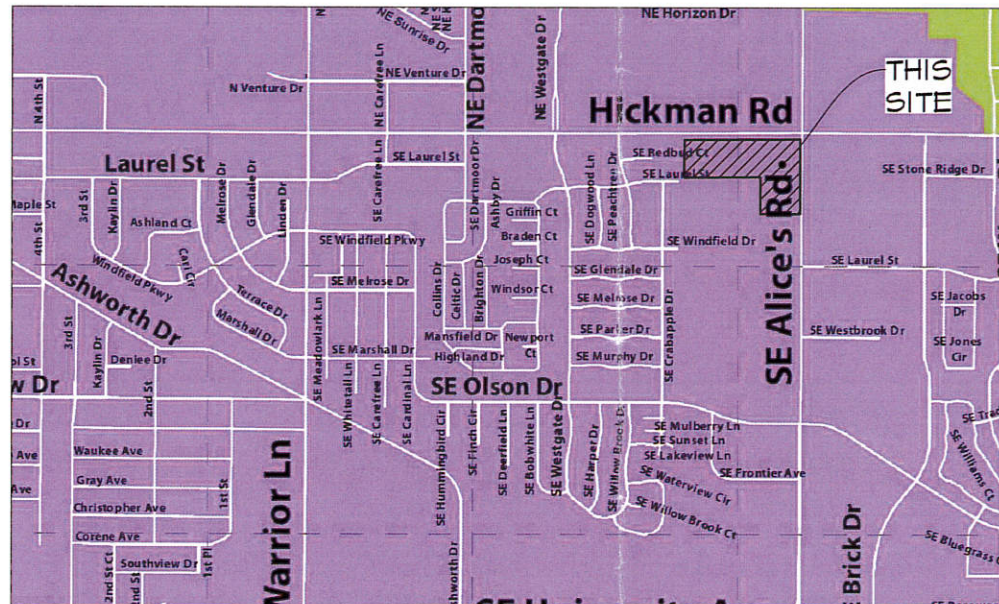
**PROPRIETOR:**  
HURD WAUKEE L.L.C.  
2000 FULLER ROAD  
WEST DES MOINES, IA 50265

**PROFESSIONAL  
LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS #10301  
2400 86TH STREET, SUITE #12  
URBANDALE, IA 50322  
PHONE: 515-276-4084 EXT 21  
FAX: 515-276-1084  
EMAIL: GADDIS@CECLAG.COM

**PROJECT MANAGER:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: ED ARP  
2400 86TH STREET, SUITE #12  
URBANDALE, IA 50322  
PHONE: 515-276-4084 EXT 21  
FAX: 515-276-1084  
EMAIL: ARP@CECLAG.COM

**INDEX LEGEND**

COUNTY:	SECTION	TOWNSHIP	RANGE	1/4	1/4
DALLAS	34	79	26	NE 1/4	NE 1/4
CITY: WAUKEE					
PROPRIETOR (S): HURD WAUKEE L.L.C. 2000 FULLER ROAD WEST DES MOINES, IA 50265					
REQUESTED BY: HURD WAUKEE L.L.C.					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #10301					
RETURN TO: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS COMPANY: 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322					



VICINITY SKETCH  
NO SCALE



**LEGAL DESCRIPTION**

PARCEL 'AA' OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2012, PAGE 22429 AT THE DALLAS COUNTY RECORDER'S OFFICE DESCRIBED AS:

A PARCEL OF LAND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE E 1/4 CORNER OF SAID SECTION 34, SAID E 1/4 CORNER ALSO BEING THE NE CORNER OF WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 12285 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S84°56'04"W, 50.00 FEET ALONG THE SOUTH LINE OF SAID NE 1/4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID WESTGATE BUSINESS PARK PLAT 2, TO THE NE CORNER OF LOT 13 OF SAID WESTGATE BUSINESS PARK PLAT 2, SAID NE CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ALICE'S ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N00°04'43"W, 195.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S84°55'17"W, 356.01 FEET TO A POINT; THENCE N00°00'03"W, 215.99 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET AND A CHORD BEARING N45°11'17"W, AN ARC LENGTH OF 122.24 FEET TO A POINT OF TANGENCY; THENCE S84°31'30"W, 832.69 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4, SAID WEST LINE ALSO BEING THE EAST LINE OF WESTGATE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 820, PAGE 278 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N00°00'05"E, 332.51 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY #6 (HICKMAN ROAD) AS IT IS PRESENTLY ESTABLISHED; THENCE N84°31'30"E, 1133.39 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S71°10'50"E, 126.99 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ALICE'S ROAD; THENCE S00°30'50"E, 197.18 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N84°55'17"E, 12.34 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S00°04'43"E, 384.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 12.000 ACRES MORE OR LESS.

**LEGEND**

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #10301 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED LOTS
- - - EASEMENT LINES
- - - BUILDING SETBACK LINES (B.S.L.)
- - - CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

**CERTIFICATION**

**FINAL PLAT**

APPROVED BY: City Council

DATE: 05/01/2017

SIGNED: Jeffrey A. Gaddis

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

May 11, 2017  
DATE OF LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OF SHEETS COVERED BY THIS SEAL.

SHEETS 1 - 2

**RETURN TO:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: 515-276-4084  
EMAIL: GADDIS@CECLAG.COM

**BASIS OF BEARINGS**

THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF NE 1/4 OF SECTION 34-79-26 ASSUMED AS N84°31'30"E.

**NOTES**

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS BEEN PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
6. THIS PROPERTY IS SUBJECT TO CONTROLLED ACCESS RIGHTS AS RECORDED IN BOOK 1947, PAGE 11021 AT THE DALLAS COUNTY RECORDER'S OFFICE.
7. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE DETENTION PONDS WITHIN EACH LOT.
8. A BLANKET INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO HICKMAN ROAD AND ALICE'S ROAD AS DESIGNATED BY THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF WAUKEE.

**FLOOD ZONE**

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY PANEL #19044C0355E MAP REVISED DECEMBER 4, 2007. \*\*\* FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE \*\*\* (SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

**LAND AREA**

322,736 S.F.  
12.00 AC.

**LAND USE**

LARGE SCALE COMMERCIAL DISTRICT

**ZONING/LAND USE**

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY) ORDINANCE NO. 2390

**BULK REGULATIONS**

- FRONT YARD = 30 FEET
- SIDE YARD = 0 FEET
- SIDE YARD = 15 FEET / IF ADJACENT TO 'R' DISTRICT
- REAR YARD = 30 FEET

**BENCHMARK**

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK  
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

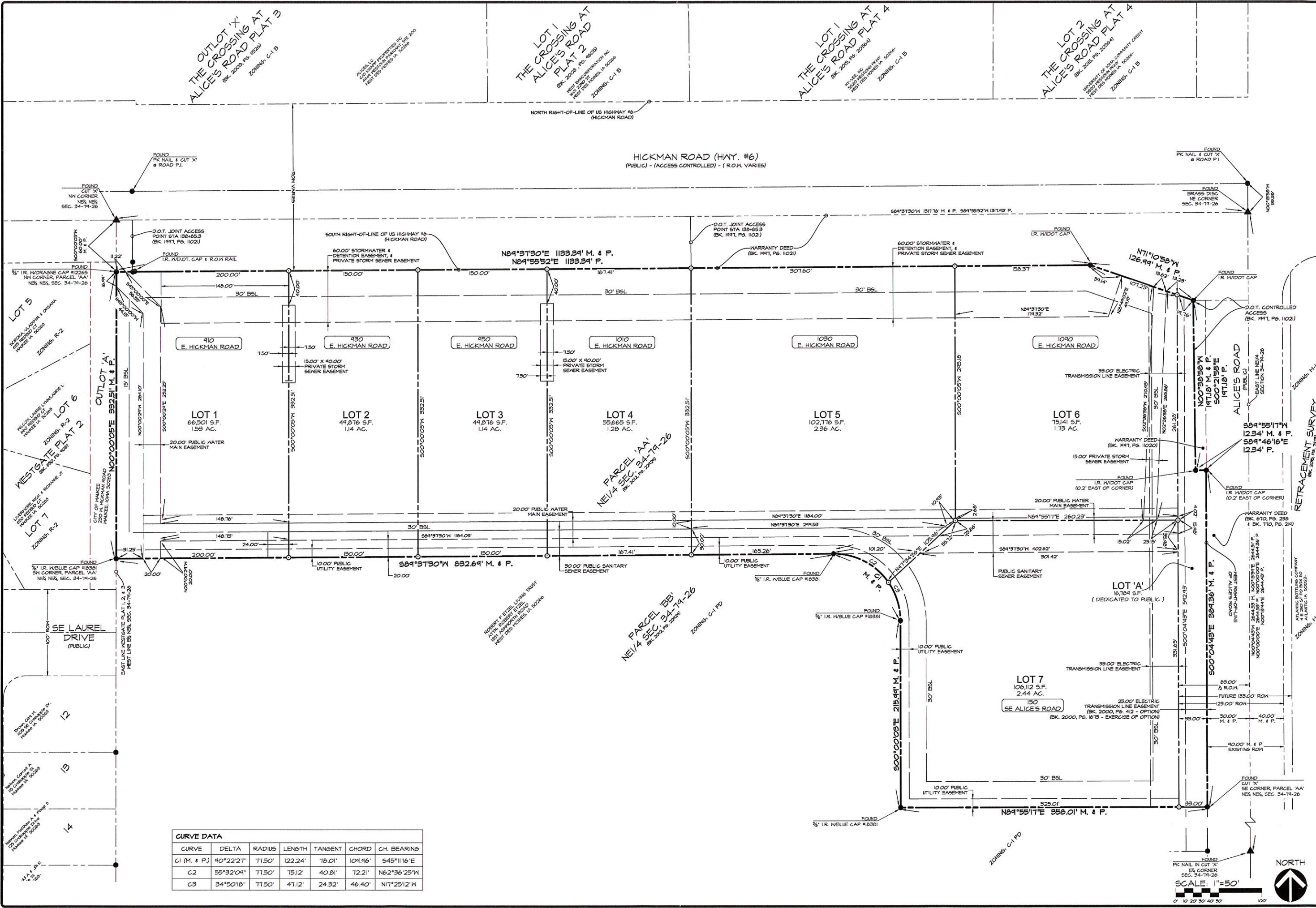
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Civil Engineering Consultants, Inc.  
2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com

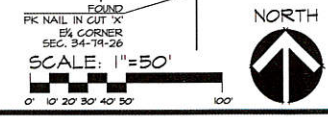


DATE	COMMENTS
APR. 26, 2017	
AUG. 24, 2016	
JUL. 15, 2016	
DATE OF SURVEY	JUL. 11, 2016
DESIGNED BY	ARP
DRAWN BY	MMA / JAG

**WAUKEE MARKET PLACE PLAT I**  
WAUKEE, IOWA  
**COVER**



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
G1 (M. & P.)	90°22'27"	71.50'	122.24'	78.01'	109.96'	S45°11'16"E
C2	55°32'04"	71.50'	75.12'	40.81'	72.21'	N62°36'25"W
C3	34°50'18"	71.50'	47.12'	24.32'	46.40'	N17°25'12"W



**Civil Engineering Consultants, Inc.**  
2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

**CEC**

DATE	REVISIONS	COMMENTS
APR. 28, 2011	1	
AUG. 24, 2016	2	
JUL. 15, 2016	3	
JUL. 11, 2016	4	
APR. 5	5	
MMA / JAG	6	

**WAUKEE MARKET PLACE PLAT 1**  
WAUKEE, IOWA

**FINAL PLAT**

SHEET  
**2**  
OF  
2

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