

INDEX LEGEND  
 LOCATION: PT NW1/4 NW1/4 SEC 17-78-26  
 REQUESTOR: 117 LAND COMPANY LLC  
 PROPRIETOR: 117 LAND COMPANY LLC  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IA. 50111  
 PH: 515-369-4400

# I-80 WEST INDUSTRIAL PARK PLAT 1

FINAL PLAT

Doc ID: 007361580016 Type: PLAT  
 Recorded: 11/28/2017 at 01:16:32 PM  
 Fee Amt: \$82.00 Page 1 of 16  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

FINAL PLAT  
 APPROVED BY *Waukeez City Council*  
 DATE: 11/6/17  
 SIGNED *Yulmull. Stewart*

**ENGINEER/SURVEYOR:**

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DR, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400  
 CONTACT: ERIN OLLENDIKE

**OWNER / DEVELOPER:**

117 LAND COMPANY, LLC  
 9550 HICKMAN ROAD, SUITE 101  
 CLIVE, IA 50325

**ZONING:**

M-1 - LIGHT INDUSTRIAL DISTRICT  
 C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

**DATE OF SURVEY:**

FEBRUARY 27, 2017

**BULK REGULATIONS:**

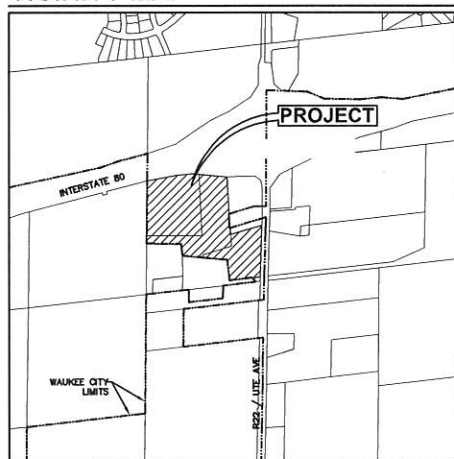
M-1  
 -30 FT FRONT YARD SETBACK  
 -30 FT REAR YARD SETBACK  
 -25 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' OR 'C-1' DISTRICT, OTHERWISE 0'  
 -MAXIMUM OF 3 STORIES

C-1  
 -30 FT FRONT YARD SETBACK  
 -30 FT REAR YARD SETBACK  
 -15 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' DISTRICT, OTHERWISE 0'  
 -40 FT MAXIMUM BUILDING HEIGHT  
 -MAXIMUM OF 3 STORIES

**NOTE**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- REFERENCE SURVEYS FOUND IN
  - BOOK 4 PAGE 68
  - BOOK 4 PAGE 207
  - BOOK 4 PAGE 208
  - BOOK 4 PAGE 211
  - BOOK 4 PAGE 519
  - BOOK 5 PAGE 13
  - BOOK 562 PAGE 58
  - BOOK 562 PAGE 61
  - BOOK 748 PAGE 5051
  - BOOK 1998 PAGE 11746
  - BOOK 2004 PAGE 5051
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS

**VICINITY MAP**



WAUKEEZ, IOWA

**PLAT DESCRIPTION:**

DEED RECORDED IN BOOK 2017 PAGE 4888

LOT THREE (3) OF THE AUDITOR'S PLAT OF THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17 IN TOWNSHIP 78 NORTH, OF RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA,

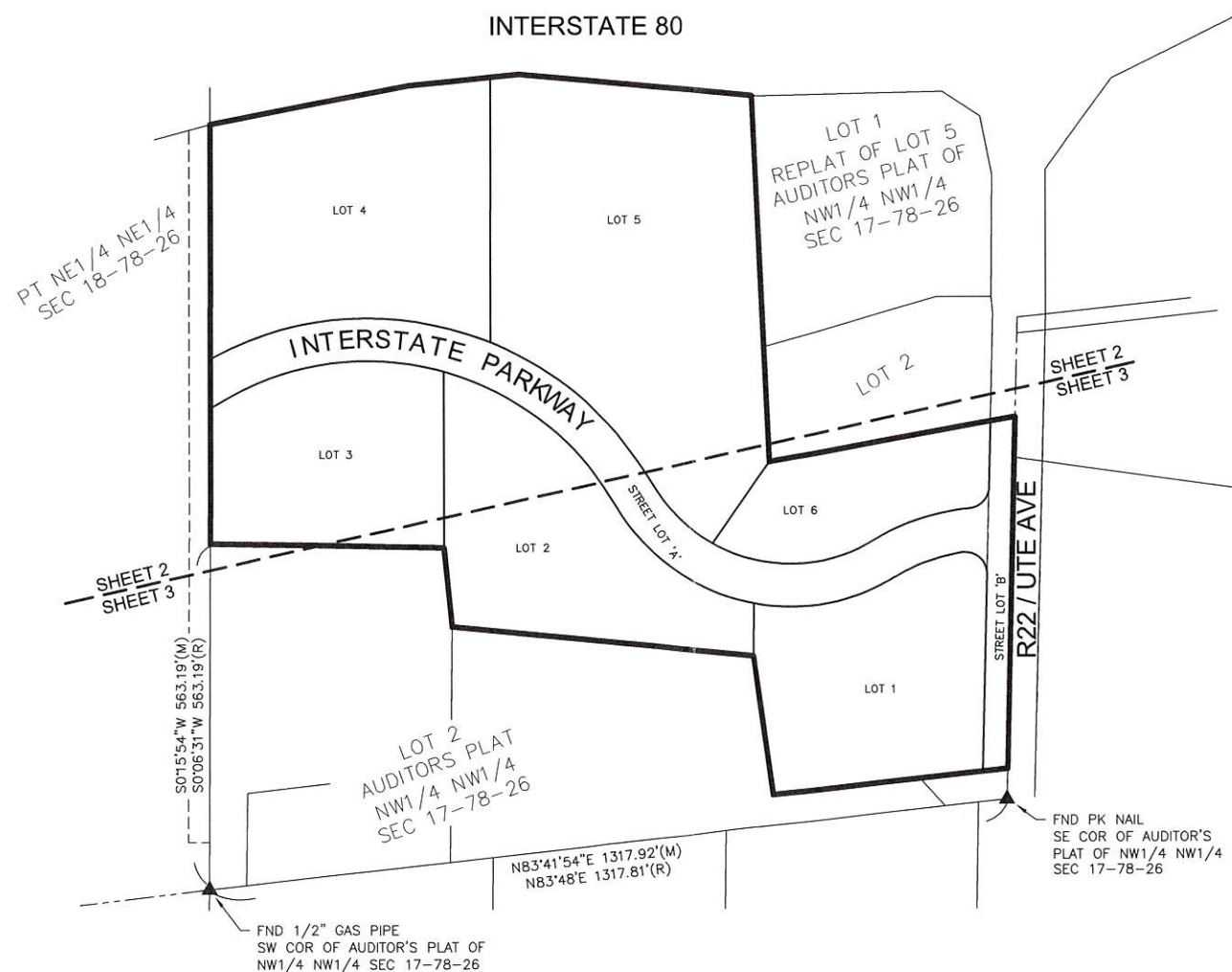
EXCEPT COMMENCING AT THE NW CORNER OF SEC. 17-T78N-R26W OF THE 5TH P.M., DALLAS COUNTY, IOWA, THENCE S 00°00' 658.43 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, THENCE CONTINUING S 00°00' 87.17 FEET, THENCE S 89°12'E 382.70 FEET, THENCE S 06°12'E 130.00 FEET, THENCE S 84°35'E 225.61 FEET, THENCE N 02°55'W 30.62 FEET, THENCE N 73°50'E 338.22 FEET, THENCE N 02°55'W 128.79 FEET, THENCE N 73°50'E 400.92 FEET TO THE CENTERLINE OF A COUNTY ROAD, THENCE N 00°50'E 75.00 FEET ALONG SAID CENTERLINE, THENCE S 73°50'W 423.54 FEET, THENCE N 02°55'W 568.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE NO. 80, THENCE N 85°04'W 315.13 FEET ALONG SAID RIGHT OF WAY LINE, THENCE S 02°55'E 676.50 FEET, THENCE N 89°50'W 609.02 FEET TO THE POINT OF BEGINNING;

AND INCLUDING

PARCEL "A" OF THE SURVEY OF ALL OF LOT 4 AND PART OF LOT 3 OF THE AUDITOR'S PLAT OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEEZ, DALLAS COUNTY, IOWA, AS SHOWN IN BOOK 2004, PAGE 5051, IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA.

**AREA SUMMARY:**

22.49 ACRES (979,651 SQUARE FEET)



**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	30°43'00"	333.00'	178.52'	N74°14'39"E	176.39'
C2	88°29'52"	300.00'	463.37'	S76°51'56"E	418.67'
C3	87°17'09"	500.00'	761.71'	S76°15'34"E	690.16'
C4	0°31'28"	1000.00'	9.15'	N60°21'35"E	9.15'
C5	50°55'59"	535.00'	475.59'	N86°44'03"E	460.08'
C6	1°59'48"	535.00'	18.64'	N68°47'51"W	18.64'
C7	2°25'03"	535.00'	22.57'	N66°35'25"W	22.57'
C8	35°10'57"	535.00'	328.52'	S50°12'28"E	323.38'
C9	28°21'00"	265.00'	131.12'	S46°47'29"E	129.79'
C10	1°56'59"	265.00'	9.02'	N61°56'29"W	9.02'
C11	60°08'52"	265.00'	278.19'	N88°57'34"E	265.59'
C12	26°01'41"	368.00'	167.17'	N71°53'59"E	165.74'
C13	83°34'54"	35.00'	51.06'	N43°07'22"E	46.65'
C14	29°25'01"	35.00'	17.97'	N44°54'01"W	17.77'
C15	38°55'20"	35.00'	23.78'	N79°04'12"W	23.32'
C16	99°51'47"	35.00'	61.00'	N48°35'59"W	53.57'
C17	22°35'00"	298.00'	117.46'	S70°10'38"W	116.70'
C18	41°23'42"	335.00'	242.03'	S79°34'59"W	236.80'
C19	47°06'10"	335.00'	275.40'	N56°10'04"W	267.71'
C20	41°49'25"	465.00'	339.43'	N53°31'42"W	331.94'
C21	45°27'45"	465.00'	368.96'	S82°49'44"W	359.36'
C22	1°36'41"	1035.00'	29.11'	S60°54'12"W	29.11'
C23	10°04'24"	535.00'	94.06'	N62°45'45"W	93.94'
C24	13°27'14"	535.00'	125.62'	N74°31'34"W	125.34'
C25	4°53'05"	465.00'	39.64'	S71°59'52"E	39.63'
C26	1°57'20"	465.00'	15.87'	S68°34'39"E	15.87'
C27	15°02'13"	35.00'	9.19'	N6°11'11"W	9.16'

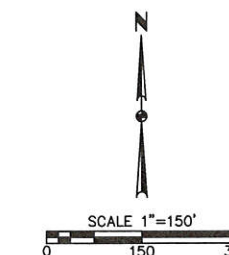
**LEGEND:**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
RIGHT OF WAY RAIL	—H—	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

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.

*Michael Brooner* 11-16-2017  
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1-3



FILE: H:\2017\1701018\IOWA\1701018-FINAL PLAT.DWG  
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 REVISIONS: \_\_\_\_\_  
 FIRST SUBMITTAL: \_\_\_\_\_

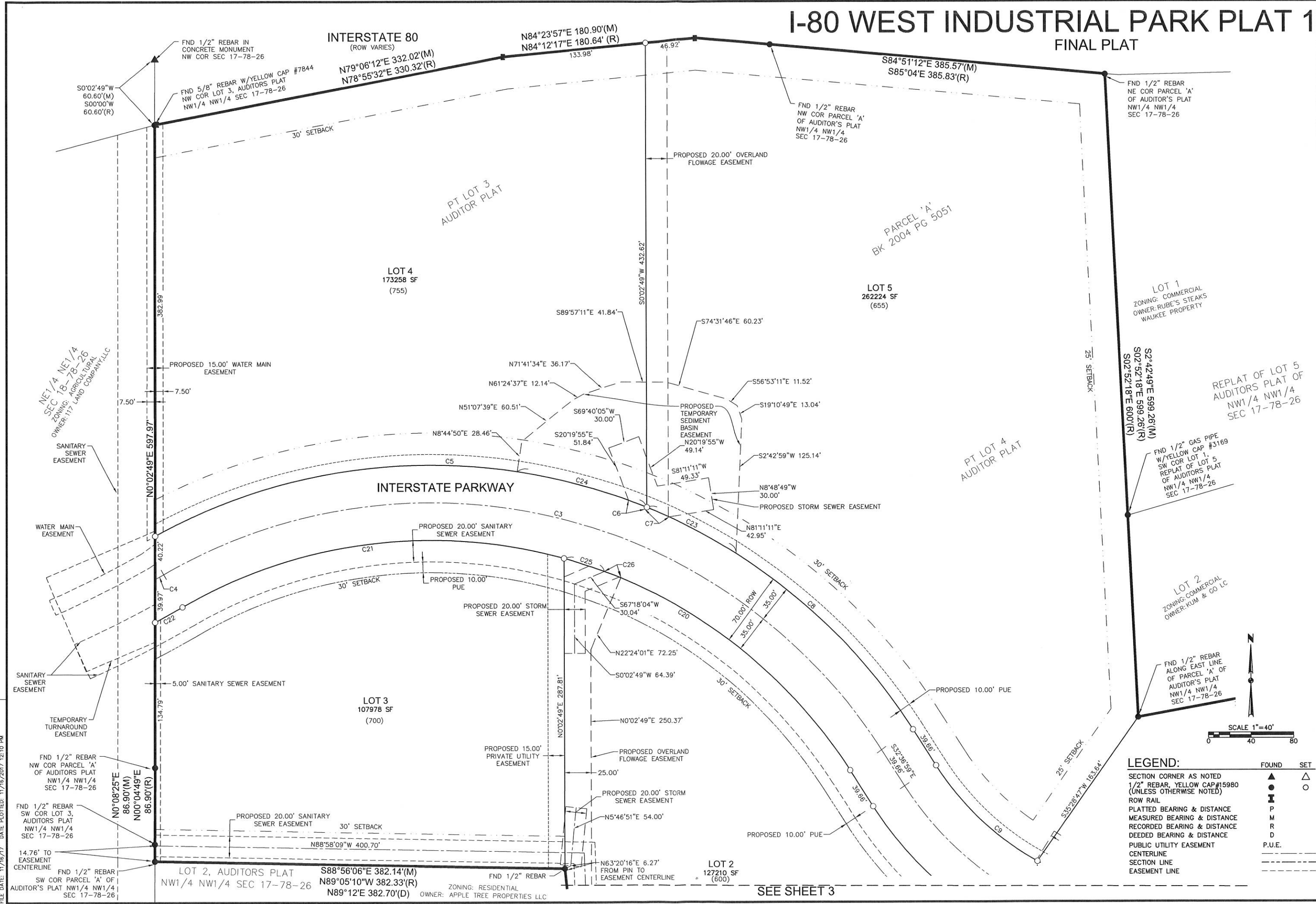
3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

**I-80 WEST INDUSTRIAL PARK PLAT 1**  
**FINAL PLAT**

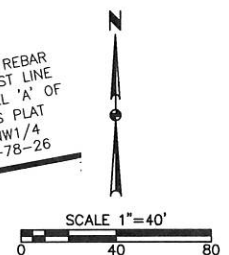
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# I-80 WEST INDUSTRIAL PARK PLAT 1 FINAL PLAT



**LEGEND:**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
ROW RAIL	H	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
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TECH: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

**ESA**  
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**I-80 WEST INDUSTRIAL PARK PLAT 1  
FINAL PLAT**

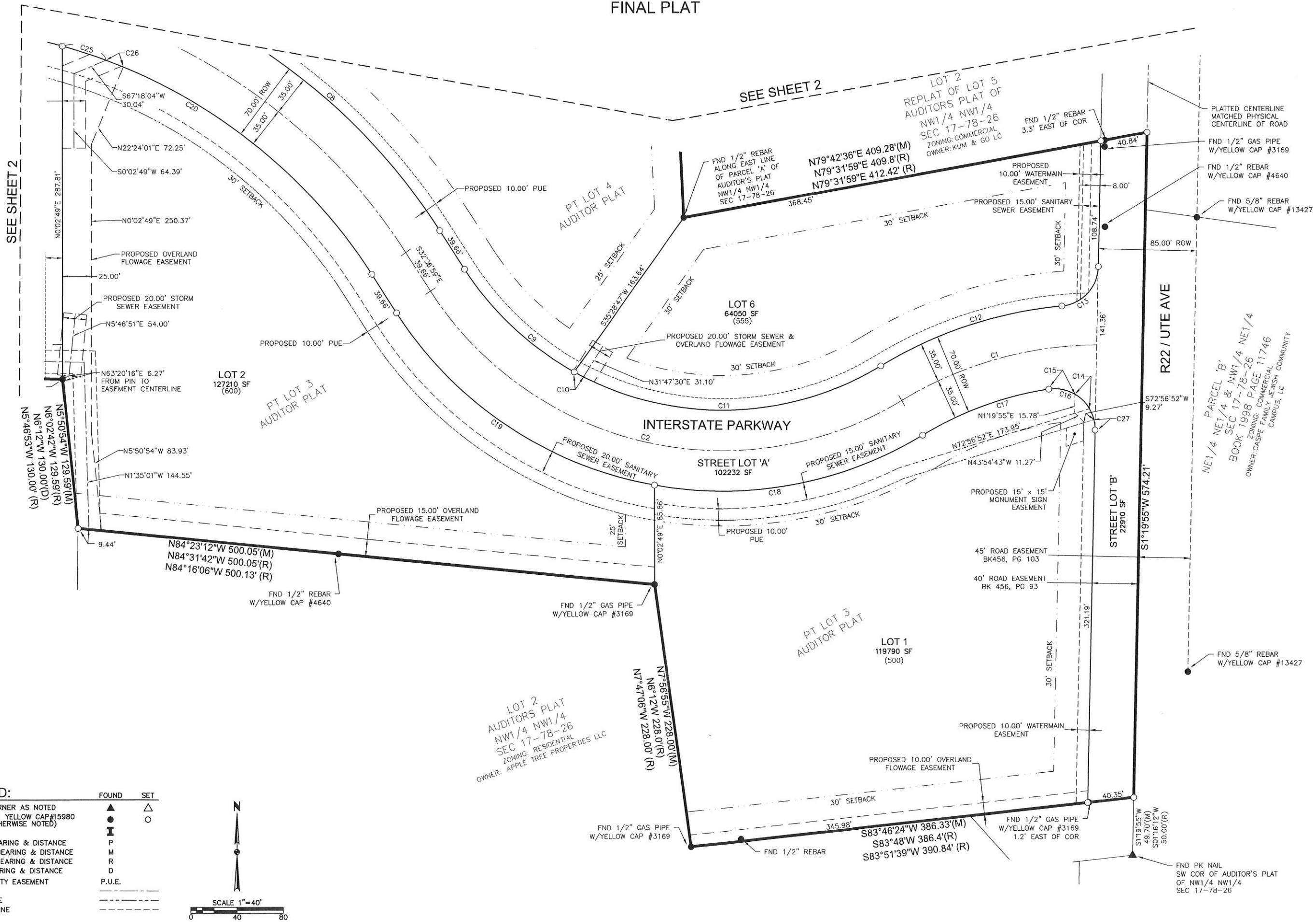
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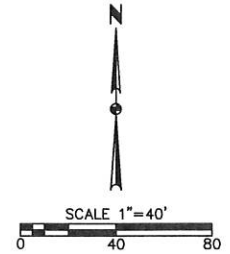
# I-80 WEST INDUSTRIAL PARK PLAT 1

FINAL PLAT



**LEGEND:**

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
ROW RAIL	I	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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SEE SHEET 2

SEE SHEET 2

DATE	REVISIONS
08/09/17 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
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PHONE: (515) 369-4400 FAX: (515) 369-4410



**I-80 WEST INDUSTRIAL PARK PLAT 1**  
FINAL PLAT

1701.018

TECH: ENGINEER:

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

3/3