

Doc ID: 007582950028 Type: PLAT
 Recorded: 08/27/2018 at 11:58:03 AM
 Fee Amt: \$142.00 Page 1 of 28
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

CLAYTON ESTATES PLAT 2

FINAL PLAT

BK 2018 PG 16308

Slide
F58-Fl6

INDEX LEGEND
 LOCATION: PT PARCEL 17-68, SW 1/4 SEC 33-79-26,
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: RMCA, LLC
 PROPRIETOR: RMCA, LLC
 SURVEYOR: MIKE BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400

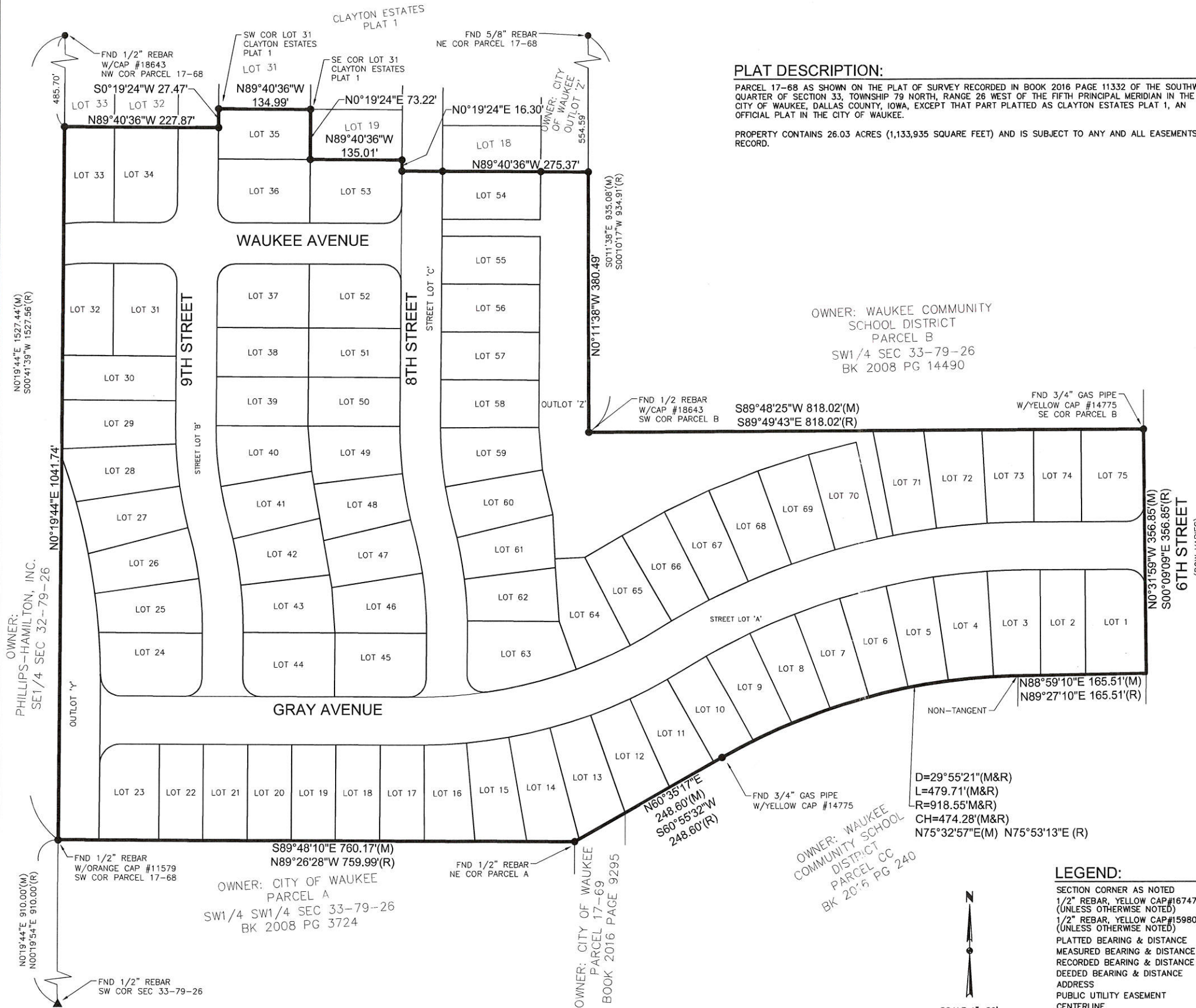
FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 08/20/2018
 SIGNED: *William D. Shultz*

PLAT DESCRIPTION:

PARCEL 17-68 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 11332 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THAT PART PLATTED AS CLAYTON ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE.

PROPERTY CONTAINS 26.03 ACRES (1,133,935 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER: WAUKEE COMMUNITY SCHOOL DISTRICT
 PARCEL B
 SW 1/4 SEC 33-79-26
 BK 2008 PG 14490



ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

ZONING:
 R-2 - ONE AND TWO
 FAMILY RESIDENTIAL
 DISTRICT

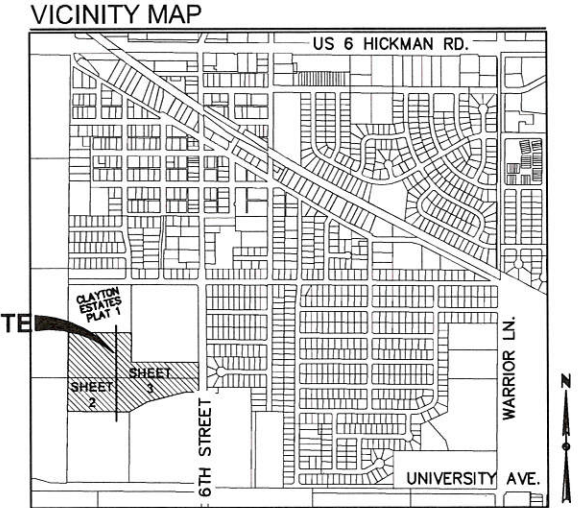
DATE OF SURVEY:
 AUGUST 15, 2016

CURVE DATA:
 SEE SHEET 4

OWNER/DEVELOPER:
 RMCA, LLC
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IOWA 50266

BULK REGULATIONS:
 R-2:
 - 30' FRONT YARD SETBACK;
 - 30' REAR YARD SETBACK;
 - 15' SIDE YARD SETBACK
 (TOTAL=15', MIN. SIDE=7')

- NOTE**
- INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY AS EACH LOT DEVELOPS. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
 - ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - ALL SIDEWALKS SHALL BE 5 FEET WIDE.
 - STREET LOTS 'A', 'B', AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
 - OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
 - LOTS 1 AND 75 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING BUFFER WITHIN THEIR LOT BOUNDARY.



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	P	O
PLATTED BEARING & DISTANCE	M	
MEASURED BEARING & DISTANCE	R	
RECORDED BEARING & DISTANCE	D	
DEEDED BEARING & DISTANCE	(1234)	
ADDRESS	P.U.E.	
PUBLIC UTILITY EASEMENT	---	
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 8-22-2018
 MICHAEL A. BROONER, P.L.S. DATE

15980
 IOWA
 1980

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

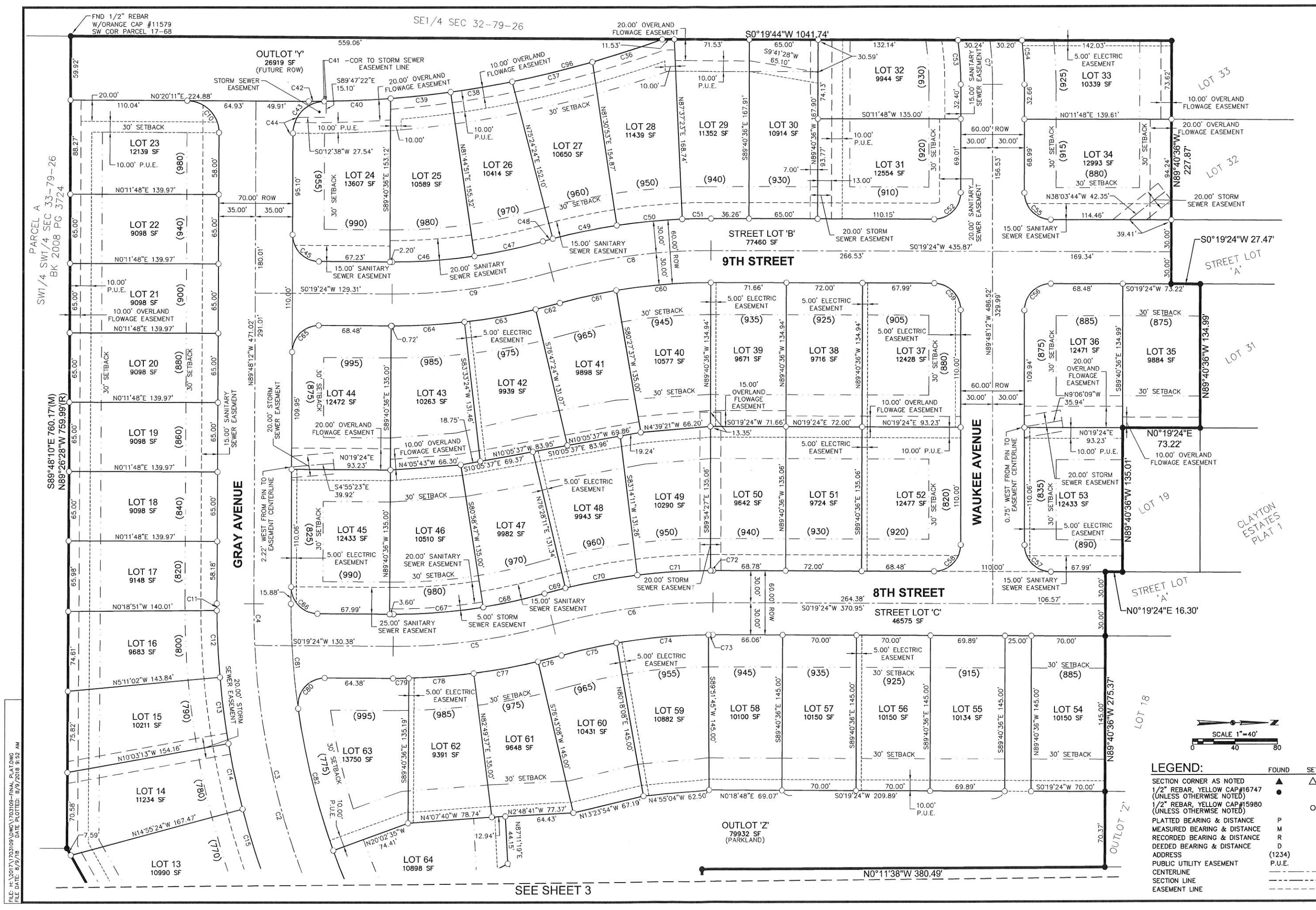
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

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

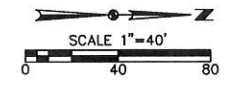
ENGINEER: _____ TECH: _____

CLAYTON ESTATES PLAT 2
FINAL PLAT

1/4
 1703.109



FILE: H:\2007\1703109\10\MC\1703109-FINAL PLAT.DWG
DATE PLOTTED: 07/20/08 9:52 AM



LEGEND:

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ADDRESS	(1234)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

DATE	REVISIONS
06/06/18 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
05/01/18 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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CLAYTON ESTATES PLAT 2
FINAL PLAT

