

INDEX LEGEND
 LOCATION: PT. PARCEL '17-118' OF NE1/4 SE1/4 SEC 28-79-26
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: INDI RUN LLC
 PROPRIETOR: INDI RUN LLC
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 PH: 515-975-7441
 CONTACT: ERIC GRUBB
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER
 INDI RUN, LLC
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 PH: 515-975-7441
 CONTACT: ERIC GRUBB
ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

INDI RUN PLAT 1

FINAL PLAT

BULK REGULATIONS
 R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 • FRONT YARD SETBACK: 30 FEET
 • SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE
 • REAR YARD SETBACK: 30 FEET
 R-4 (PUD) DETACHED TOWNHOME DISTRICT
 • FRONT YARD SETBACK: 30 FEET
 • SIDE YARD SETBACK: 10 FEET TOTAL/5 FEET MIN. ONE SIDE
 • REAR YARD SETBACK: 30 FEET

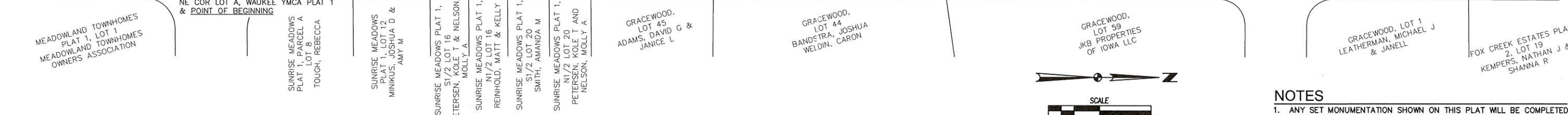
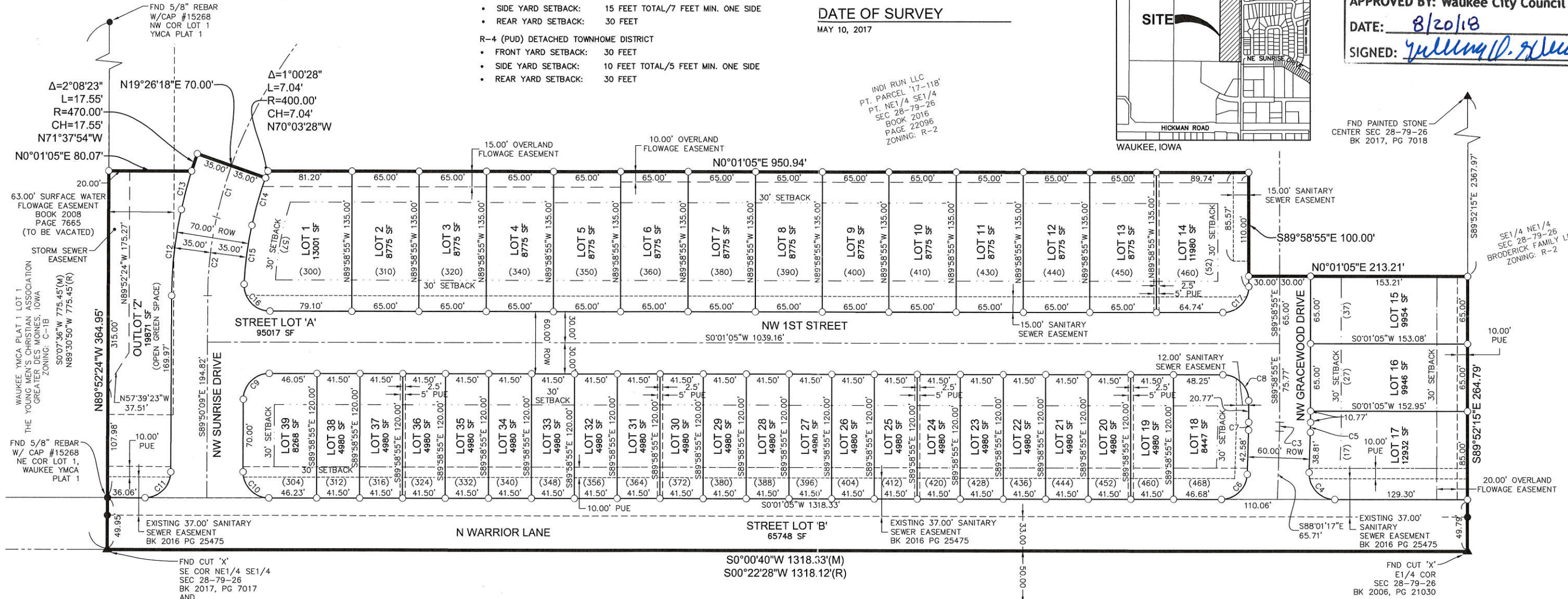
ZONING
 R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 R-4 - PUD (SEE PD DOCUMENT BK 2017 PG 4335)
DATE OF SURVEY
 MAY 10, 2017

VICINITY MAP



Doc ID: 007581520030 Type: PLAT
 Recorded: 08/24/2018 at 09:22:03 AM
 Fee Amt: \$152.00 Page 1 of 30
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK 2018 PG 16166
FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 8/20/18
 SIGNED: *Yullena D. Glembeck*

DATE	REVISIONS
8-22-18	1
7-31-18	2
6-12-18	3
5-17-18	4



PLAT DESCRIPTION

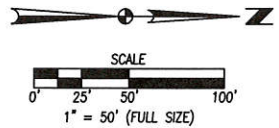
A PART OF PARCEL '17-118' OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 22096, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°52'24" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 364.95 FEET; THENCE NORTH 0°01'05" EAST, 80.07 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 17.55 FEET AND WHOSE CHORD BEARS NORTH 71°37'54" WEST, 17.55 FEET; THENCE NORTH 19°26'18" EAST, 70.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 7.04 FEET AND WHOSE CHORD BEARS NORTH 70°03'28" WEST, 7.04 FEET; THENCE NORTH 0°01'05" EAST, 950.94 FEET; THENCE SOUTH 89°58'55" EAST, 100.00 FEET; THENCE NORTH 0°01'05" EAST, 213.21 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°52'15" EAST ALONG SAID NORTH LINE, 264.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 0°00'40" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1318.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.56 ACRES (460,065 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°49'14"	435.00'	51.78'	S73°58'19"E	51.75'	C14	7°49'42"	400.00'	54.55'	S73°28'05"E	54.61'
C2	12°27'13"	350.00'	76.08'	S83°36'32"E	75.93'	C15	10°24'43"	315.00'	57.24'	S82°35'17"E	57.16'
C3	1°57'38"	250.00'	8.56'	S89°00'06"E	8.55'	C16	92°11'16"	25.00'	40.22'	N46°06'43"E	36.02'
C4	91°57'38"	25.00'	40.13'	N45°59'54"E	35.96'	C17	90°00'00"	25.00'	39.27'	N44°58'55"W	35.36'
C5	1°57'38"	280.00'	9.58'	S89°00'06"E	9.58'						
C7	1°57'38"	220.00'	7.53'	N89°00'06"W	7.53'						
C8	90°00'00"	25.00'	39.27'	S45°01'05"W	35.36'						
C9	89°51'14"	25.00'	39.21'	S44°54'32"E	35.31'						
C11	89°51'14"	25.00'	39.21'	N44°54'32"W	35.31'						
C12	12°27'13"	385.00'	83.68'	N83°36'32"W	83.52'						
C13	4°40'50"	470.00'	38.40'	N75°02'30"W	38.39'						

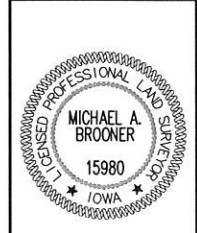
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	PUE	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREET LOT 'A' AND STREET LOT 'B' ARE TO BE DEEDED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A 5 FOOT PUBLIC SIDEWALK SHALL BE CONSTRUCTED AS EACH LOT DEVELOPS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG THE NORTH SIDE OF LOT 14 IF A HOME IS BUILT ON LOT 14 PRIOR TO EXTENSION OF NW GRACEWOOD DRIVE.



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 A. Brooner 8-22-2018
 MICHAEL A. BROONER, P.L.S. DATE

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

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



WAUKEE, IOWA

INDI RUN PLAT 1
FINAL PLAT