

LEGACY POINTE AT WAUKEE PLAT 8

MISCELLANEOUS INFORMATION

OWNER/DEVELOPER:
J LARSON HOMES, LLC
10604 NW 75TH PLACE
GRIMES, IA 50111
PHONE: 515-491-4090

ENGINEER AND SURVEYOR:
GARDEN AND ASSOCIATES, LTD.
1701 3RD AVE. EAST SUITE 1
P.O. BOX 451
OSKAHOOSA, IOWA 52577
PHONE: 641-672-2526
PROJECT MANAGER: ERIN VAN ROEKEL, P.E.

AREA OF SUBDIVISION:
4.75 ACRES (206,725 SQ. FT.)

ZONING:
R3 - PD (PLANNED DEVELOPMENT DISTRICT)
(INFO OBTAINED FROM CITY OF WAUKEE ZONING MAP)

BASIS OF BEARING:
BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS
DATUM: IOWA STATE PLANE COORDINATE SYSTEM NAD83
IOWA SOUTH
ELEVATION DATUM: NAVD88 (GEOID03)

MISCELLANEOUS INFORMATION

BUILDING SETBACK REQUIREMENTS:
FRONT YARD 16 FEET
SIDE YARD 7 FEET
REAR YARD 8 FEET
STREET REAR YARD 30 FEET
(INFO OBTAINED FROM CITY OF WAUKEE)

DEDICATIONS:
LOT A SHALL BE DEDICATED TO THE CITY OF WAUKEE.
OUTLOT A SHALL BE DEDICATED FOR DETENTION BASIN AND TO BE OWNED AND MAINTAINED J LARSON HOMES, LLC.
OUTLOT B SHALL BE DEDICATED AND TRANSFERRED TO LOT 23 OF LEGACY POINTE AT WAUKEE - PLAT 1

ERROR OF CLOSURE:
THE UNADJUSTED ERROR OF CLOSURE DOES NOT EXCEED ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND DOES NOT EXCEED ONE IN FIVE THOUSAND FOR INDIVIDUAL LOTS.

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 9/17/18
SIGNED: *Yuliana P. Schubert*

PROPERTY DESCRIPTION:

A PART OF OUTLOT B OF LEGACY POINTE AT WAUKEE PLAT 2, CITY OF WAUKEE, DALLAS COUNTY, IOWA AS RECORDED IN BOOK 2004 ON PAGE 6453 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE S00°21'15"W ALONG THE EAST LINE OF SAID OUTLOT B A DISTANCE OF 574.69 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT B; THENCE N70°04'43"W ALONG THE SOUTHERLY LINE OF SAID OUTLOT B A DISTANCE OF 141.65 FEET; THENCE S67°23'00"E ALONG THE ARC OF A 212.50 FEET RADIUS CURVE, CONCAVED NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N29°59'40"E 56.55 FEET; THENCE N87°59'06"W A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT D AND SHOWN IN BOOK 2005 ON PAGE 3591 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE 7.42 FEET ALONG THE EAST LINE OF SAID TRACT D AND ALONG THE ARC OF A 162.50 FEET RADIUS CURVE, CONCAVED NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N21°08'25"E 7.42 FEET; THENCE N54°54'06"W ALONG THE NORTHERLY LINE OF SAID TRACT D A DISTANCE OF 103.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT D; THENCE N27°57'50"W ALONG THE SOUTHERLY LINE OF SAID TRACT D A DISTANCE OF 35.79 FEET; THENCE S29°11'52"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 15.18 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT C AND SHOWN IN BOOK 2005 ON PAGE 3590 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE N59°47'20"W ALONG THE NORTHERLY LINE OF SAID TRACT C A DISTANCE OF 91.36 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT C AND THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT B AND SHOWN IN BOOK 2005 ON PAGE 3589 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE N40°14'13"W ALONG THE NORTHERLY LINE OF SAID TRACT B A DISTANCE OF 99.81 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B AND THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT A AND SHOWN IN BOOK 2005 ON PAGE 3588 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE N40°14'11"W ALONG THE NORTHERLY LINE OF SAID TRACT A A DISTANCE OF 91.50 FEET; THENCE N51°35'16"W ALONG SAID NORTHERLY LINE A DISTANCE OF 11.06 FEET; THENCE S64°45'07"W ALONG THE WESTERLY LINE OF SAID TRACT A A DISTANCE OF 14.39 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT B; THENCE S63°55'49"W ALONG THE SOUTHERLY LINE OF SAID OUTLOT B A DISTANCE OF 85.47 FEET; THENCE ALONG THE WESTERLY LINE OF SAID OUTLOT B 22.07 FEET ALONG THE ARC OF A 360.00 FEET RADIUS CURVE, CONCAVED SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N51°11'40"W 22.07 FEET; THENCE 32.35 FEET ALONG THE ARC OF A 25.00 FEET RADIUS CURVE, CONCAVED NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N15°47'40"W 30.14 FEET; THENCE 161.49 FEET ALONG THE ARC OF A 442.50 FEET RADIUS CURVE, CONCAVED WESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N10°48'55"E 160.60 FEET, THENCE N00°22'22"E ALONG SAID WESTERLY LINE OF OUTLOT B A DISTANCE OF 22.60 FEET TO THE NORTHWESTERLY CORNER OF SAID OUTLOT B; THENCE S89°30'51"E ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 557.50 FEET TO THE POINT OF BEGINNING.

N89°31'10"W 1324.57'
NORTH 1/4 CORNER SECTION 35-79-26 FOUND BRASS PLUG

TRACT RECORDED IN
BOOK 633, PAGE 618

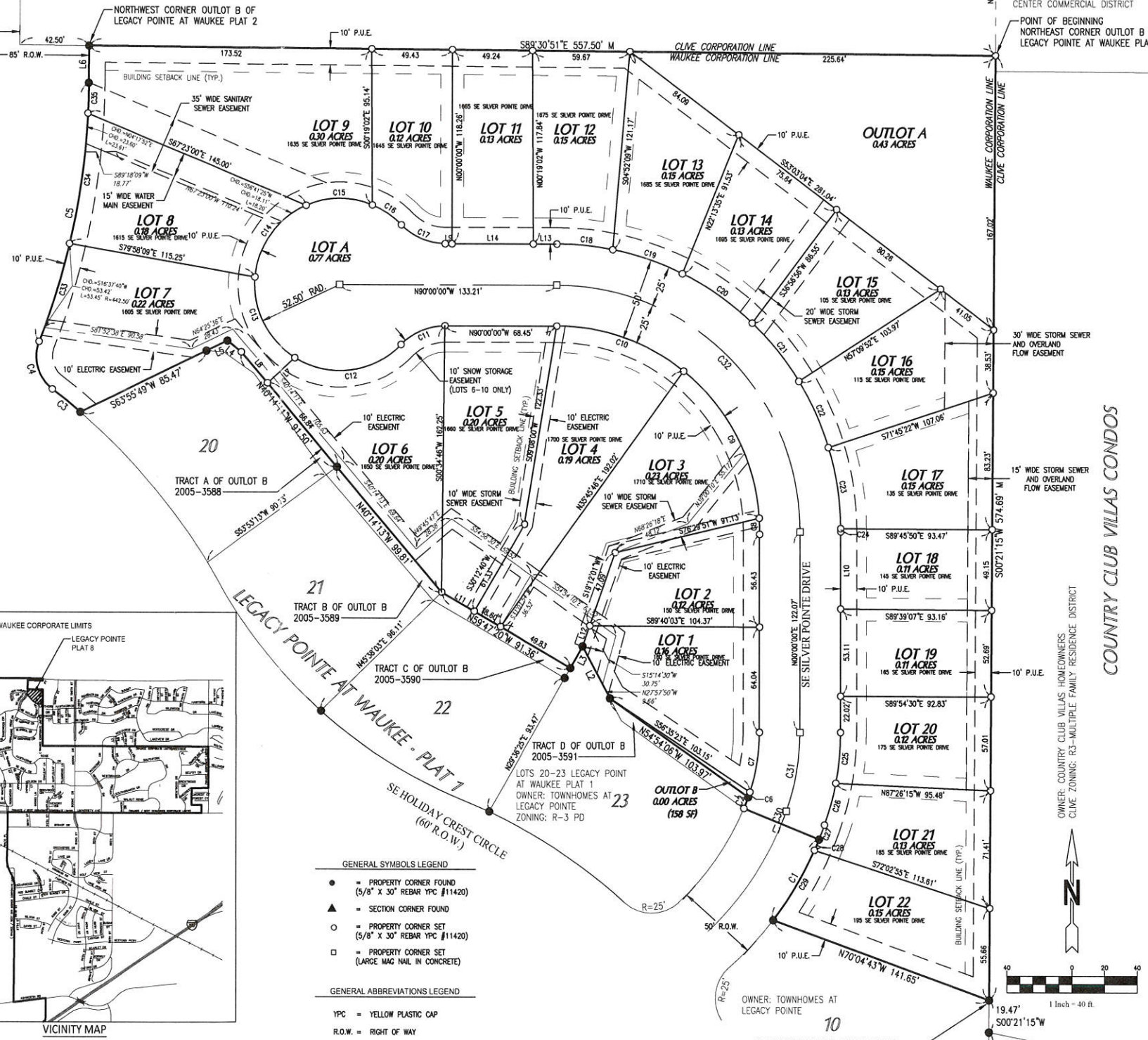
OWNER: CAROLE E. & ARTHUR B. J. CRATE
CLIVE ZONING: C4-PLANNED SHOPPING CENTER COMMERCIAL DISTRICT

NORTHEAST CORNER OF WEST 1/2 OF NE 1/4 SECTION 35-79-26

NORTHEAST CORNER SECTION 35-79-26 FOUND BRASS PLUG

OWNER: MYERS PROPERTIES, INC.
CLIVE ZONING: C4-PLANNED SHOPPING CENTER COMMERCIAL DISTRICT

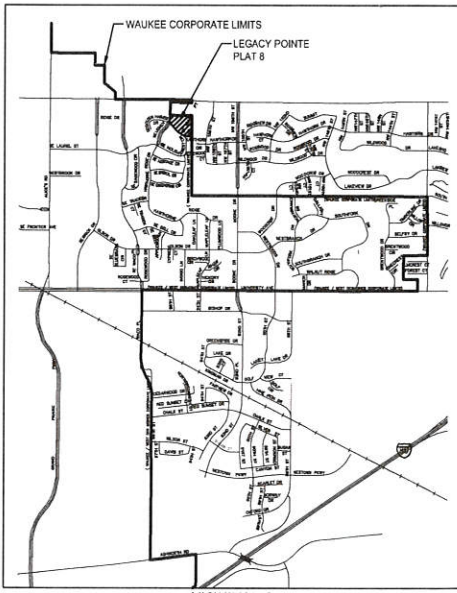
POINT OF BEGINNING NORTHEAST CORNER OUTLOT B OF LEGACY POINTE AT WAUKEE PLAT 2



CURVE	LENGTH	RADIUS	CHORD	CHD BRG	DELTA
C1	56.72'	212.50'	56.55'	N29°59'40"E	15°17'39"
C2	7.42'	162.50'	7.42'	N21°08'25"E	2°36'59"
C3	22.07'	360.00'	22.07'	N51°11'40"W	3°19'40"
C4	32.35'	25.00'	30.14'	N15°47'40"W	7°40'48"
C5	161.49'	442.50'	160.60'	N10°48'55"E	20°54'39"
C6	3.16'	115.51'	3.16'	N19°05'50"E	1°34'05"
C7	36.92'	115.51'	1023.36'	S09°09'25"W	18°18'49"
C8	9.94'	125.00'	1022.74'	S01°32'35"E	4°33'20"
C9	103.77'	125.00'	1027.65'	S27°36'15"E	47°33'54"
C10	84.25'	125.00'	82.67'	N70°41'45"W	38°37'06"
C11	30.12'	37.50'	29.32'	N66°59'30"E	48°01'01"
C12	71.15'	52.50'	1027.17'	N82°48'35"E	77°39'10"
C13	57.94'	52.50'	55.06'	N28°44'45"W	63°14'13"
C14	56.58'	52.50'	53.89'	S35°44'50"W	61°44'54"
C15	41.96'	52.50'	1025.87'	S89°31'10"W	45°47'47"
C16	21.62'	52.50'	21.47'	S55°47'00"E	23°35'59"
C17	30.12'	37.50'	29.32'	N66°59'30"W	48°01'01"
C18	34.55'	175.00'	34.50'	N84°20'35"W	11°18'47"
C19	45.39'	175.00'	45.27'	N71°15'20"W	14°51'44"
C20	52.62'	175.00'	52.42'	S55°12'40"E	17°13'36"
C21	45.81'	175.00'	45.68'	N39°06'00"W	14°59'50"
C22	44.40'	175.00'	44.28'	S24°20'00"E	14°32'09"
C23	50.09'	175.00'	49.92'	N08°51'50"W	16°24'03"
C24	2.03'	175.00'	2.03'	S00°19'55"E	0°39'50"
C25	31.05'	165.51'	31.00'	N05°22'25"E	10°44'50"
C26	26.34'	165.51'	26.32'	N19°18'25"E	9°07'11"

CURVE	LENGTH	RADIUS	CHORD	CHD BRG	DELTA
C27	9.32'	212.50'	1022.74'	N21°05'25"E	2°30'51"
C28	7.16'	212.50'	11.07'	N23°18'45"E	1°55'50"
C29	49.56'	212.50'	50.17'	N30°57'35"E	13°21'49"
C30	8.37'	187.50'	8.37'	N21°06'45"E	2°33'30"
C31	48.74'	140.51'	48.49'	N09°56'10"E	19°52'22"
C32	235.62'	150.00'	212.13'	N45°00'00"W	90°00'00"
C33	62.59'	442.50'	62.55'	N17°13'10"E	8°06'15"
C34	80.30'	442.50'	80.20'	N07°58'05"E	10°23'52"
C35	18.61'	442.50'	18.75'	N01°33'55"E	2°24'33"

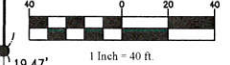
PARCEL #	AREA (AC)	AREA (SF)
1	0.16 AC	7183 SF
2	0.12 AC	5277 SF
3	0.23 AC	10052 SF
4	0.19 AC	8284 SF
5	0.20 AC	8914 SF
6	0.20 AC	8651 SF
7	0.22 AC	9502 SF
8	0.18 AC	8053 SF
9	0.30 AC	12913 SF
10	0.12 AC	5396 SF
11	0.13 AC	5851 SF
12	0.15 AC	6431 SF
13	0.15 AC	6340 SF
14	0.13 AC	5546 SF
15	0.13 AC	5788 SF
16	0.15 AC	6629 SF
17	0.15 AC	6467 SF
18	0.11 AC	4578 SF
19	0.11 AC	4919 SF
20	0.12 AC	5127 SF
21	0.13 AC	5797 SF
22	0.15 AC	6403 SF
LOT A	0.77 AC	33623 SF
OUTLOT A	0.43 AC	18843 SF
OUTLOT B	0.00 AC	158 SF
TOTAL	4.75 AC	206,725 SF



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.
Gary Wayne Keith, P.L.S.
License number: 11420
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: 1 OF 1

- GENERAL SYMBOLS LEGEND
- = PROPERTY CORNER FOUND (5/8" X 30" REBAR YPC #11420)
 - ▲ = SECTION CORNER FOUND
 - = PROPERTY CORNER SET (5/8" X 30" REBAR YPC #11420)
 - = PROPERTY CORNER SET (LARGE MAG NAIL IN CONCRETE)
- GENERAL ABBREVIATIONS LEGEND
- YPC = YELLOW PLASTIC CAP
 - R.O.W. = RIGHT OF WAY
 - M = MEASURED DIMENSION
 - R = RECORDED DIMENSION
 - P = PLATTED DIMENSION

UTILITY NOTE:
UTILITIES SHOWN HEREIN ARE AN APPROXIMATE LOCATION BASED ON AN IOWA ONE CALL DESIGN LOCATE AND MAPS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY ALL UTILITIES BEFORE DIGGING OR CONSTRUCTION.



SE CORNER OF WEST 1/2 OF NE 1/4 SECTION 35-79-26 FOUND 5/8" REBAR #7844

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500 E. Taylor, Suite C
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Oskahoosa, Iowa 52577
641.672.2526 Phone
641.672.2091 Fax
email@gardenassociates.net
800.691.2524 Iowa Toll Free

**LEGACY POINTE AT WAUKEE
PLAT 8
WAUKEE, DALLAS COUNTY, IOWA**

COUNTRY CLUB VILLAS CONDOS

SHEET TITLE
FINAL PLAT

SCALE:
1"=40'

FIELD BOOK:

DRAWN BY:
TRH

APPROVED:
GWK

REVISIONS:

DATE:
AUG. 15, 2018

PROJECT NO.:
7016107

SHEET NO.:
1 OF 1

Doc ID: 007598670036 Type: PLAT
Recorded: 09/20/2018 at 09:56:40 AM
Fee Amt: \$182.00 Page 1 of 36
Dallas County, Iowa
Chad C. Airthart RECORDER
File#

Slide File# BK 2018 PG 17856

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