

I-80 WEST INDUSTRIAL PARK PLAT 2

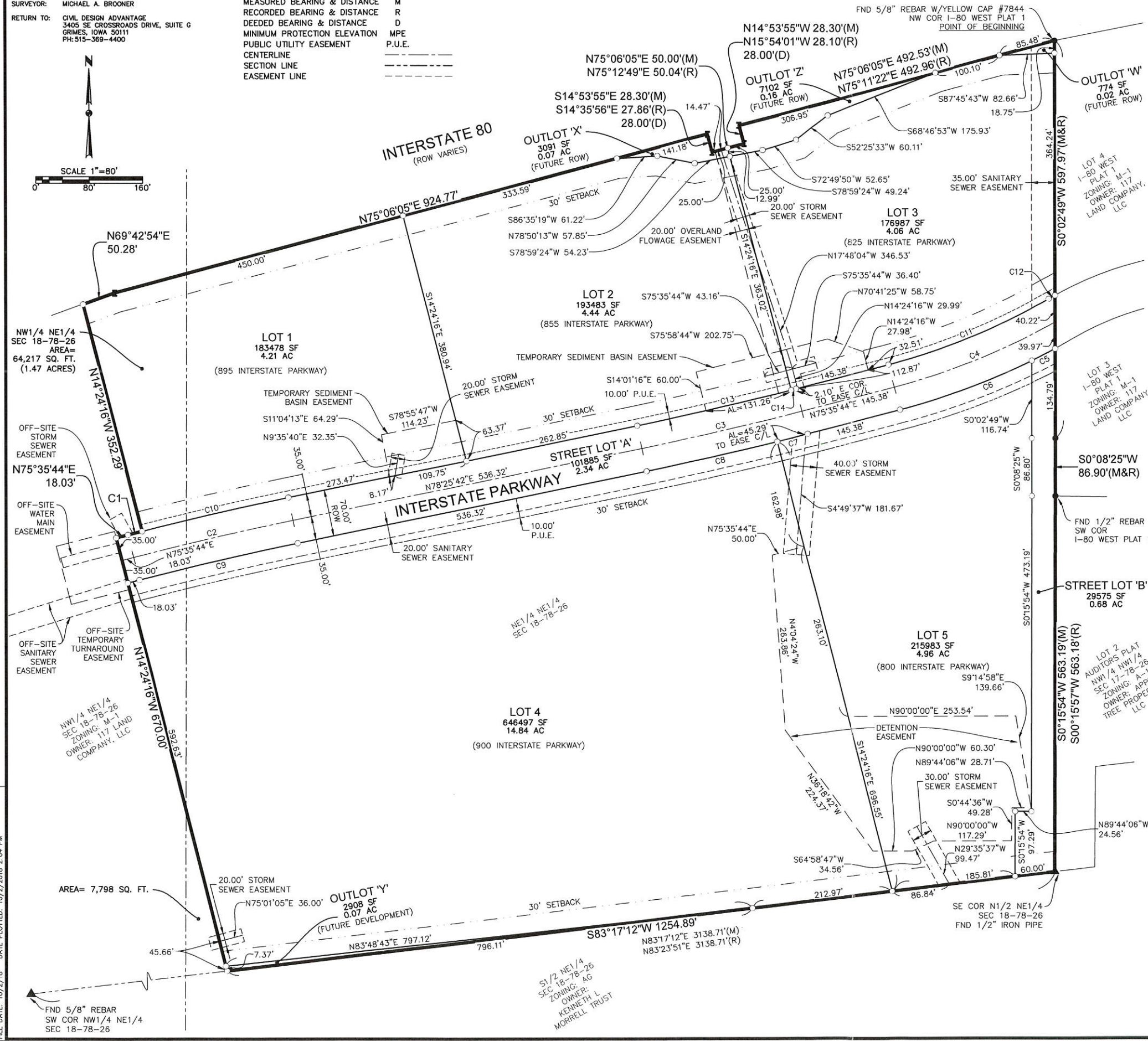
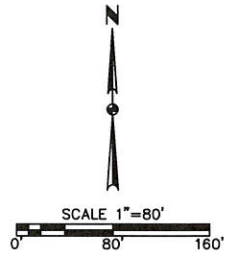
FINAL PLAT

INDEX LEGEND
 LOCATION: N1/2 NE1/4 SEC 18-78-26
 REQUESTOR: 117 LAND COMPANY, LLC
 PROPRIETOR: 117 LAND COMPANY, LLC
 SURVEYOR: MICHAEL A. BROONER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

LEGEND:

FOUND	SET
ROW RAIL	I
SECTION CORNER AS 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
MINIMUM PROTECTION ELEVATION	MPE
PUBLIC UTILITY EASEMENT	P.U.E.
CENTERLINE	---
SECTION LINE	---
EASEMENT LINE	---

FINAL PLAT
 APPROVED BY: Waukeee City Council
 DATE: 10-1-2018
 SIGNED: *Michael A. Brooner*
 BK 2018 Pg 19092
 Side F79



OWNER / DEVELOPER:
 117 LAND COMPANY, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
 PH: (515) 244-3111
 CONTACT: TOBY TORSTENSON

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

PLAT DESCRIPTION:
 A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF I-80 WEST PLAT 1; THENCE SOUTH 0°02'49" WEST ALONG THE WEST LINE OF SAID I-80 WEST PLAT 1, A DISTANCE OF 597.97 FEET; THENCE SOUTH 0°08'25" WEST CONTINUING ALONG SAID WEST LINE, 86.90 FEET TO THE SOUTHWEST CORNER OF SAID I-80 WEST PLAT 1; THENCE SOUTH 0°15'54" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 563.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 83°17'12" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 1254.89 FEET; THENCE NORTH 14°24'16" WEST, 670.00 FEET; THENCE NORTH 75°35'44" EAST, 18.03 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 5035.00 FEET, WHOSE ARC LENGTH IS 21.97 FEET AND WHOSE CHORD BEARS NORTH 75°43'14" EAST, 21.97 FEET; THENCE NORTH 14°24'16" WEST, 352.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE NORTH 69°42'54" EAST ALONG SAID SOUTH LINE, 50.28 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 924.77 FEET; THENCE SOUTH 14°53'55" EAST CONTINUING ALONG SAID SOUTH LINE, 28.30 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 50.00 FEET; THENCE NORTH 14°53'55" WEST CONTINUING ALONG SAID SOUTH LINE, 28.30 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 492.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.85 ACRES (1,561,762 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

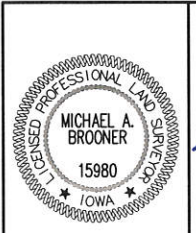
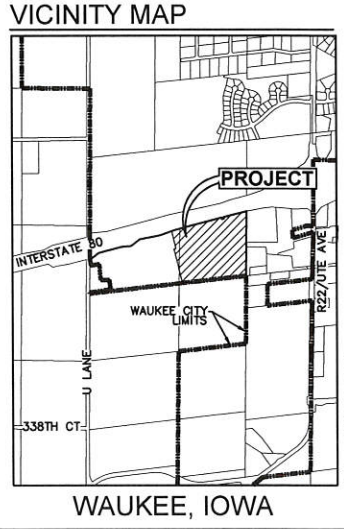
ZONING:
 M-1 - LIGHT INDUSTRIAL DISTRICT

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

- NOTE**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
 - FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
 - TEMPORARY SEDIMENT BASIN EASEMENTS EXPIRE ONCE THE LOT IS DEVELOPED.
 - OUTLOTS W, X AND Z SHALL BE USED FOR FUTURE I.D.O.T. RIGHT-OF-WAY.
 - THE DETENTION WITHIN LOTS 4 AND 5 WILL BE MAINTAINED BY AN ASSOCIATION.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°15'00"	5035.00'	21.97'	N75°43'14"E	21.97'
C2	2°49'58"	5000.00'	247.20'	N77°00'43"E	247.18'
C3	2°49'58"	5000.00'	247.20'	N77°00'43"E	247.18'
C4	14°58'25"	1000.00'	261.34'	N68°06'32"E	260.60'
C5	21°0'46"	1035.00'	39.37'	S62°47'56"W	39.37'
C6	11°42'25"	1035.00'	211.48'	S69°44'31"W	211.11'
C7	0°32'42"	5035.00'	47.90'	S75°52'05"W	47.90'
C8	2°17'16"	5035.00'	201.03'	S77°17'04"W	201.02'
C9	2°49'58"	4965.00'	245.47'	S77°00'43"W	245.45'
C10	2°34'58"	5035.00'	226.96'	N77°08'13"E	226.94'
C11	15°29'53"	965.00'	261.03'	S67°50'48"W	260.23'
C12	1°10'13"	535.00'	10.93'	N60°40'57"E	10.93'
C13	2°44'30"	4965.00'	237.57'	N77°03'27"E	237.55'
C14	0°05'28"	4965.00'	7.90'	N75°38'28"E	7.90'



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 10-2-2018
 MICHAEL A. BROONER, P.L.S. DATE

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

FILE: H:\2017\1702374\DWG\1702374-FINAL PLAT.DWG
 FILE DATE: 10/2/18 DATE PLOTTED: 10/2/2018 2:04 PM

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

ENGINEER:

TECH:

REVISIONS

NO.	DATE	DESCRIPTION

THIRD SUBMITTAL: 09/14/18
 SECOND SUBMITTAL: 09/14/18
 FIRST SUBMITTAL: 07/31/18

I-80 WEST INDUSTRIAL PARK PLAT 2
FINAL PLAT

1707.374