

FINAL PLAT

WAUKEE CROSSING PLAT 1

WAUKEE, IOWA

WAUKEE CROSSING LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

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FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 01/08/2020

SIGNED: *Jeffrey A. Gaddis*



VICINITY SKETCH

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE S/2 SE/4 OF SECTION 28, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID SECTION 28, THENCE N84°31'08" W, 643.66 FEET ALONG THE SOUTH LINE OF SAID SE/4 TO A POINT; THENCE N00°40'21" W, 141.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HICKMAN ROAD, ALSO KNOWN AS US HIGHWAY #6, AS IT IS PRESENTLY ESTABLISHED IN THE ACQUISITION PLAT RECORDED BOOK 4, PAGE 346 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE SW CORNER OF OUTLOT 'V' OF THE COMMONS AT GREENWAY PLAT 1, A FINAL PLAT ON FILE AT THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT AND THE POINT OF BEGINNING; THENCE S85°00'43" W, 84.21 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N84°31'08" W, 134.21 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N44°22'02" W, 124.45 FEET ALONG THE EAST LINE OF SAID ACQUISITION PLAT TO A POINT; THENCE N00°22'15" E, 272.97 FEET ALONG SAID EAST LINE TO A POINT; THENCE N86°42'24" W, 164.34 FEET ALONG SAID EAST LINE TO A POINT ON THE EAST LINE OF THE WEST 23 ACRES OF SAID SE/4; THENCE N00°18'51" E, 167.40 FEET ALONG SAID EAST LINE TO POINT; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET AND A CHORD BEARING S74°55'11" E, AN ARC LENGTH OF 346.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING S67°46'36" E, AN ARC LENGTH OF 245.36 FEET TO A POINT; THENCE N45°34'34" E, 100.00 FEET ALONG A RADIAL LINE OF THE PREVIOUSLY DESCRIBED CURVE TO A POINT; THENCE N01°26'16" W, 47.66 FEET TO A POINT; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET AND A CHORD BEARING N65°51'33" E, AN ARC LENGTH OF 140.64 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY ALSO BEING ON THE SOUTH LINE OF PARCEL 10-146, AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 23141 AT THE DALLAS COUNTY RECORDER'S OFFICE AND ALSO BEING ON THE SOUTH LINE OF LOT 'A' OF SAID THE COMMONS AT GREENWAY PLAT 1; THENCE S84°36'32" E, 86.31 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET AND A CHORD BEARING N82°43'31" E, AN ARC LENGTH OF 204.86 FEET ALONG SAID SOUTH LINE TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 515.00 FEET AND A CHORD BEARING N14°54'03" E, AN ARC LENGTH OF 86.87 FEET ALONG SAID SOUTH LINE TO THE NW CORNER OF OUTLOT 'Z' OF SAID THE COMMONS AT GREENWAY PLAT 1; THENCE S11°21'53" E, 46.71 FEET ALONG THE WEST LINE OF SAID OUTLOT 'Z' TO A POINT; THENCE S54°10'24" E, 150.51 FEET ALONG SAID WEST LINE TO A POINT; THENCE S31°41'05" E, 49.41 FEET ALONG SAID WEST LINE TO A POINT; THENCE S16°27'11" E, 74.83 FEET ALONG SAID WEST LINE TO THE NW CORNER OF OUTLOT 'V' OF SAID THE COMMONS AT GREENWAY PLAT 1; THENCE S00°40'21" E, 305.41 FEET ALONG THE WEST LINE OF SAID OUTLOT 'V' TO THE POINT OF BEGINNING AND CONTAINING 19.04 ACRES MORE OR LESS.

LAND AREA

10.40 ACRES S1/4 SE1/4
 0.64 ACRES SE1/4 SE1/4
 19.04 ACRES TOTAL

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 OF SECTION 28-74-26 ASSUMED AS N84°31'08" E.

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
6. A BLANKET INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO HICKMAN ROAD, NN 2ND STREET AND NN VENTURE DRIVE AS DESIGNATED BY THE CITY OF WAUKEE.
7. PROPERTY CORNER SHALL BE SET WITHIN ONE YEAR OF FINAL PLAT RECORDING.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY PANEL #104603555F MAP REVISED DECEMBER 1, 2018. *** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE *** (SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

COUNTY	SECTION	TOWNSHIP	RANGE	1/4	1/4
DALLAS	28	74	26	S1/4	SE1/4
DALLAS	28	74	26	SE1/4	SE1/4

CITY: WAUKEE

PROPRIETOR (S): PHILLIP E BRODERICK LLC, et al.

REQUESTED BY: WAUKEE CROSSING LLC.

PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS

COMPANY: CIVIL ENGINEERING CONSULTANTS, INC.
 RETURN TO: ATTN: JEFFREY A. GADDIS
 2400 86TH STREET, URBANDALE, IA 50322

LEGEND

- FOUND SECTION CORNERS
- FOUND CORNERS
- ▲ SET SECTION CORNER (5/8" IR. WBLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" IR. WBLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED LOTS
- - - EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- IR. IRON ROD
- IP. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P.O.R. POINT-OF-REFERENCE
- P.O.B. POINT-OF-BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CERTIFICATION

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.

January 21, 2020

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS | - 3

RETURN TO:
 CIVIL ENGINEERING CONSULTANTS
 ATTN: JEFFREY A. GADDIS, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: 515-276-4884
 EMAIL: GADDIS@CECLAC.COM



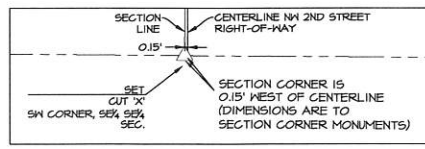
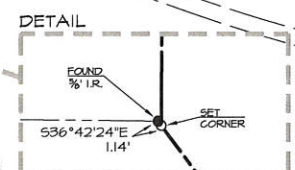
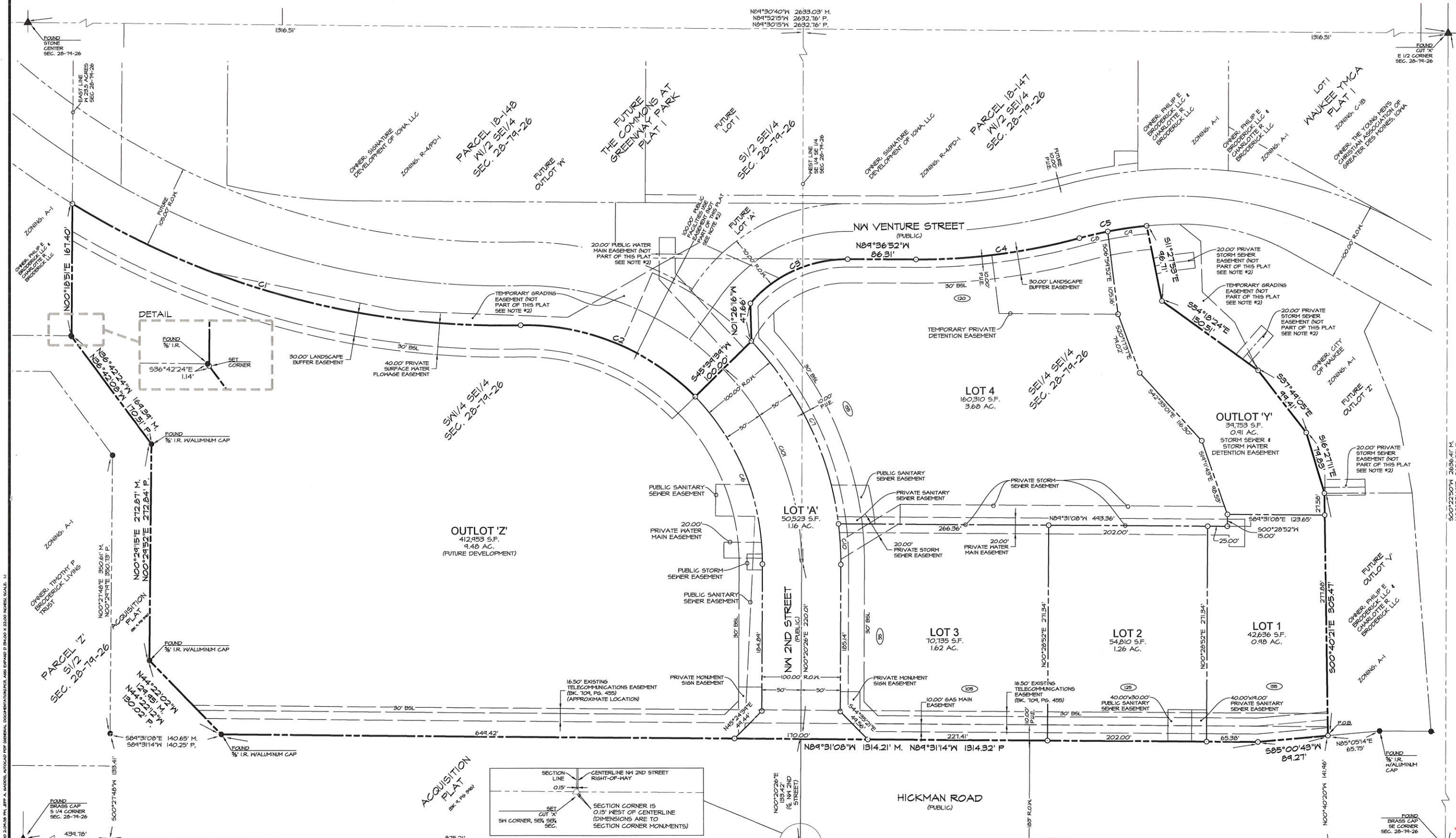
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@ceclac.com

DATE	REVISIONS	COMMENTS
3RD SUB. 2020-01-06	1	
2ND SUB. 2019-11-22	2	
1ST SUB. 2019-10-24	3	
DATE OF SURVEY: MAR. 14, 2017	4	
DESIGNED BY: EHA	5	
DRAWN BY: JMG	6	

WAUKEE CROSSING PLAT 1
 WAUKEE, IOWA
 COVER

SHEET
 OF 3

A-1497



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	546.52'	306.55'	588.53'	S74°55'11"E
C2	46°51'34"	300.00'	245.36'	130.01'	238.58'	N67°46'36"W
C3	48°51'11"	165.00'	140.84'	74.94'	136.46'	S65°57'33"W
C4	15°14'02"	785.00'	204.86'	105.56'	204.23'	N82°43'31"E
C5	4°34'54"	515.00'	86.81'	43.54'	86.71'	N71°54'03"E
C6	44°41'12"	300.00'	233.98'	123.30'	228.04'	N22°00'10"W
C7	37°14'46"	400.00'	260.61'	135.12'	256.02'	S25°40'41"E
C8	4°05'41"	515.00'	36.80'	18.41'	36.80'	S77°06'56"W
C9	5°34'13"	515.00'	50.01'	25.05'	50.05'	S81°56'53"W
C10	7°21'14"	400.00'	51.35'	25.71'	51.31'	S03°20'14"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	44°41'08"	350.00'	272.91'	143.85'	266.10'	S22°00'04"E

PRELIMINARY

WAUKEE CROSSING PLAT 1

WAUKEE, IOWA

SHEET **2** OF 3

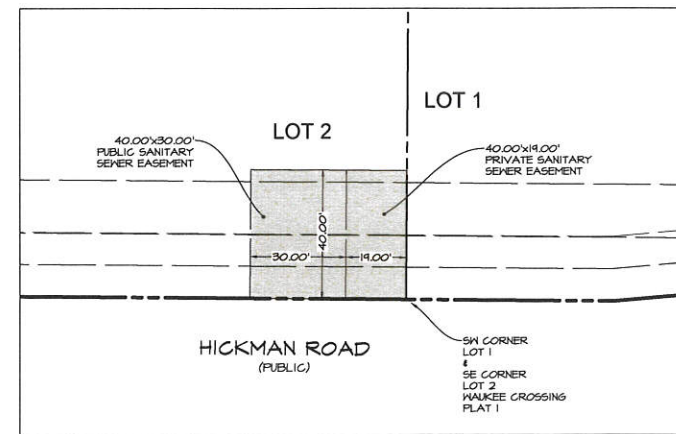
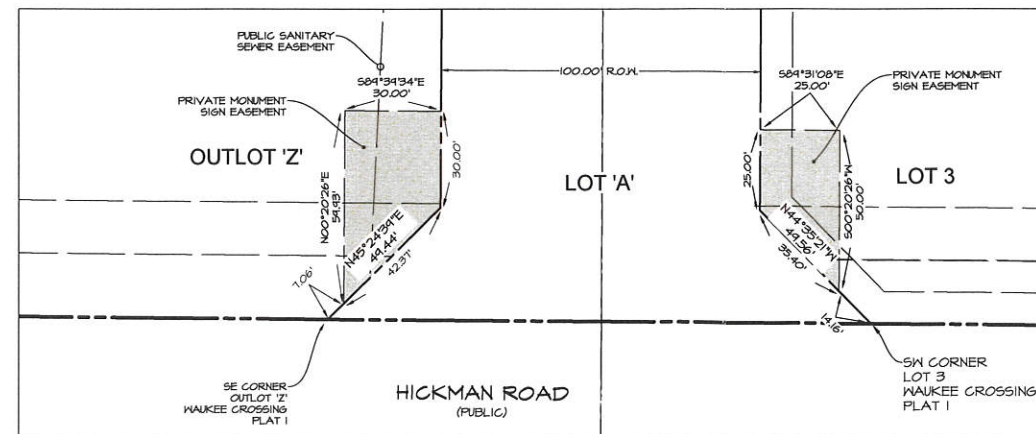
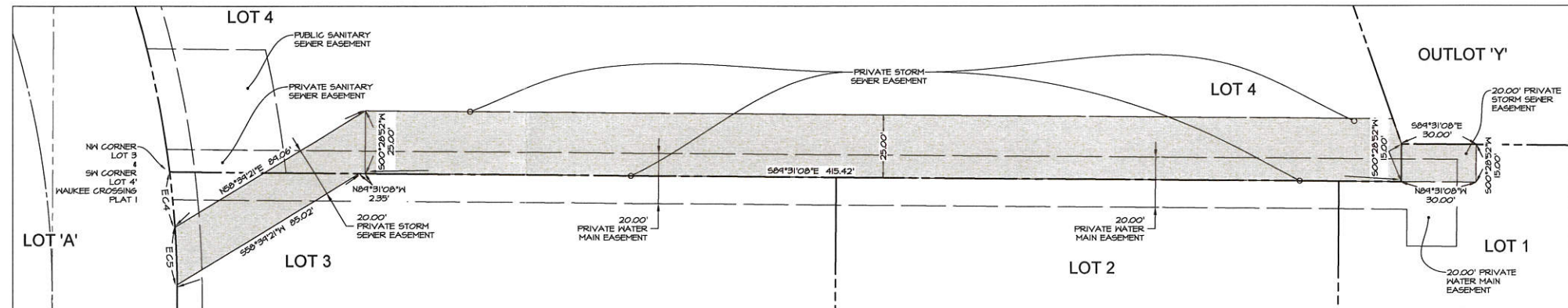
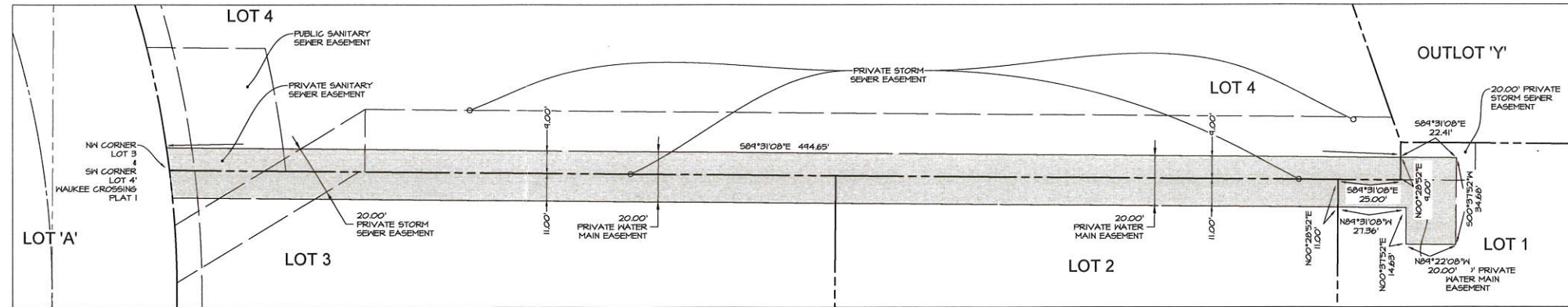
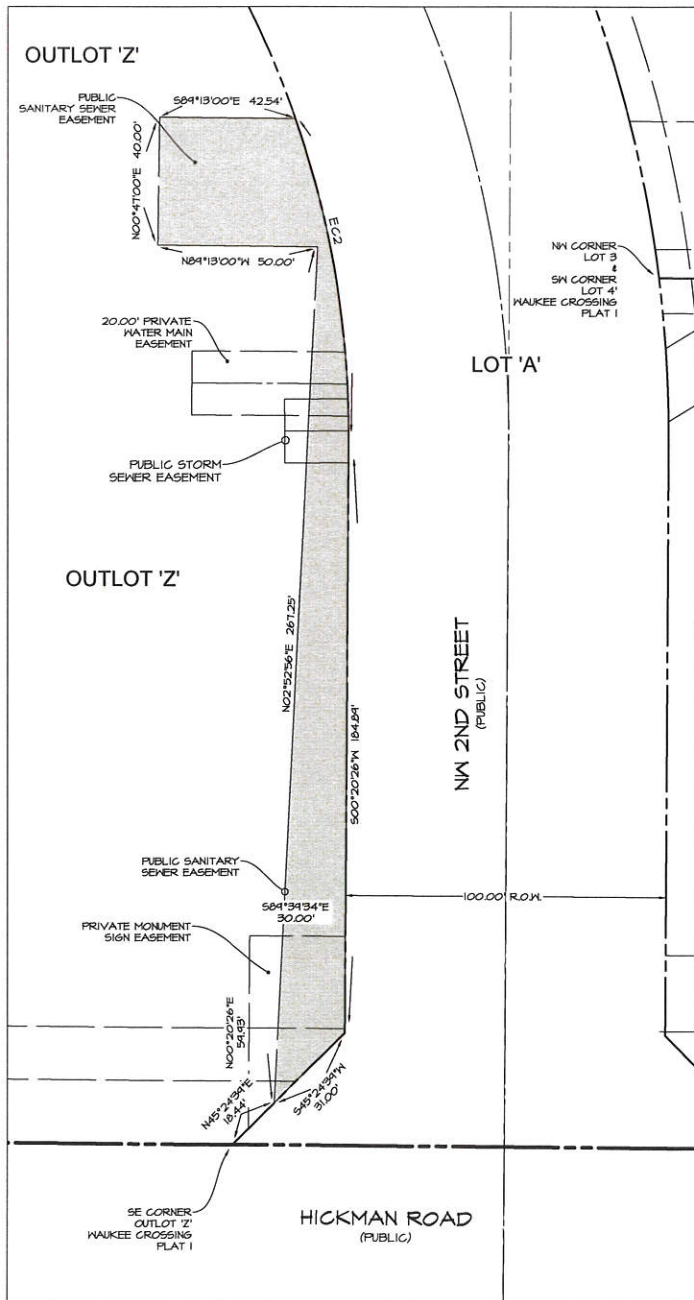
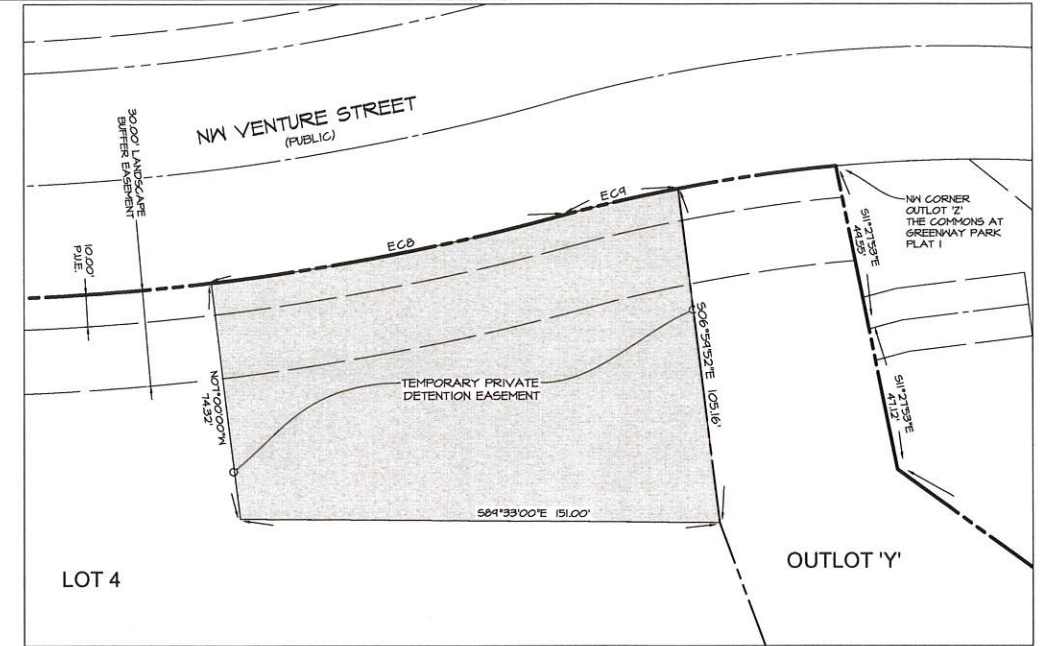
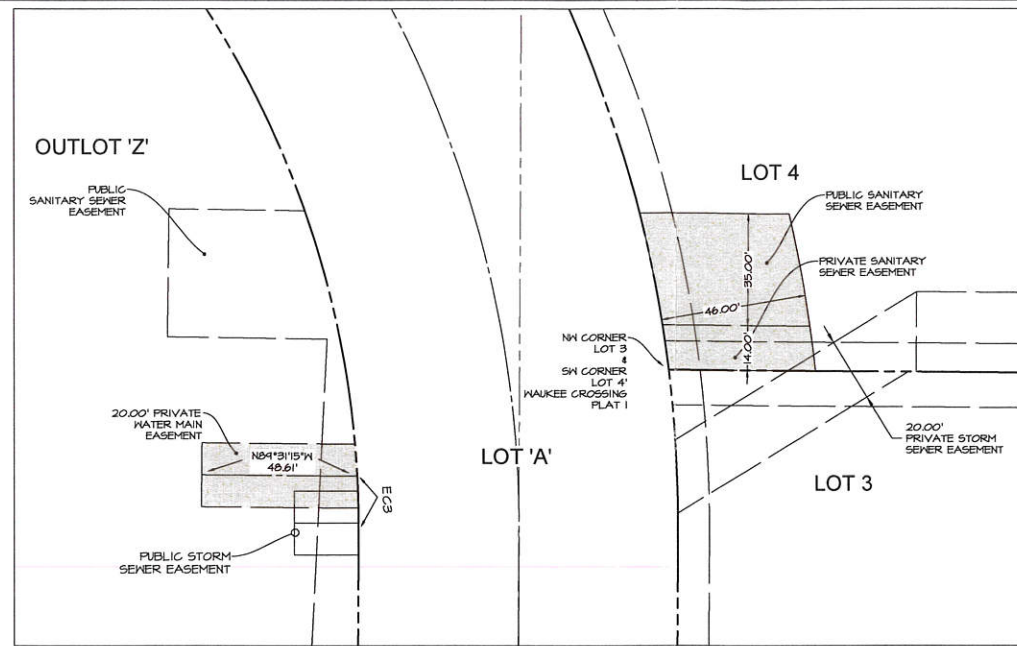
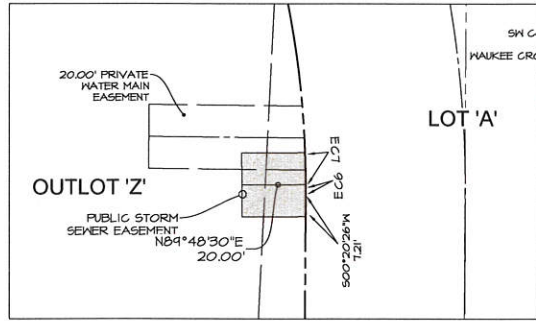
A-1497

DATE: PLOT January 21, 2020
 1ST SUB. 2020-01-06
 2ND SUB. 2019-11-22
 3RD SUB. 2019-10-24
 DATE OF SURVEY: MAR. 14, 2017
 DESIGNED BY: EHA
 DRAWN BY: MM

REVISIONS	COMMENTS
1	
2	
3	
4	
5	
6	

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street - Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC2	14°31'23"	300.00'	102.22'	51.61'	101.73'	S04°25'16"E
EC3	3°14'42"	300.00'	17.43'	8.72'	17.42'	N01°14'25"W
EC4	3°04'48"	400.00'	22.08'	11.05'	22.08'	S05°26'00"E
EC5	3°16'48"	400.00'	22.90'	11.45'	22.90'	N02°12'41"W
EC6	0°31'56"	300.00'	2.74'	1.34'	2.74'	N00°04'28"E
EC7	1°54'37"	249.41'	10.00'	5.00'	10.00'	N01°08'44"W
EC8	8°16'56"	185.00'	113.47'	56.84'	113.37'	N71°12'34"E
EC9	4°05'41"	515.00'	36.80'	18.41'	36.80'	N77°06'56"E



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CEC

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DATE OF SURVEY: MAR. 14, 2011	5	
DESIGNED BY: EHA	6	
DRAWN BY: NHI		

PRELIMINARY

NAUKEE CROSSING PLAT 1
NAUKEE, IOWA

EASEMENT DETAIL

SHEET
9 of 3
A-1947