



**Legal Description**

Lots Two (2), Three (3), Four (4) and the East Twenty-One (21) feet and Ten (10) inches of Lot Five (5) all in Block Three (3) Re-Plat of Blocks Two (Two), Three (3), Six (6) and Seven (7) of the First Addition of the Town of Waukee, Dallas County, Iowa.

**Lot 1**  
 COMMENCING at the Northwest corner of Lot Three (3), Block Three (3) Re-Plat of Blocks Two (Two), Three (3), Six (6) and Seven (7) of the First Addition of the Town of Waukee, Dallas County, Iowa;  
 THENCE North 87°14'23" West, a distance of 3.59 feet to the POINT OF BEGINNING;  
 THENCE North 87°23'13" West a distance of 70.02 feet;  
 THENCE South 02°00'03" West a distance of 142.74 feet;  
 THENCE North 87°31'56" West a distance of 70.02 feet;  
 THENCE North 02°00'03" East a distance of 142.92 feet to the POINT OF BEGINNING, containing 10,000 square feet, more or less.

**Lot 2**  
 COMMENCING at the Northwest corner of Lot Three (3), Block Three (3) Re-Plat of Blocks Two (Two), Three (3), Six (6) and Seven (7) of the First Addition of the Town of Waukee, Dallas County, Iowa;  
 THENCE North 87°14'23" West, a distance of 3.59 feet to the POINT OF BEGINNING;  
 THENCE North 02°00'03" East, a distance of 142.92 feet;  
 THENCE South 87°31'56" East, a distance of 102.06 feet;  
 THENCE South 02°00'09" West, a distance of 143.07 feet;  
 THENCE North 87°26'46" West a distance of 102.05 feet to the POINT OF BEGINNING, containing 14,593 square feet, more or less.

**General Information**

Owner: Ashworth, LLC  
 9052 Carpenter Circle  
 Clive, Iowa 50325  
 Engineer: A. Leo Pelds Engineering Company  
 Attn: Voldemars Pelds  
 2323 Dixon Street  
 Des Moines, Iowa 50316  
 Phone: (515) 265-8196  
 Fax: (515) 266-2259

**Note**

1. Preliminary plat/site plan conforms with Waukee Standard Specifications
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 19049C0335E, WHICH BEARS AN EFFECTIVE DATE OF December 4, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED August 21, 2009 TO THE NATIONAL FLOOD INSURANCE PROGRAM (<http://www.fema.gov/>)

**Zoning Information**

| CURRENT ZONING          | CT-1A NEIGHBORHOOD COMMERCIAL DISTRICT PD PLANNED DEVELOPMENT | STATUS             |   |
|-------------------------|---|--------------------|---|
| CURRENT USE             | VACANT LOT  | SOURCE INFORMATION | City of Waukee                                  |
| ITEM                    | REQUIRED  | OBSERVED           | ADDRESS: 230 W. Hickman Road Waukee, Iowa 50263 |
| MINIMUM LOT AREA        | None  | 14,593 sq.ft.      |   |
| MINIMUM LOT WIDTH       | None  | 98.46 ft.          | PERSON CONTACTED: Ben Landhauser                |
| MINIMUM SETBACKS FRONT  | 30 ft   | 70 ft              | DATE CONDUCTED: 8-21-2009                       |
| MINIMUM SETBACKS REAR   | 15 ft   | 18 ft              | PHONE NUMBER: 515-987-4522                      |
| MINIMUM SETBACKS C/SIDE | 0 ft  | 5 ft               | EMAIL ADDRESS: blandhauser@waukee.org           |
| MINIMUM SETBACKS REAR   | 30 ft   | 30 ft              |   |
| MAX. BUILDING HEIGHT    | 40 ft   |                    |   |
| BUILDING AREA           | 50,000 s.f.   | 3318 s.f.          |   |
| REQUIRED PARKING        | 3/1000 SF GLA = 10 sp.  | 10 sp.             |   |

**NOTES:**  
 1. All lot corners shall be set within one year of recording.  
 2. Field work completed June 11, 2009.  
 3. This plat boundary has an error of closure of less than 1 in 10,000.  
 4. Each lot in this plat has an error of closure of less than 1 in 5,000.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.  
 AIVARS LEO PELDS, P.E. & L.S. IA. LIC. NO. 4640 DATE  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009  
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

**A. LEO PELDS ENGINEERING COMPANY**  
 Engineering | Planning | Surveying  
 2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

**EXISTING UTILITIES NOTE:**  
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

**NOTE:**  
 THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

**LEGEND:**

|                             |        |                         |       |  |
|-----------------------------|--------|-------------------------|-------|--|
| ● IRON ROD OR PIPE FOUND    | ✱ ✱ ✱  | MORE OR LESS FENCE LINE | —xxx— | P.C.C. PORTLAND CEMENT CONCRETE        |
| ○ CALCULATED CORNER         | ⊗      | FIRE HYDRANT            | W     | UTILITY LINE OR PIPE                   |
| △ SECT. COR. MONUMENT FOUND | ○      | SANITARY SEWER MANHOLE  | G     | WATER                                  |
| ⊙ SECT. COR. MONUMENT CALC. | ⊙      | STORM SEWER MANHOLE     | S     | GAS                                    |
| ⊕ POWER POLE                | ⊕      | VALVE                   | ST    | SANITARY SEWER                         |
| ⊖ LIGHT POLE                | 125.3  | SPOT ELEVATION (@ x)    | UGE/T | STORM SEWER                            |
| ⊘ FINISHED FLOOR            | N.T.S. | NOT TO SCALE            | OHE/T | UNDERGROUND ELEC. / TEL.               |
|                             | H.M.A. | HOT MIX ASPHALT         | CATV  | OVERHEAD ELEC. / TEL. CABLE TELEVISION |

**FINAL PLAT BROCKMAN 6 WAUKEE, IOWA**

|  |                                   |
|--|-----------------------------------|
| Scale of Laurel at 5th Street Elevation = 1033.20' | 8-24-09 - Comments per City - EBJ |
| 1" = 30'   | 07-14-2009                        |
| E. JONDLE  | 10909                             |

S:\Brockman 6\Brockman 6 8-11-09