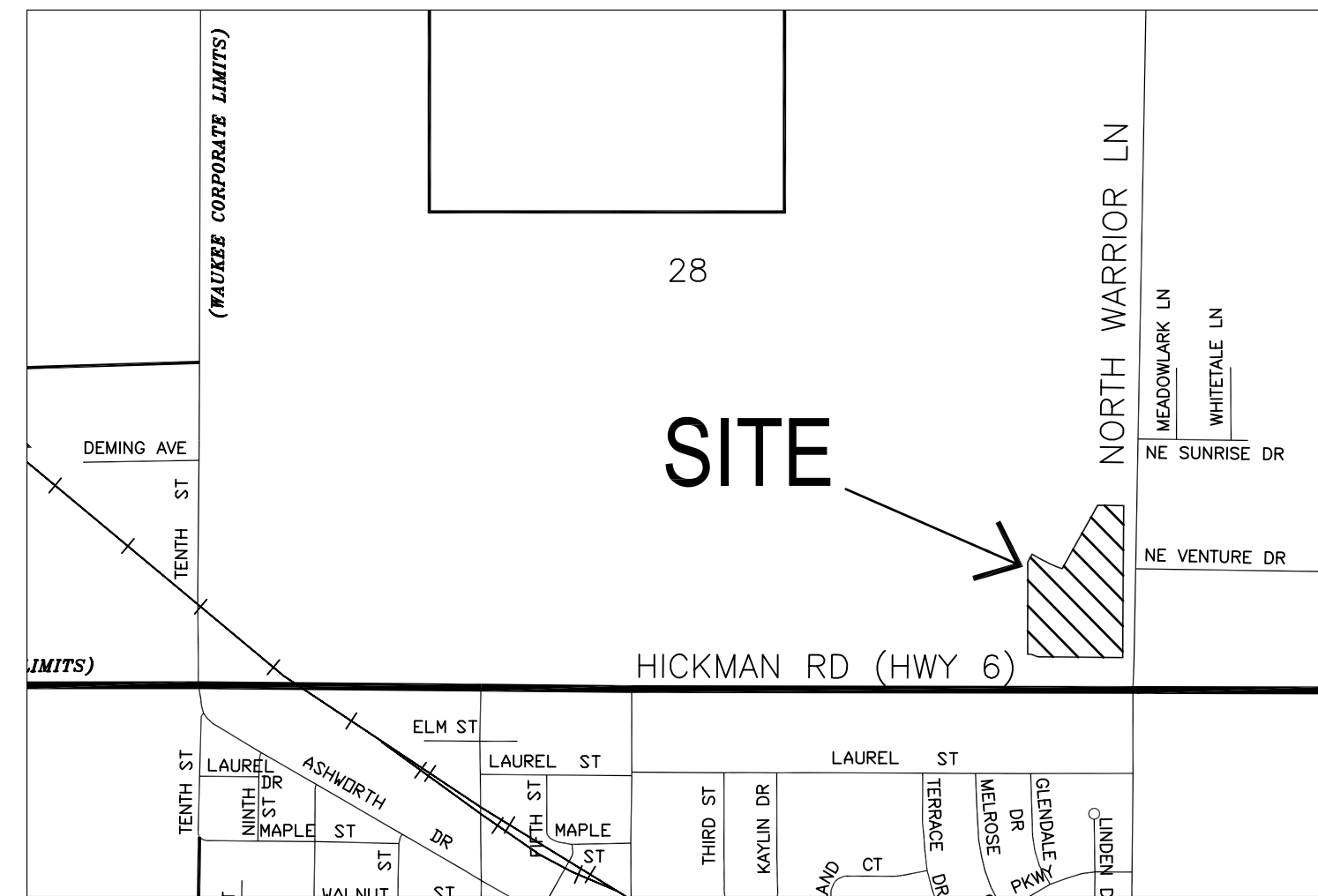


WAUKEE GREENWAY PARK PLAT 1 PRELIMINARY PLAT



LEGAL DESCRIPTION:

An irregular shaped portion of the Southeast Quarter of Section 28, Township 79 North, Range 26 West of the 5th P.M., in the City of Waukee, Dallas County, Iowa, described as follows:
Commencing at the southeast corner of said Section 28; thence N00°22'28"E along the east line of the southeast quarter of said Section 28, a distance of 133.57 feet to the point of beginning; thence N89°32'37"W along the north right of way line of U.S. Highway No. 6 as it is presently established, a distance of 472.59 feet; thence N00°00'00"E, a distance of 440.67 feet; thence N26°31'38"E, a distance of 150.82 feet; thence southeasterly along a 700.00 foot radius curve concave northeasterly, a distance of 98.93 feet, the chord for which has a length of 98.85 feet and bears S67°31'17"E; thence N29°05'47"E, a distance of 355.56 feet; thence S89°37'32"E, a distance of 146.55 feet to the east line of the southeast quarter of said Section 28; thence S00°22'28"W along the east line of the southeast quarter of said Section 28, a distance of 851.35 feet to the Point of Beginning.
Said tract of land being subject to and together with any and all easements of record.
Said tract of land contains 7.52 acres more or less, which includes 0.64 acres more or less for roadway easement.

LOCATION:

NW CORNER OF US HWY 6 (HICKMAN ROAD) AND WARRIOR LANE, WAUKEE, IA

OWNER:

PHILIP BRODERICK, LLC
22 GLENVIEW DR
DES MOINES, IA 50312

PREPARED FOR:

LADCO DEVELOPMENT
6601 WESTOWN PARKWAY SUITE 240
WEST DES MOINES, IA 50266

PLAT AREA:

327,630 SF
7.52 ACRES

ZONING:

EXISTING: A-1: AGRICULTURAL
PROPOSED: C-1: COMMUNITY & HIGHWAY SERVICE COMMERCIAL DISTRICT

BENCHMARK:

CITY OF WAUKEE BENCHMARK
NW CORNER OF HICKMAN RD AND WARRIOR LANE
125' NNW OF SECTION CORNER
ELEV. = 1023.97

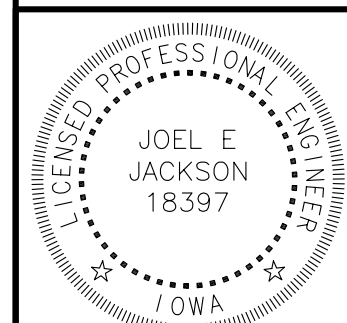
ON SITE DETENTION:

DETENTION WILL BE PROVIDED FOR WAUKEE GREENWAY PARK PLAT 1, LOTS 1, 2, AND 3 IN ADDITION TO STREET LOT B IN THE BASIN LABELED SOUTH DETENTION BASIN. PLEASE REFERENCE DETAILED STORM WATER MANAGEMENT PLAN. THIS DETENTION BASIN WILL BE REPLACED WITH REGIONAL, ON-SITE DETENTION IN THE FUTURE. THE LOCATION OF THIS DETENTION AND DESIGN OF THIS DETENTION WILL BE DETERMINED AT THAT TIME.

EASEMENT NOTE:

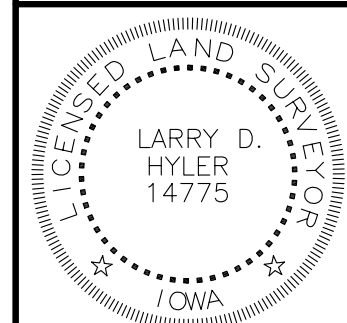
AT TIME OF PLATTING, AN INGRESS/EGRESS EASEMENT WILL BE SHOWN ON THE PLAT ACROSS THE ENTIRE LOT 2 FOR THE PURPOSE OF LOT 3 ACCESS TO N VENTURE DR.

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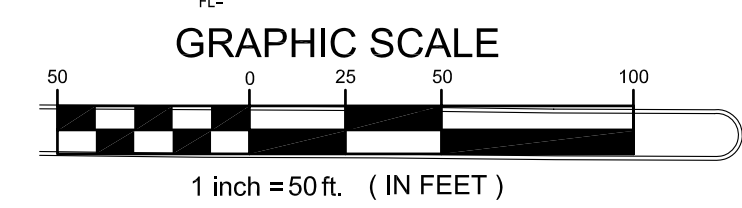
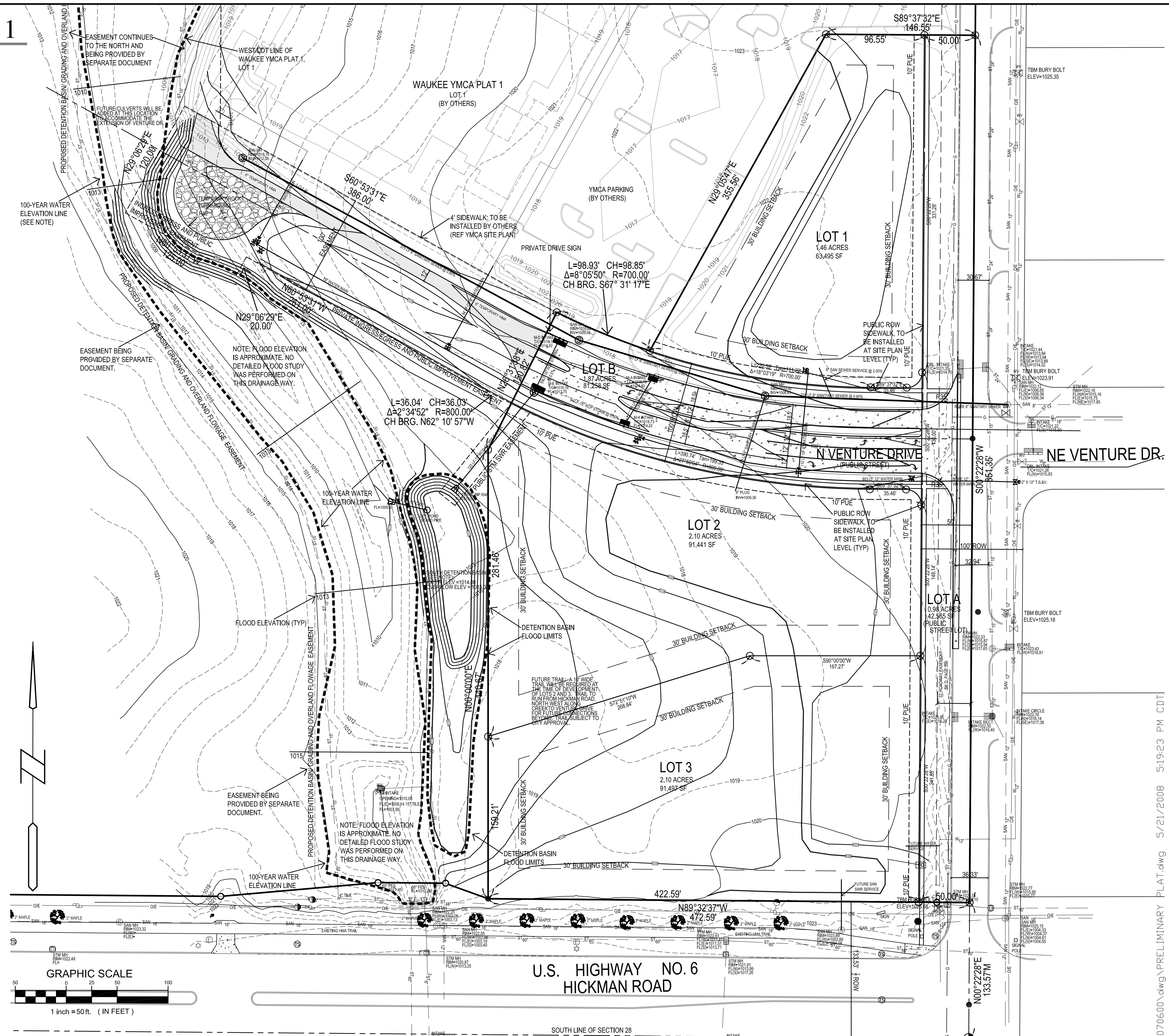
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
JOEL E. JACKSON, P.E. 18397
LICENSE RENEWAL DATE: DEC. 31, 2008
PAGES OR SHEETS COVERED BY THIS SEAL:



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.

SIGNED: _____ DATE: _____
LARRY D. HYLAR, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2008
PAGES OR SHEETS COVERED BY THIS SEAL:



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

NOTE: PAVEMENT SHALL BE REINFORCED 8" P.C.C. SEE CONSTRUCTION PLANS.

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

**WAUKEE GREENWAY PARK PLAT 1
WAUKEE, IOWA**

PRELIMINARY PLAT

REFERENCE NUMBER:
DRAWN BY: JEJ
CHECKED BY: CJB
REVISION DATE: PER CITY 3-27-08
PER CITY 4-29-08

PROJECT NUMBER:
070600

SHEET NUMBER:
1 OF 1

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