

# PRELIMINARY PLAT PARKVIEW CROSSING PLAT 8

WAUKEG, IOWA

PREPARED FOR:  
LEWIS KOETHE  
3100 S. HOKES RD.  
IRBANDALE, IOWA 50322  
CONTACT:

LEGAL DESCRIPTION:  
IN & TO BE PART OF PLAT 6, AN OFFICIAL PLAT RECORDED  
IN BOOK 2004 OF RECORDS AT THE DALLAS COUNTY RECORDER'S  
OFFICE, CITY OF WAUKEG, DALLAS COUNTY, IOWA.  
THIS PARCEL CONTAINS 10.98 ACRES MORE OR LESS.  
ZONING  
R-22

SETBACK REQUIREMENT  
FRONT - 30'  
REAR - 30'  
SIDE - 15' TOTAL (7' MINIMUM)

NOTES:  
1. ALL LOTS AND Y ARE TO BE PREPARED TO THE CITY FOR STREET IMPROVEMENTS.  
2. DITCHES 'X' AND 'Y' ARE TO BE USED FOR STORM SURFACE FLOWAGE.  
3. OUTLOT 'Z' IS TO BE USED FOR STORM WATER DETENTION.  
4. THE CITY OF WAUKEG IS TO PROVIDE THE CITY OF WAUKEG, IOWA, WITH EXISTING 3000' PUBLIC BIKE TRAIL AND OVERLAND FLOWAGE DETENTION FLOWAGE EASEMENT REVENUE.  
5. OVERLAND FLOWAGE EASEMENT REVENUE IS TO BE VACATED BUT THE



VICINITY SKETCH  
NO SCALE

BENCHMARK  
CITY OF BONDURANT BENCHMARK - BC-5  
BRASS DISK 1' WEST OF FLAG POLE BASE AT THE BONDURANT CITY CENTER  
(CITY OF BONDURANT DATA)  
ELEVATION = 461.96

### CERTIFICATIONS

	I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENT AND REQUIREMENTS FOR THE CITY OF WAUKEG, IOWA, HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Iowa. My License Number is 12285. My License Expires on December 31, 2025. THIS SHEET ONLY.
	I HEREBY CERTIFY THAT THIS PLAT, SURVEYING DOCUMENT AND REQUIREMENTS FOR THE CITY OF WAUKEG, IOWA, HAVE BEEN REVIEWED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A duly Licensed Professional Surveyor in the State of Iowa. My License Number is 12285. My License Expires on December 31, 2025. THIS SHEET ONLY.

### LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- ▲ FOUND SECTION CORNER (% IR, WORKANGE CAP #12285 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (% IR, WORKANGE CAP #12285 UNLESS OTHERWISE NOTED)
- EXISTING FENCE POST
- DEEBED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- IP IRON ROD
- IP IRON PIPE
- IP POINT OF BEGINNING
- IP ADDRESS
- IP CLUSTER MAIL BOXES

PRELIMINARY PLAT  
PARKVIEW CROSSING - PLAT 8  
WAUKEG, IOWA



Civil Engineering Consultants, Inc.  
2400 86th Street, Third 12, Des Moines, Iowa 50322  
DATE OF SURVEY: APR. 15, 2025  
DATE OF PLAT: APR. 26, 2019  
515.276.4884 • Fax: 515.276.7084 • [info@cfce.com](mailto:info@cfce.com)

Scale: 1"=50'  
0' 10' 20' 30' 40' 50'  
NORTH  
SHEET 1 OF 1

