

# WAUKEE SOUTH MIDDLE SCHOOL FINAL PLAT

## FINAL PLAT

APPROVED BY Waukeee City Council  
 DATE 2/2/09  
 SIGNED [Signature]

### LEGEND:

- INDICATES GOVERNMENT CORNER FOUND AS NOTED
- INDICATES PROPERTY CORNER FOUND AS NOTED
- INDICATES PLAT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #11832 UNLESS OTHERWISE NOTED
- INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC I.D. CAP #1475 UNLESS OTHERWISE NOTED
- P INDICATES PLATTED DIMENSION
- M INDICATES MEASURED DISTANCE
- YPC YELLOW PLASTIC CAP
- INDICATES STREET ADDRESS

### NOTES:

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET. ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS OTHERWISE NOTED. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 1475.

THIS PLAT IS LOCATED IN A ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLANE ACCORDING TO THE FEMA (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 190745 0002D, WITH AN EFFECTIVE DATE OF 7-19-2000, IN JOHNSON, POLK COUNTY, IOWA, FOR WHICH THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

OWNER:  
WAUKEE COMMUNITY SCHOOL DISTRICT

PREPARED FOR:  
WAUKEE COMMUNITY SCHOOL DISTRICT  
ATTN: DUANE VAN GORP  
600 SE UNIVERSITY AVENUE  
WAUKEE, IA 52083

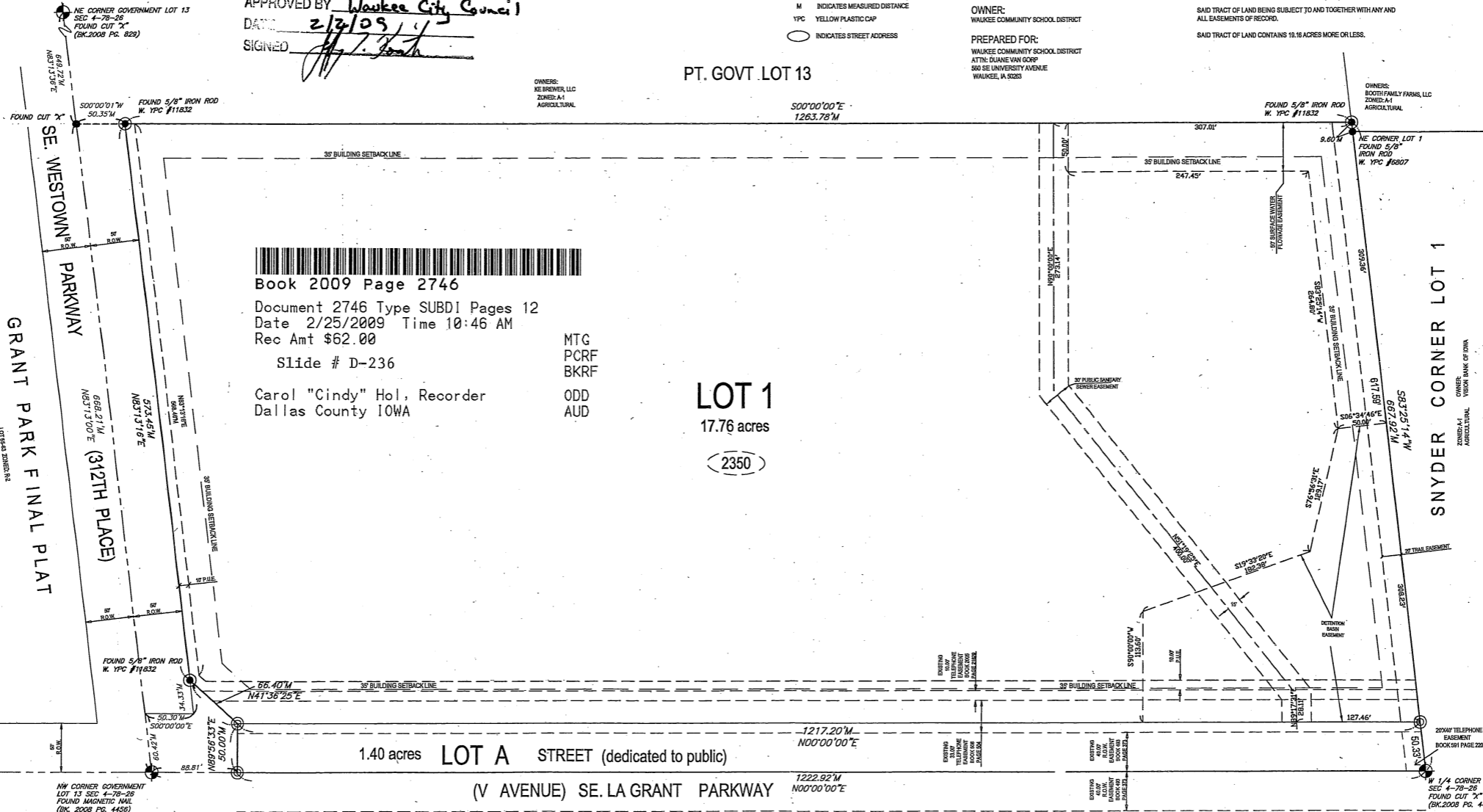
### LEGAL DESCRIPTION:

FROM WARRANTY DEED 2007 PAGE 2475  
 THE WEST 20 ACRES OF GOVERNMENT LOT 13, EXCEPT WESTOWN PARKWAY ROW, IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 6TH P.M., WAUKEE, DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 6TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N0°00'00" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1222.92 FEET; THENCE N89°58'33" E, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SE WESTOWN PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE W4°30'21" E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SE WESTOWN PARKWAY, A DISTANCE OF 86.40 FEET; THENCE N83°13'18" E ALONG THE SOUTH RIGHT OF WAY OF SAID SE WESTOWN PARKWAY, A DISTANCE OF 573.45 FEET; THENCE S00°00'00" E, A DISTANCE OF 1263.78 FEET; THENCE S89°29'14" W, A DISTANCE OF 67.50 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 18.16 ACRES MORE OR LESS.

PT. GOVT. LOT 13



Book 2009 Page 2746

Document 2746 Type SUBDI Pages 12  
 Date 2/25/2009 Time 10:46 AM  
 Rec Amt \$62.00

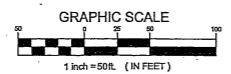
Slide # D-236  
 Carol "Cindy" Hol, Recorder  
 Dallas County IOWA

MTG  
 PCR  
 BKR  
 ODD  
 AUD

LOT 1  
 17.76 acres

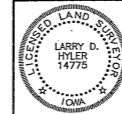
2350

NW CORNER GOVERNMENT LOT 13 SEC 4-78-26 FOUND MAGNETIC NAIL (BK. 2008 PG. 4456)



SE WILDFLOWER DRIVE

OWNER:  
VISION BANK OF IOWA  
ZONES: A-1  
AGRICULTURAL



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 Larry D. Hylar DATE FEB 11, 2009  
 LICENSE RENEWAL DATE: DEC. 31, 2010  
 PAGES OR SHEETS COVERED BY THIS SEAL: ONE

**Bishop Engineering**  
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 Civil Engineering & Land Surveying  
 Established 1959

**WAUKEE SOUTH MIDDLE SCHOOL  
 WAUKEE, IOWA**

**FINAL PLAT**

REFERENCE NUMBER:	
DRAWN BY:	LDH
CHECKED BY:	LDH
REVISION DATE:	12-19-08 PER CITY
PROJECT NUMBER:	080165
SHEET NUMBER:	1 OF 1