

FINAL PLAT

WAUKEE TOWNE CENTER PLAT I

WAUKEE, IOWA

Doc ID: 008216140021 Type: PLAT
 Recorded: 10/09/2020 at 10:16:37 AM
 Fee Amt: \$107.00 Page 1 of 21
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK **2020** PG **27825**

WAUKEE TOWNE CENTER LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

Slide F261-265



VICINITY SKETCH

PROPERTY OWNER:

ETZEL, ROBERT F LIVING TRUST
 ETZEL, ROBERT F TRUSTEE
 1051 ASH/NORTH RD
 WEST DES MOINES IA 50266

DEVELOPER:

WAUKEE TOWNE CENTER LLC
 611 MONTICELLO DRIVE
 BURLINGTON, IA 52601

SETBACKS

C-1
 FRONT YARD = 30 FEET
 SIDE YARD = 0 FEET
 SIDE YARD = 15 FEET / IF ADJACENT TO 'R' DISTRICT
 REAR YARD = 30 FEET

PROJECT MANAGER:

ED ARP
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 URBANDALE, IOWA 50322
 PHONE: 515-276-4884, EXT. 213
 FAX: 515-276-7084
 EMAIL: ARP@CECLAC.COM

ZONING/LAND USE

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
 PD-1 PLANNED DEVELOPMENT DISTRICT (OVERLAY)
 ORDINANCE NO. 2390

PROFESSIONAL LAND SURVEYOR:

JEFFREY A. GADDIS, PLS #18381
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 URBANDALE, IOWA 50322
 PHONE: 515-276-4884, EXT. 221
 FAX: 515-276-7084
 EMAIL: GADDIS@CECLAC.COM

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	FINAL PLAT
3	EASEMENT PLAN
4	STORM SEWER AND WATER MAIN EASEMENT PLAN
5	P.U.E. AND SNOW STORAGE EASEMENT PLAN

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 10/5/20
 SIGNED: *Jeffrey A. Gaddis*

INDEX LEGEND

COUNTY:	SECTION:	TOWNSHIP:	RANGE:	1/4	1/4
DALLAS	34	79	26	SE 1/4	NE 1/4
ALLOT PART:	PARCEL 'B'	34	79	26	NE 1/4

CITY: WAUKEE
 PROPRIETOR (S): ROBERT F ETZEL LIVING TRUST
 REQUESTED BY: WAUKEE TOWNE CENTER LLC
 PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS
 COMPANY: CIVIL ENGINEERING CONSULTANTS, INC
 ATTN: JEFFREY A. GADDIS
 RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322

LEGAL DESCRIPTION

A PARCEL OF LAND IN PARCEL 'B' OF THE E1/2 NE1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PLAT RECORDED IN BOOK 2021, PAGE 1915 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE N45°33'30"E, 853.24 FEET ALONG THE NORTH LINE OF SAID PARCEL 'B'; SAID NORTH LINE ALSO COINCIDING WITH THE SOUTH LINE OF SAID WAUKEE MARKET PLACE PLAT I TO A POINT OF CURVATURE THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1750 FEET AND A CHORD BEARING S45°11'06"E, AN ARC LENGTH OF 122.24 FEET ALONG SAID NORTH LINE TO A POINT OF TANGENCY; THENCE S00°00'00"E, 215.94 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N45°10'11"E, 325.01 FEET ALONG SAID NORTH LINE TO THE SE CORNER OF LOT 1 OF SAID WAUKEE MARKET PLACE PLAT I, SAID SE CORNER ALSO BEING THE NW CORNER OF THE WARRANTY DEED AND ATTACHED ACQUISITION PLAT RECORDED IN BOOK 2011, PAGE 23498 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3475.00 FEET AND A CHORD BEARING S01°12'22"W, AN ARC LENGTH OF 153.28 FEET ALONG THE WEST LINE OF SAID WARRANTY DEED TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3562.250 FEET AND A CHORD BEARING S01°12'09"W, AN ARC LENGTH OF 154.33 FEET ALONG SAID WEST LINE TO A POINT OF TANGENCY; THENCE S00°04'45"E, 463.44 FEET ALONG SAID WEST LINE TO A POINT; THENCE N61°44'07"W, 102.00 FEET TO A POINT; THENCE N00°04'49"W, 35.00 FEET TO A POINT; THENCE N61°44'07"W, 306.61 FEET TO A POINT; THENCE N00°04'43"W, 345.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 303.00 FEET AND A CHORD BEARING N45°18'37"W, AN ARC LENGTH OF 471.50 FEET TO A POINT OF TANGENCY; THENCE S04°31'39"W, 206.61 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 369.00 FEET AND A CHORD BEARING N61°31'36"W, AN ARC LENGTH OF 304.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N61°06'56"W, AN ARC LENGTH OF 27.55 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'B'; THENCE N00°00'00"E, 135.57 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 13.34 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS, AGREEMENTS AND LICENSES OF RECORD.

LEGEND

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS (1/8" I.R. 1/4" BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (3/8" I.R. 1/2" BLUE 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
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, P. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

LAND AREA

12.35 AC. NE 1/4 NE 1/4
 0.94 AC. SE 1/4 NE 1/4
 13.34 AC. TOTAL AREA

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF NE 1/4 OF SECTION 34-79-26 ASSUMED AS N61°31'30"E.

NOTES

- 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.
- 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.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
- A BLANKET INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO SE LAUREL ROAD AND ALICE'S ROAD AS DESIGNATED BY THE CITY OF WAUKEE.
- THE WAUKEE TOWNE CENTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASINS.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19144C0355F MAP REVISED DECEMBER 1, 2018.

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
 (SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 JEFFREY A. GADDIS, PLS #18381
 October 5, 2020
 2400 86TH STREET, SUITE 12
 URBANDALE, IOWA 50322
 PHONE: 515-276-4884
 FAX: 515-276-7084
 SHEETS COVERED BY THIS SEAL: SHEETS 1 - 5



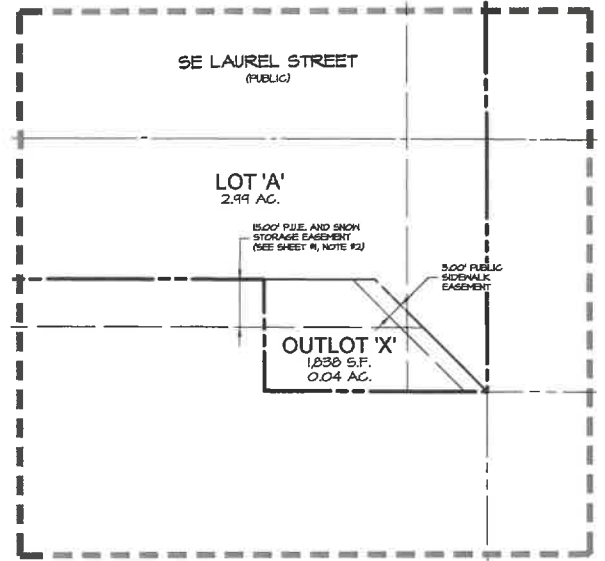
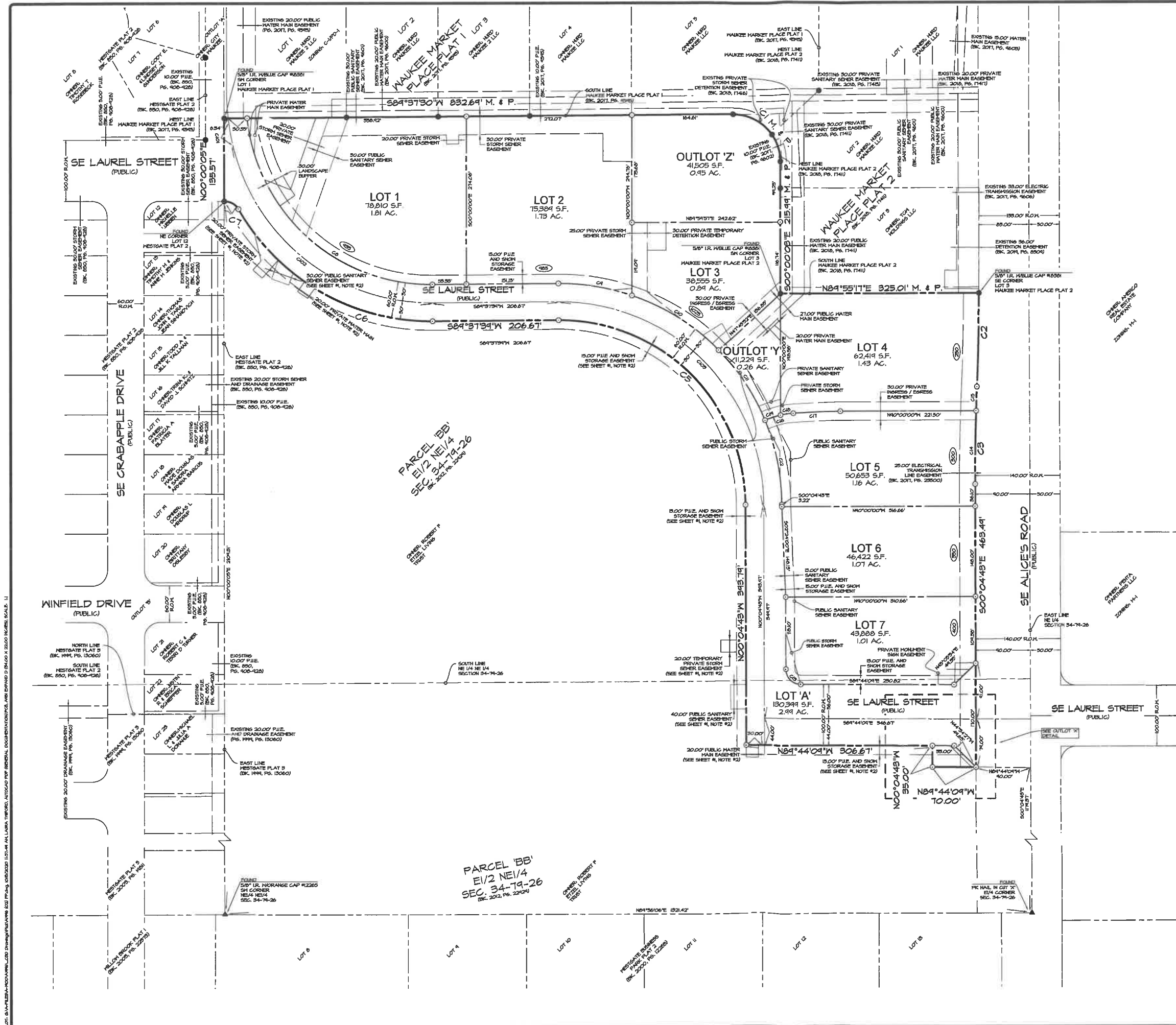
RETURN TO:
 CIVIL ENGINEERING CONSULTANTS
 ATTN: JEFFREY A. GADDIS, PLS
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 PHONE: 515-276-4884
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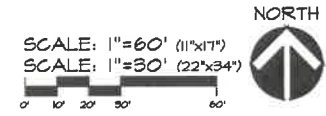


DATE	FINAL SUB - 2020-10-08	REVISIONS	COMMENTS
6TH SUB - 2020-09-04	1		
5TH SUB - 2019-11-22	2		
4TH SUB - 2019-11-12	3		
DATE OF SURVEY: 2018-09-20	4		
DESIGNED BY: EHA	5		
DRAWN BY: MH	6		

WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
 COVER



OUTLOT 'X' DETAIL

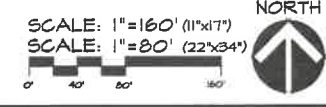


CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	5°50'46"	400.00'	40.81'	20.42'	40.80'	N04°21'04"W
C102	11°54'54"	333.00'	453.32'	269.65'	414.12'	N51°22'24"W
C103	40°17'41"	333.00'	524.78'	334.71'	412.14'	N45°13'32"W

CURVE DATA (THIS SHEET)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	40°22'21"	11.50'	122.24'	78.01'	109.96'	N45°11'16"W
C2	2°33'11"	3431.50'	153.28'	16.65'	153.26'	S01°12'23"W
C3	2°33'45"	3562.50'	154.33'	14.68'	154.32'	S01°12'04"W
C5	40°17'38"	303.00'	471.50'	304.56'	424.60'	N45°13'32"W
C6	60°45'24"	363.00'	384.93'	212.19'	367.15'	N54°54'36"W
C7	63°08'43"	25.00'	21.55'	15.36'	26.18'	S61°06'56"E
C8	84°30'51"	303.00'	446.95'	275.30'	407.52'	S48°06'52"E
C9	14°26'21"	363.00'	123.16'	62.18'	122.51'	N80°34'20"W
C10	26°34'10"	363.00'	168.86'	85.94'	167.34'	N57°36'34"W
C11	21°48'04"	363.00'	130.13'	64.91'	137.30'	N33°22'55"W
C12	22°24'08"	363.00'	141.43'	71.89'	141.03'	N11°16'47"W
C13	84°34'35"	25.00'	34.12'	24.05'	35.25'	N44°54'31"W
C14	1°55'43"	3562.50'	114.42'	54.46'	114.91'	S00°33'08"W
C15	0°38'02"	3562.50'	34.41'	19.71'	34.41'	S02°10'01"W
C16	18°52'00"	141.50'	48.57'	24.51'	48.35'	N16°48'17"E
C17	2°48'50"	1608.00'	71.51'	38.79'	71.56'	S87°21'34"W
C18	8°21'51"	147.50'	21.59'	10.74'	21.51'	N82°03'21"E
C19	10°30'04"	147.50'	21.04'	19.56'	21.00'	N72°17'21"E



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

CEC

DATE: FINAL SUB - 2020-10-08
 6TH SUB - 2020-04-04
 5TH SUB - 2019-11-22
 4TH SUB - 2019-11-12
 DATE OF SURVEY: 2019-04-20
 DESIGNED BY: EJA
 DRAWN BY: PHH

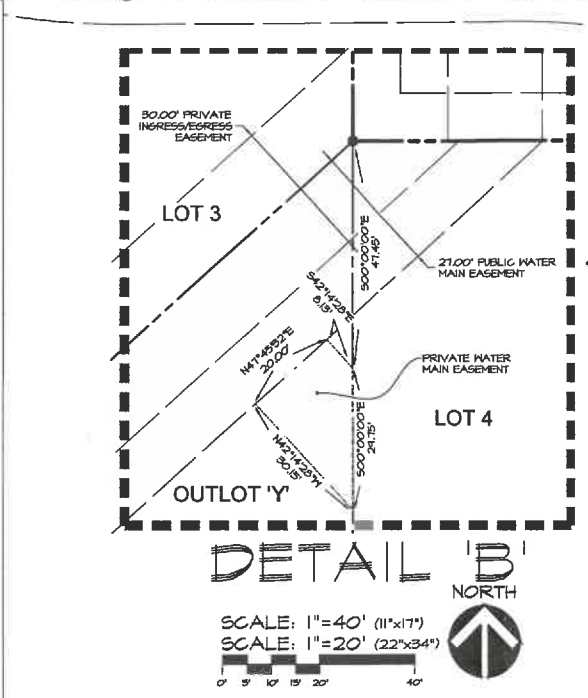
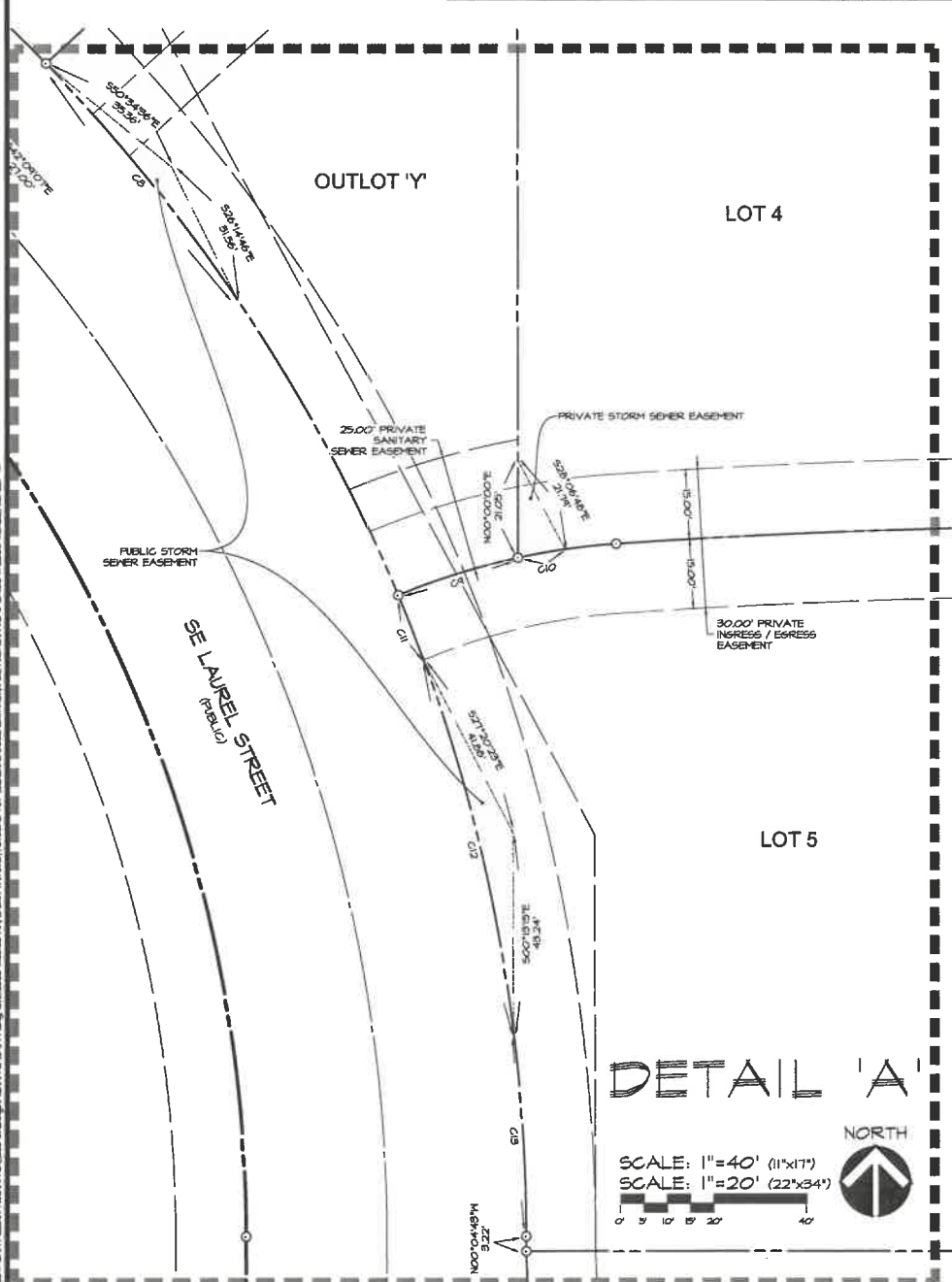
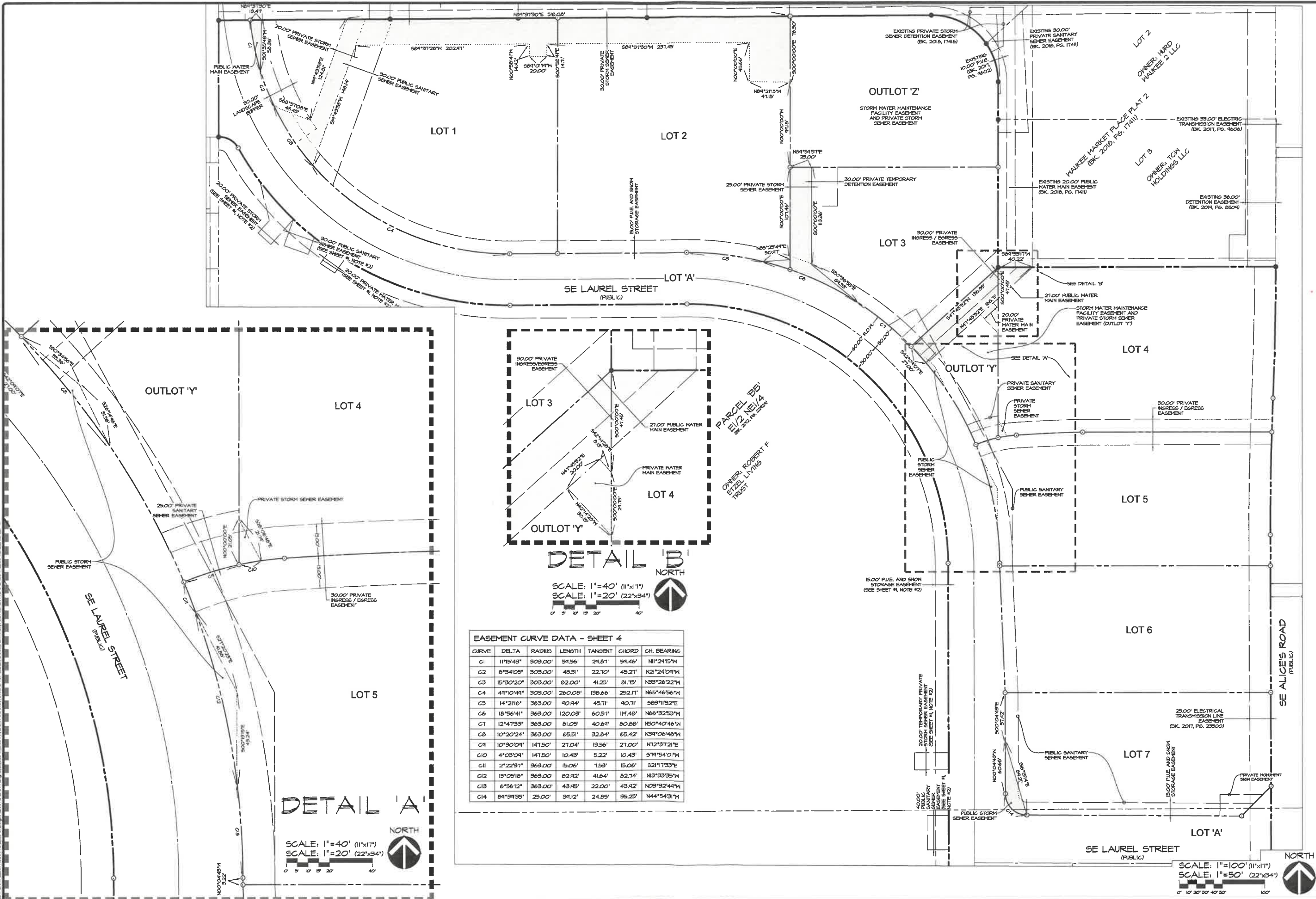
REVISIONS

COMMENTS

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3
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6

WAUKEE TOWNE CENTER PLAT 1
 WAUKEE, IOWA
 FINAL PLAT

SHEET
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 OF
 5
 A-1996



EASEMENT CURVE DATA - SHEET 4

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°15'43"	303.00'	54.56'	24.87'	54.46'	N11°24'15"W
C2	8°34'05"	303.00'	45.31'	22.10'	45.21'	N21°24'04"W
C3	15°30'20"	303.00'	82.00'	41.25'	81.75'	N83°26'22"W
C4	44°10'44"	303.00'	260.08'	138.66'	252.17'	N65°46'56"W
C5	14°21'16"	363.00'	40.94'	45.71'	40.71'	S63°11'52"E
C6	18°56'41"	363.00'	120.03'	60.51'	114.48'	N66°32'53"W
C7	12°41'33"	363.00'	81.05'	40.64'	80.88'	N50°40'46"W
C8	10°20'24"	363.00'	65.51'	32.84'	65.42'	N39°06'48"W
C9	10°30'04"	141.50'	21.04'	13.56'	21.00'	N72°31'21"E
C10	4°03'04"	141.50'	10.43'	5.22'	10.43'	S74°54'01"W
C11	2°22'37"	363.00'	15.06'	7.53'	15.06'	S21°11'33"E
C12	13°05'18"	363.00'	82.42'	41.64'	82.74'	N13°33'35"W
C13	6°56'12"	363.00'	43.95'	22.00'	43.42'	N03°32'44"W
C14	84°34'35"	25.00'	34.12'	24.85'	35.25'	N44°54'31"W

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CEC

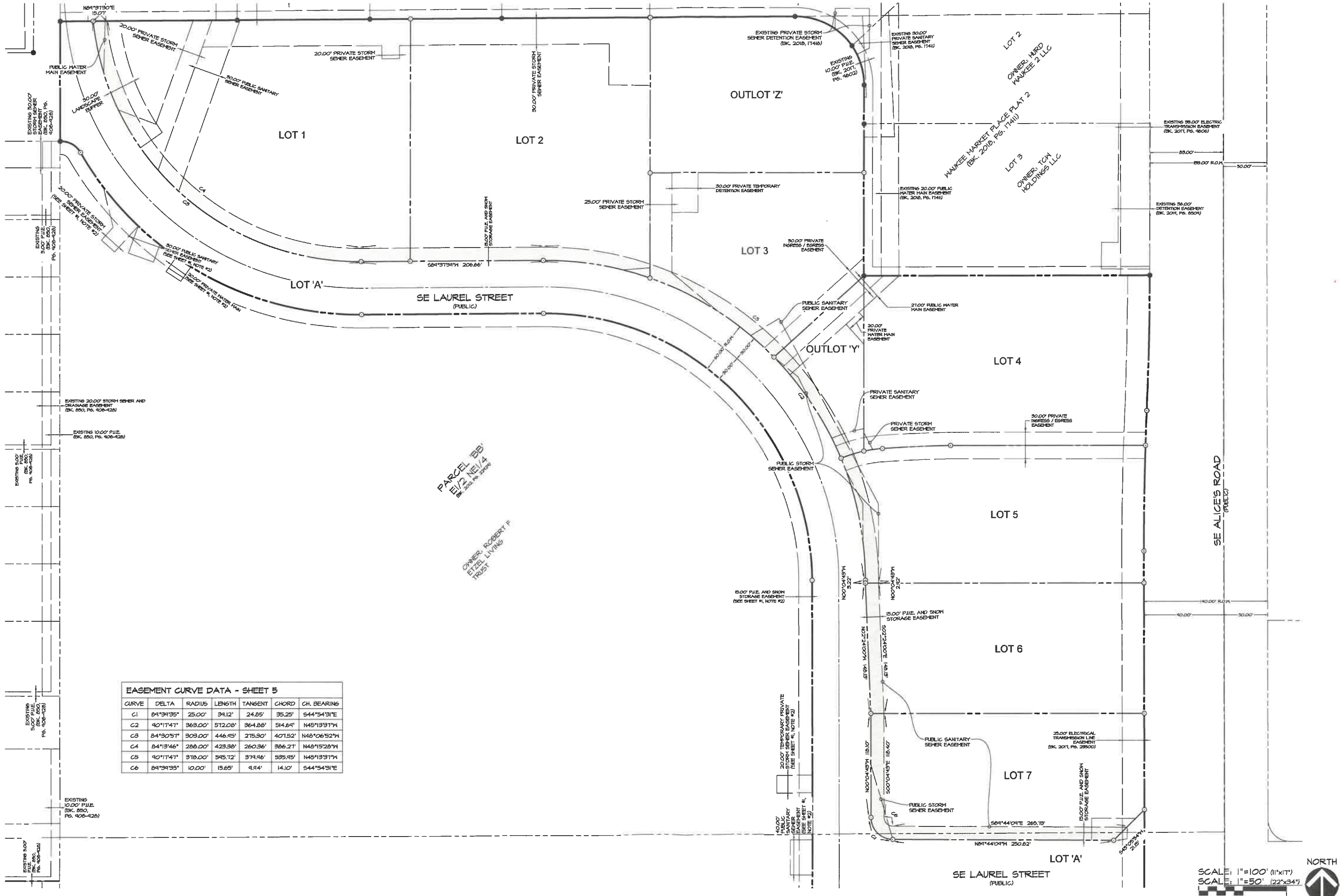
DATE	FINAL SUB - 2020-10-06	REVISIONS	COMMENTS
1			
2			
3			
4			
5			
6			

DATE OF SURVEY: 2018-04-20
 DESIGNED BY: EHA
 DRAWN BY: PM

WAUKEE TOWNE CENTER PLAT 1
 WAUKEE, IOWA
STORM SEWER AND WATER MAIN EASEMENT PLAN

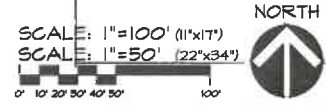
SHEET **4** OF 5
 A-1996

PLT1: & M:\151511\151511.dwg DATE: 10/22/2020 10:38:34 AM LAMAR, THOMAS, AUTOCAD PLOT REBERNAL, DOCUMENTATION\PLT, MARK EXPORT D 84600 X 23200 INCHES, SCALE: 1:1



EASEMENT CURVE DATA - SHEET 5

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°34'35"	25.00'	34.12'	24.85'	35.25'	S44°54'31"E
C2	40°17'41"	363.00'	572.08'	364.88'	514.64'	N45°13'37"W
C3	84°30'51"	309.00'	446.45'	275.30'	407.52'	N48°06'52"W
C4	84°13'46"	288.00'	423.38'	260.36'	386.27'	N48°15'28"W
C5	40°17'41"	378.00'	545.72'	374.96'	535.45'	N45°13'37"W
C6	84°34'35"	10.00'	13.65'	9.44'	14.10'	S44°54'31"E



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CEC

WAUKEE TOWNE CENTER PLAT 1
 WAUKEE, IOWA

P.U.E. AND SNOW STORAGE EASEMENT PLAN

SHEET 9 of 5
 A-1996

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DRAWN BY: PFI	6		