BK2021 PG 28533
Slide F 373

WAUKEE UMC PLAT 1
FINAL PLAT

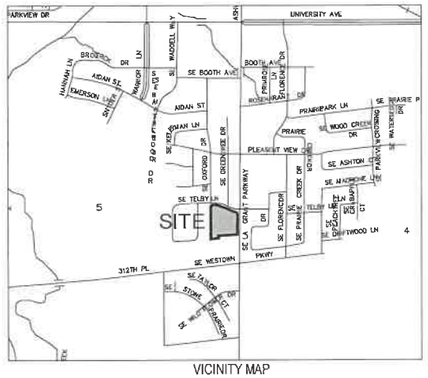
INDEX LEGEND

GOVERNMENT LOT 9, NW 1/4 SECTION 5, T78N, R26W, DALLAS COUNTY,

OWNER:
WAUKEE UNITED METHODIST CHURCH
650 ASHWORTH ROAD
P.O. BOX 26
WAUKEE, IA 50263

PREPARED FOR:
WAUKEE UNITED METHODIST CHURCH
650 ASHWORTH ROAD
P.O. BOX 26
WAUKEE, IA 50263

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

(ORIGINAL TRACT WARRANTY DEED BOOK 2006 PAGE 1928)
A TRACT OF LAND IN GOVERNMENT LOT 9, IN THE NORTHEAST FRACTION QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GOV'T. LOT 9, IN THE NE FRACT. 1/4 OF SECTION 5, T78N, R26W OF THE 5TH P.M., DALLAS COUNTY IOWA: THENCE SOUTH 83°02'02" WEST, 1,319.51 FEET TO THE NORTHWEST CORNER OF SAID GOV'T. LOT 9; THENCE SOUTH 00°25'48" WEST, 907.52 FEET ALONG THE WEST LINE OF SAID GOV'T. LOT 9; THENCE NORTH 83°01'49" EAST, 860.13 FEET; THENCE NORTH 03°58'45" WEST, 52.68 FEET; THENCE NORTH 85°00'47" EAST, 468.25 FEET TO THE EAST LINE OF SAID GOV'T. LOT 9; THENCE NORTH 00°00'00" EAST, 869.69 FEET TO THE POINT OF BEGINNING
EXCEPT: PARCEL D IN BOOK 2011 PAGE 17377;
AND EXCEPT: BOOK 2012 PAGE 8135: THE NORTH 868.68 FEET OF THE WEST 10.00 FEET OF THE EAST 50.00 FEET OF GOVERNMENT LOT 9 IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA;
ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1, STONE PRAIRIE PLAT 7, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE S85°32'38"W ALONG THE NORTH LINE OF LOT 1 AND LOT 4 IN SAID STONE PRAIRIE PLAT 7, A DISTANCE OF 418.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S03°26'54"E ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 53.11 FEET; THENCE S83°39'41"W, A DISTANCE OF 182.92 FEET TO THE SOUTHEAST CORNER OF LOT 28, OF WARRIOR RIDGE, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°34'31"E ALONG THE EAST LINE OF LOTS 28 THROUGH 33 INCLUSIVE, IN SAID WARRIOR RIDGE, A DISTANCE OF 720.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF SE TELBY LANE, AS IT IS PRESENTLY ESTABLISHED; THENCE N83°27'38"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 119.42 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A 420.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 242.35 FEET, SAID CURVE HAVING A CHORD BEARING OF S79°55'12"E AND A CHORD LENGTH OF 239.00 FEET; THENCE S63°23'26"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 138.71 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A 230.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 94.58 FEET, SAID CURVE HAVING A CHORD BEARING OF S75°12'43"E AND A CHORD LENGTH OF 93.91 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 38.30 FEET TO THE WEST RIGHT OF WAY LINE OF SE LA GRANT PARKWAY AS IT IS PRESENTLY ESTABLISHED, SAID CURVE HAVING A CHORD BEARING OF S43°21'18"E AND A CHORD LENGTH OF 34.66 FEET; THENCE S00°31'48"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 475.42 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 8.52 ACRES MORE OR LESS

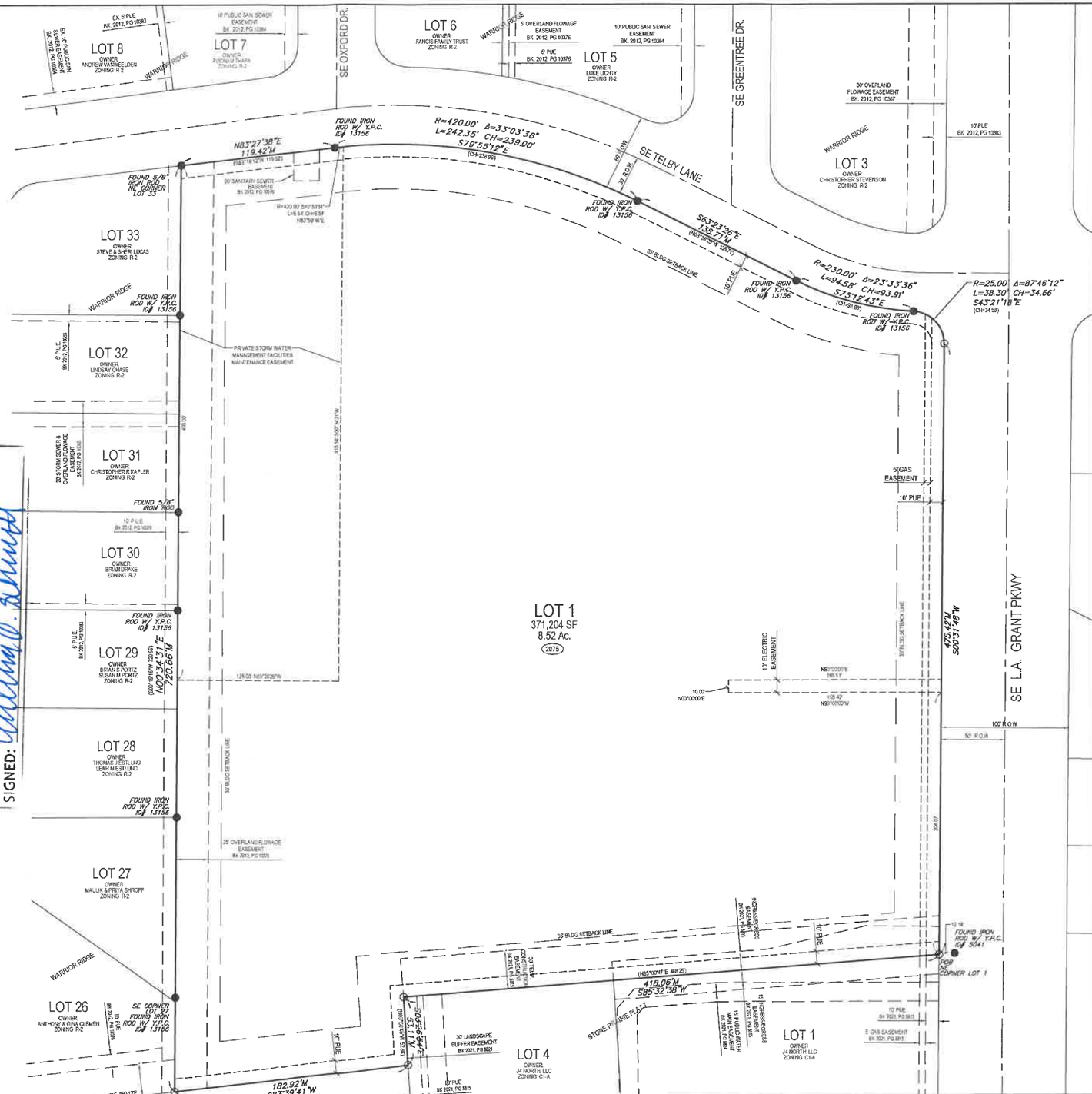
SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 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 NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

GRAPHIC SCALE
40 0 20 40 80

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 8/9/2021
SIGNED: Amanda Ahrens



LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP I.D #14775
- SECTION CORNER - FOUND AS NOTED
- × CUT "X" IN PAVEMENT
- ⬭ ADDRESS
- (XX) DIMENSION PREVIOUSLY RECORDED

ABBREVIATIONS:

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MINIMUM PROTECTION ELEVATION
HWL	HIGH WATER ELEVATION
SF	SQUARE FOOTAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

ADDRESS:

2075 SE L.A. GRANT PARKWAY
WAUKEE, IA 50263

ZONING:

A-1 AGRICULTURAL DISTRICT

BUILDING SETBACKS:
FRONT = 35 FEET
SIDE = 35 FEET
REAR = 35 FEET
MAXIMUM HEIGHT = 3 STORIES OR 40 FEET

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LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER, P.L.S.
No. 14775
IOWA

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. Hyler DATE: 9-10-2021
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

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"Planning Your Successful Development"
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Phone: (515)276-4467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

WAUKEE UMC PLAT 1
WAUKEE, IOWA
FINAL PLAT

REFERENCE NUMBER:
140304
180471
190437

DRAWN BY: EWM

CHECKED BY: LH

REVISION DATE:
2021-06-08 CITY SUBMITTAL
2021-06-22 CITY SUBMITTAL
2021-07-06 CITY SUBMITTAL
2021-08-10 FINAL

PROJECT NUMBER: 210253

SHEET NUMBER: 1 OF 1

9/10/2021 9:03:09 AM L:\LAND PROJECTS\2021\210253\DWG\FINAL PLAT.DWG