

COURTYARDS AT PARKSIDE PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: PT PARCEL "21-70", OF SE 1/4 SW 1/4 SEC 21-79-26 AND PARCEL 21-66 OF OUTLOT "X", WAUKEE SECOND HIGH SCHOOL CITY OF WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: COURTYARDS AT PARK SIDE LLC
 PROPRIETORS: COURTYARDS AT PARK SIDE LLC CONTACT: NICK JENSEN 1680 SW ANKENY ROAD, SUITE 1B ANKENY, IOWA 50023 (515) 290-3401
 SURVEYOR: MATTHEW J. THOMAS
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

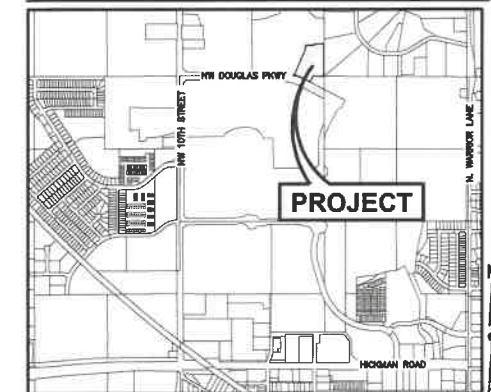
OWNER/DEVELOPER
 COURTYARDS AT PARK SIDE LLC
 CONTACT: NICK JENSEN
 1680 SW ANKENY ROAD, SUITE 1B
 ANKENY, IOWA 50023
 PH: (515) 290-3401

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY
 JULY 7, 2021

BK 2021 PG 31316
 Slide F 395

VICINITY MAP (NOT TO SCALE)

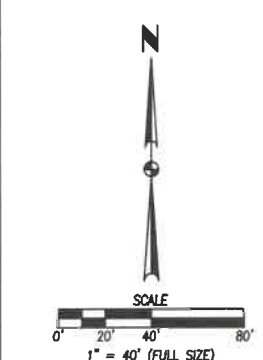
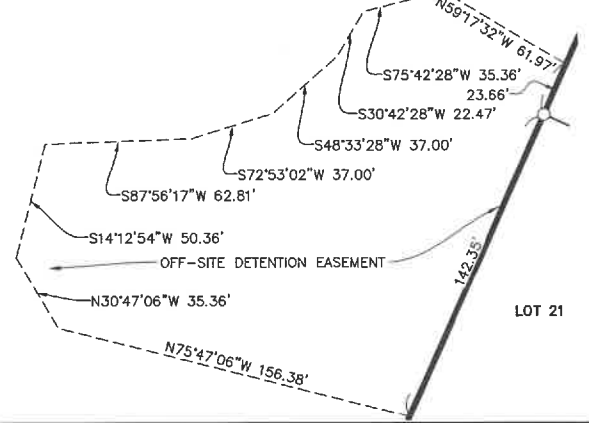


WAUKEE, IOWA

CURVE DATA

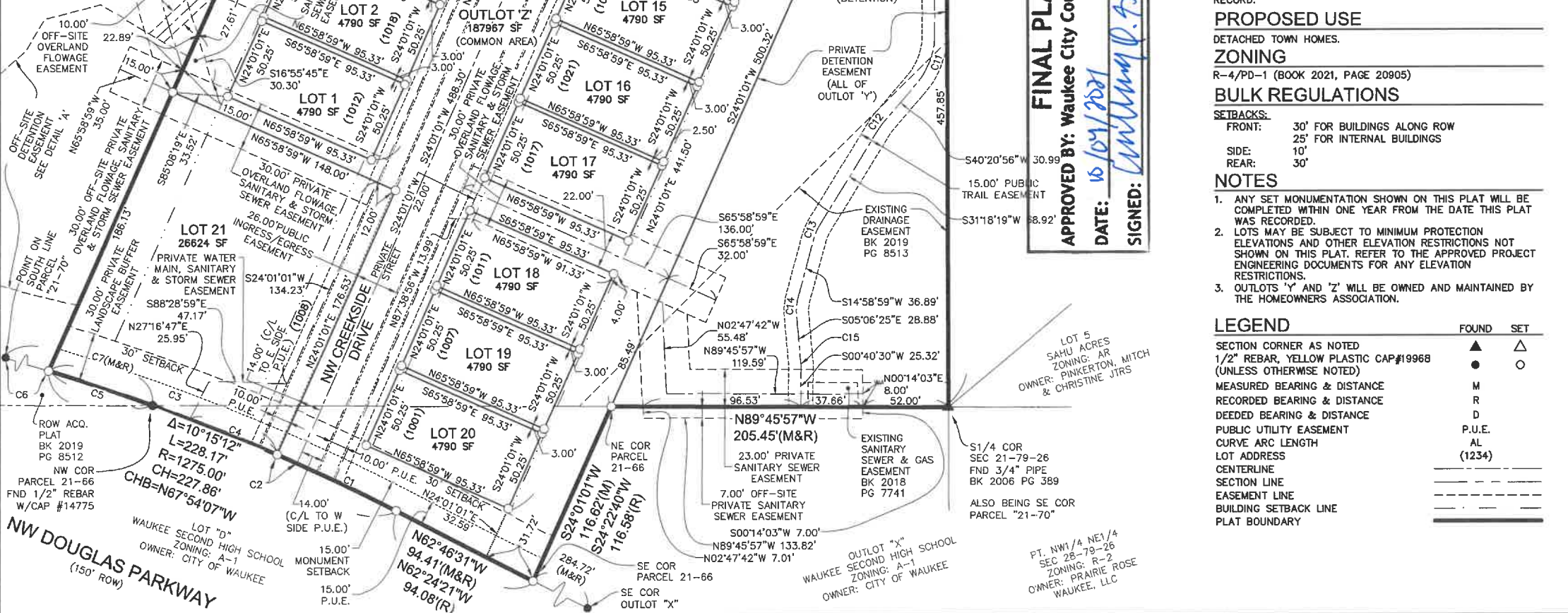
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°35'05"	1275.00'	79.77'	N64°34'04" W	79.76'
C2	0°35'03"	1275.00'	13.00'	N66°04'05" W	13.00'
C3	6°40'07"	1275.00'	148.39'	S69°41'40" E	148.31'
C4	2°33'54"	1275.00'	57.08'	N67°38'34" W	57.08'
C5	3°00'46"	1275.00'	67.04'	N71°31'20" W	67.04'
C6	16°44'14"	1275.00'	372.45'	N81°23'50" W	371.13'
C7	19°45'00"	1275.00'	439.49'	N79°53'27" W	437.32'
C8	24°14'28"	380.00'	160.77'	S11°53'47" W	159.58'
C9	6°17'53"	350.00'	38.47'	N03°22'24" W	38.45'
C10	7°58'39"	101.00'	14.06'	N04°02'37" E	14.05'
C11	40°34'31"	45.50'	32.22'	S20°03'40" W	31.55'
C12	9°02'37"	31.50'	4.97'	S35°49'37" W	4.97'
C13	16°19'20"	31.50'	8.97'	S23°08'39" W	8.94'
C14	20°05'24"	31.50'	11.05'	S04°56'17" W	10.99'
C15	5°46'55"	18.50'	1.87'	S02°12'58" E	1.87'

DETAIL 'A'



SCALE
 1" = 40' (FULL SIZE)

PT PARCEL "21-70"
 PT SE 1/4 SW 1/4
 SEC 21-79-26
 ZONING: A-1
 OWNER: COURTYARDS
 AT PARKSIDE, LLC.



PLAT DESCRIPTION
 PARCEL 21-66 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 22785, BEING A PART OF OUTLOT "X", WAUKEE SECOND HIGH SCHOOL, AN OFFICIAL PLAT AND A PART OF PARCEL "21-70" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 22847, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL "2021-70"; THENCE NORTH 89°45'57" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2021-70", A DISTANCE OF 205.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 21-66; THENCE SOUTH 24°01'01" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 21-66, A DISTANCE OF 116.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 21-66; THENCE NORTH 62°46'31" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 21-66, A DISTANCE OF 94.41 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 21-66 AND THE SOUTHERLY LINE OF SAID PARCEL "21-70"; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL "21-70" AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1275.00 FEET, WHOSE ARC LENGTH IS 228.17 FEET AND WHOSE CHORD BEARS NORTH 67°54'07" WEST, 227.86 FEET; THENCE NORTH 24°01'01" EAST, 458.54 FEET; THENCE NORTH 23°54'10" EAST, 45.32 FEET; THENCE NORTH 17°07'26" EAST, 40.44 FEET; THENCE NORTH 06°01'42" EAST, 44.44 FEET; THENCE NORTH 89°46'33" EAST, 148.05 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 367.00 FEET, WHOSE ARC LENGTH IS 1.68 FEET AND WHOSE CHORD BEARS NORTH 00°05'34" WEST, 1.68 FEET; THENCE NORTH 00°13'27" WEST, 20.49 FEET; THENCE NORTH 89°46'33" EAST, 176.13 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°13'36" EAST ALONG SAID EAST LINE, 589.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.01 ACRES (261,622 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPOSED USE
 DETACHED TOWN HOMES.

ZONING
 R-4/PD-1 (BOOK 2021, PAGE 20905)

BULK REGULATIONS

SETBACKS:
 FRONT: 30' FOR BUILDINGS ALONG ROW
 25' FOR INTERNAL BUILDINGS
 SIDE: 10'
 REAR: 30'

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- OUTLOTS 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	M
DEEDED BEARING & DISTANCE	R	R
PUBLIC UTILITY EASEMENT	D	D
CURVE ARC LENGTH	P.U.E.	P.U.E.
LOT ADDRESS	AL	AL
SECTION LINE	(1234)	(1234)
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

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.

MATTHEW J. THOMAS
 19968
 IOWA

10/12/21
 DATE

LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

COURTYARDS AT PARKSIDE PLAT 1

FINAL PLAT

3405 S.E. CROSSROADS DRIVE, SUITE G
 WAUKEE, IOWA
 PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE	REVISIONS	REVIEW
9/28/21		

TECH: ENGINEER: REVIEW:

1
 1
 2103.140