

FINAL PLAT

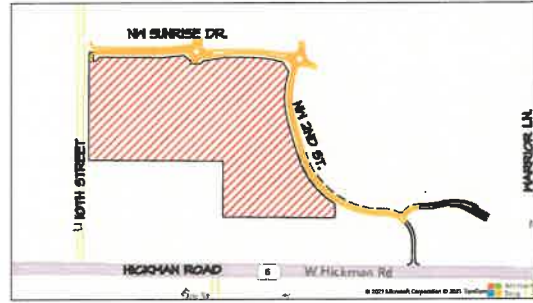
WAUKEE CROSSING PLAT 2

WAUKEE, IOWA

WAUKEE CROSSING LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

Doc ID: 008667620027 Type: PLAT
 Recorded: 12/06/2021 at 09:38:21 AM
 Fee Amt: \$137.00 Page 1 of 27
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2021 PG 35478



VICINITY SKETCH

PROPERTY OWNERS:
 PHILIP E BRODERICK REVOCABLE TRUST
 CHARLOTTE R BRODERICK REVOCABLE TRUST
 9225 CASCADE AVENUE #2204
 WEST DES MOINES IA 50266

DEVELOPER:
 WAUKEE CROSSING LLC
 611 MONTICELLO DRIVE
 BURLINGTON, IA 52601

WAUKEE CROSSING LLC
 611 MONTICELLO DRIVE
 BURLINGTON, IA 52601

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: 515-276-1084
 EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:

ED ARP
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884
 ARP@CECLAC.COM

LEGAL DESCRIPTION:

PARCEL 21-71 OF THE NW1/4 SW1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2021, PAGE 22286 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 11.80 ACRES INCLUDING 1.67 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

AND

PARCEL 21-72 OF THE SW1/4 AND THE SW1/4 SE1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2021, PAGE 22286 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 11.15 ACRES INCLUDING 0.69 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

LAND AREA

1/4 1/4	AREA (ACRES)	R.O.W (ACRES)	TOTAL (ACRES)
SW1/4 SE1/4	2.97		2.97
SE1/4 SW1/4	14.76	0.69	15.45
NE1/4 SW1/4	32.45		32.45
NW1/4 SW1/4	36.41	1.67	38.08
TOTAL	86.59	2.36	88.95

BASIS OF BEARINGS

THE NORTH LINE OF THE SW1/4 OF SECTION 28-19-26 WAS MEASURED AS HAVING A BEARING OF N84°21'45"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH, N84°21'45"W.

BOUNDARY CLOSURE REPORT

NORTH: 591133.4854' EAST: 1593461.2047'

SEGMENT #1 : LINE COURSE: N45°19'16"E LENGTH: 75.00' NORTH: 591188.2208' EAST: 1593914.5991'

SEGMENT #2 : LINE COURSE: S04°30'08"E LENGTH: 747.13' NORTH: 591181.7299' EAST: 1594261.6404'

SEGMENT #3 : CURVE LENGTH: 53.23' RADIUS: 501.00' DELTA: 006°05'14" TANGENT: 26.64' CHORD: 53.20' COURSE: N87°21'55"E COURSE IN: N00°21'52"E COURSE OUT: S05°35'22"E RP NORTH: 591682.7110' EAST: 1594265.9485' END NORTH: 591184.0930' EAST: 1594314.7884'

SEGMENT #4 : LINE COURSE: N84°24'38"E LENGTH: 231.12' NORTH: 591206.6624' EAST: 1594545.4061'

SEGMENT #5 : LINE COURSE: S03°10'03"E LENGTH: 94.84' NORTH: 591146.8106' EAST: 1594625.3178'

SEGMENT #6 : LINE COURSE: S10°44'44"E LENGTH: 41.45' NORTH: 591106.0874' EAST: 1594639.0460'

SEGMENT #7 : LINE COURSE: S09°44'42"E LENGTH: 122.83' NORTH: 591105.5946' EAST: 1594755.8748'

SEGMENT #8 : LINE COURSE: N40°42'58"E LENGTH: 48.18' NORTH: 591142.0576' EAST: 1594781.3032'

SEGMENT #9 : LINE COURSE: N83°21'52"E LENGTH: 50.12' NORTH: 591147.7333' EAST: 1594837.1008'

SEGMENT #10 : LINE COURSE: N81°22'26"E LENGTH: 201.02' NORTH: 591178.4615' EAST: 1595035.7383'

SEGMENT #11 : CURVE LENGTH: 80.91' RADIUS: 449.00' DELTA: 001°12'28" TANGENT: 40.55' CHORD: 80.83' COURSE: N85°51'09"E COURSE IN: S08°47'34"E COURSE OUT: N00°21'52"E RP NORTH: 591065.3251' EAST: 1595112.0361' END NORTH: 591104.3075' EAST: 1595116.5761'

SEGMENT #12 : LINE COURSE: S04°30'08"E LENGTH: 217.04' NORTH: 591182.4145' EAST: 1595334.2384'

SEGMENT #13 : CURVE LENGTH: 261.72' RADIUS: 1950.00' DELTA: 001°41'24" TANGENT: 131.06' CHORD: 261.53' COURSE: S85°34'26"E COURSE IN: S00°21'52"E COURSE OUT: N03°11'16"E RP NORTH: 591232.4881' EAST: 1595337.2173' END NORTH: 591182.6106' EAST: 1595545.0375'

SEGMENT #14 : CURVE LENGTH: 46.47' RADIUS: 500.00' DELTA: 005°19'32" TANGENT: 23.25' CHORD: 46.46' COURSE: S74°08'58"E COURSE IN: S08°11'16"E COURSE OUT: N13°30'48"E RP NORTH: 591066.71073' EAST: 1595523.8286' END NORTH: 591153.8646' EAST: 1595640.6664'

SEGMENT #15 : LINE COURSE: S16°21'12"E LENGTH: 128.24' NORTH: 591123.8864' EAST: 1595765.4053'

SEGMENT #16 : LINE COURSE: S28°24'50"E LENGTH: 138.46' NORTH: 591003.2751' EAST: 1595893.4051'

SEGMENT #17 : LINE COURSE: S16°57'10"W LENGTH: 14.44' NORTH: 590984.6748' EAST: 1595821.7368'

SEGMENT #18 : CURVE LENGTH: 614.20' RADIUS: 1050.00' DELTA: 039°30'55" TANGENT: 316.17' CHORD: 605.48' COURSE: S00°11'42"W COURSE IN: S73°02'51"E COURSE OUT: S73°26'14"W RP NORTH: 590678.5221' EAST: 1596882.1109' END NORTH: 590374.2033' EAST: 1596825.6761'

SEGMENT #19 : LINE COURSE: S16°58'46"E LENGTH: 411.82' NORTH: 589484.4706' EAST: 1596443.0718'

SEGMENT #20 : CURVE LENGTH: 771.22' RADIUS: 1050.00' DELTA: 042°05'00" TANGENT: 403.93' CHORD: 754.00' COURSE: S31°36'16"E COURSE IN: N73°26'14"E COURSE OUT: S31°21'51"W RP NORTH: 590283.7896' EAST: 1596449.5052' END NORTH: 589381.1199' EAST: 1596403.1676'

SEGMENT #21 : LINE COURSE: S00°18'51"W LENGTH: 167.40' NORTH: 589219.1224' EAST: 1596402.2447'

SEGMENT #22 : LINE COURSE: N36°42'24"W LENGTH: 114' NORTH: 589220.6363' EAST: 1596401.5688'

SEGMENT #23 : LINE COURSE: N84°24'04"W LENGTH: 1375.98' NORTH: 589232.9841' EAST: 1596403.6498'

SEGMENT #24 : LINE COURSE: N00°12'42"E LENGTH: 682.90' NORTH: 589419.8794' EAST: 15965028.1666'

SEGMENT #25 : LINE COURSE: N84°24'10"W LENGTH: 1645.87' NORTH: 589430.6411' EAST: 1596382.3628'

SEGMENT #26 : LINE COURSE: N00°10'44"E LENGTH: 1318.94' NORTH: 591244.5746' EAST: 1596386.5127'

SEGMENT #27 : LINE COURSE: S04°21'45"E LENGTH: 55.00' NORTH: 591244.0406' EAST: 1596344.5106'

SEGMENT #28 : LINE COURSE: S00°10'44"W LENGTH: 113.55' NORTH: 591193.5612' EAST: 1596344.1534'

SEGMENT #29 : LINE COURSE: S04°48'47"E LENGTH: 20.07' NORTH: 591193.4851' EAST: 1596346.1223'

PERIMETER: 8741.74' AREA: 3874660.68 SQ. FT.
 ERROR CLOSURE: 0.0167' COURSE: N54°02'21"E
 ERROR NORTH: 0.00482' EAST: 0.01353'

PRECISION 1: 581161.66

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 8/30/2021
SIGNED: [Signature]

INDEX LEGEND

COUNTY:	DALLAS	SECTION:	TOWNSHIP:	RANGE:	1/4	1/4
ALIQUOT PART:		28	19	26	NW1/4	SW1/4
		28	19	26	NE1/4	SE1/4
		28	19	26	SW1/4	SE1/4

CITY: WAUKEE

PROPRIETOR (S): PHILIP E BRODERICK REVOCABLE TRUST
 CHARLOTTE R BRODERICK REVOCABLE TRUST
 WAUKEE CROSSING LLC

REQUESTED BY: WAUKEE CROSSING LLC

PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS

COMPANY: CIVIL ENGINEERING CONSULTANTS, INC
 ATTN: JEFFREY A. GADDIS
 RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322

LEGEND

- ▲ FOUND SECTION CORNERS
- FOUND SECTION CORNERS (6" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- FOUND CORNERS (6" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (6" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- EXISTING SUBDIVISION BOUNDARY
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY DATA WAS OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS
 18381

DATE: 12/06/2021

DATE OF SURVEY: 12/06/2021

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

COVER

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 . mail@ceclac.com

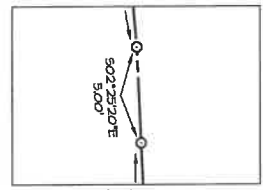
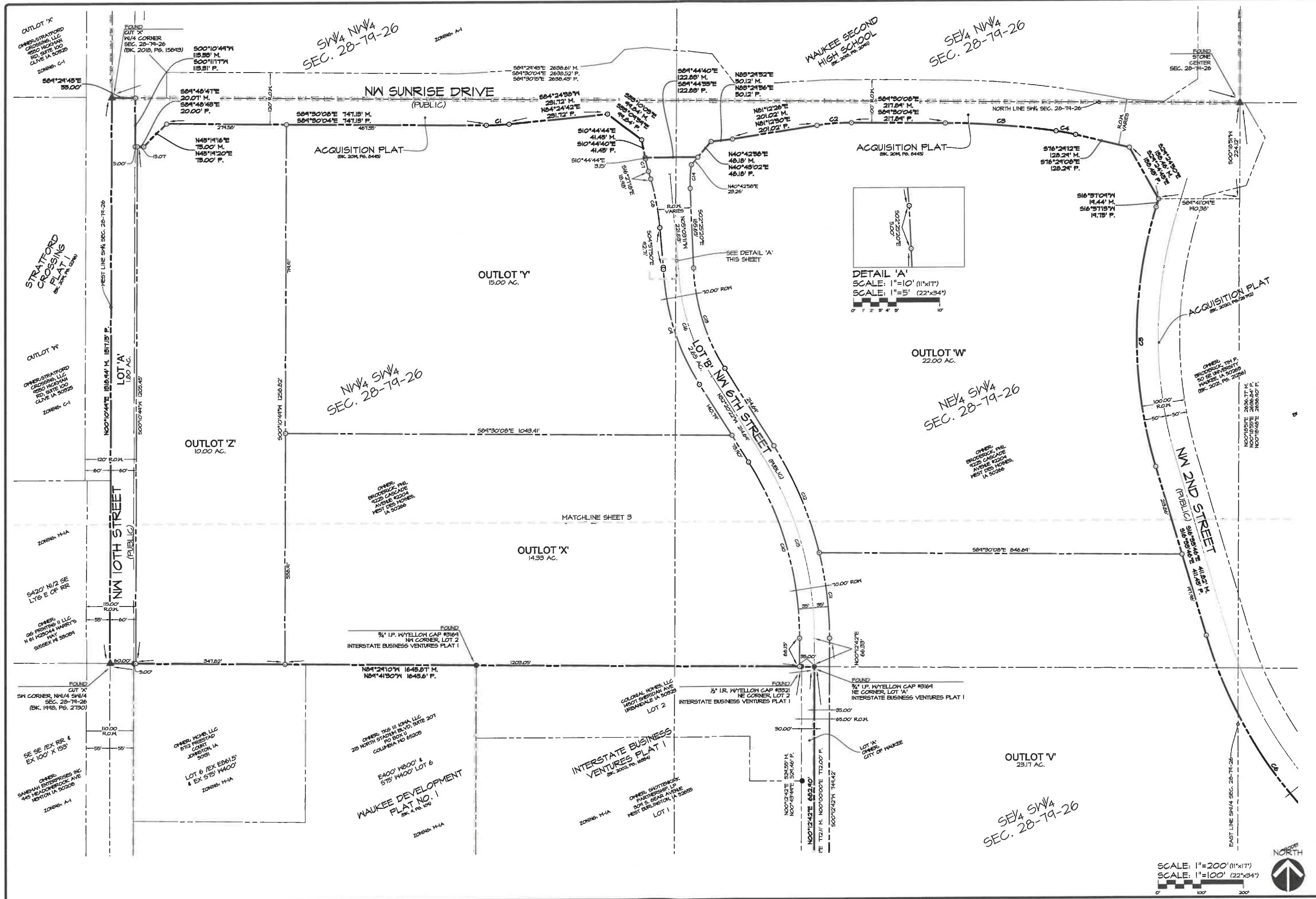
CEC

3rd SUB - 2021-11-24
 2nd SUB - 2021-07-23
 1ST SUB - 2021-06-25
 DATE OF SURVEY: 2021-05-14
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]

WAUKEE CROSSING PLAT 2

SHEET
 OF 6

A-2052



DETAIL 'A'
SCALE: 1"=10' (11"x17")
SCALE: 1"=5' (22"x34")

SCALE: 1"=200' (11"x17")
SCALE: 1"=100' (22"x34")



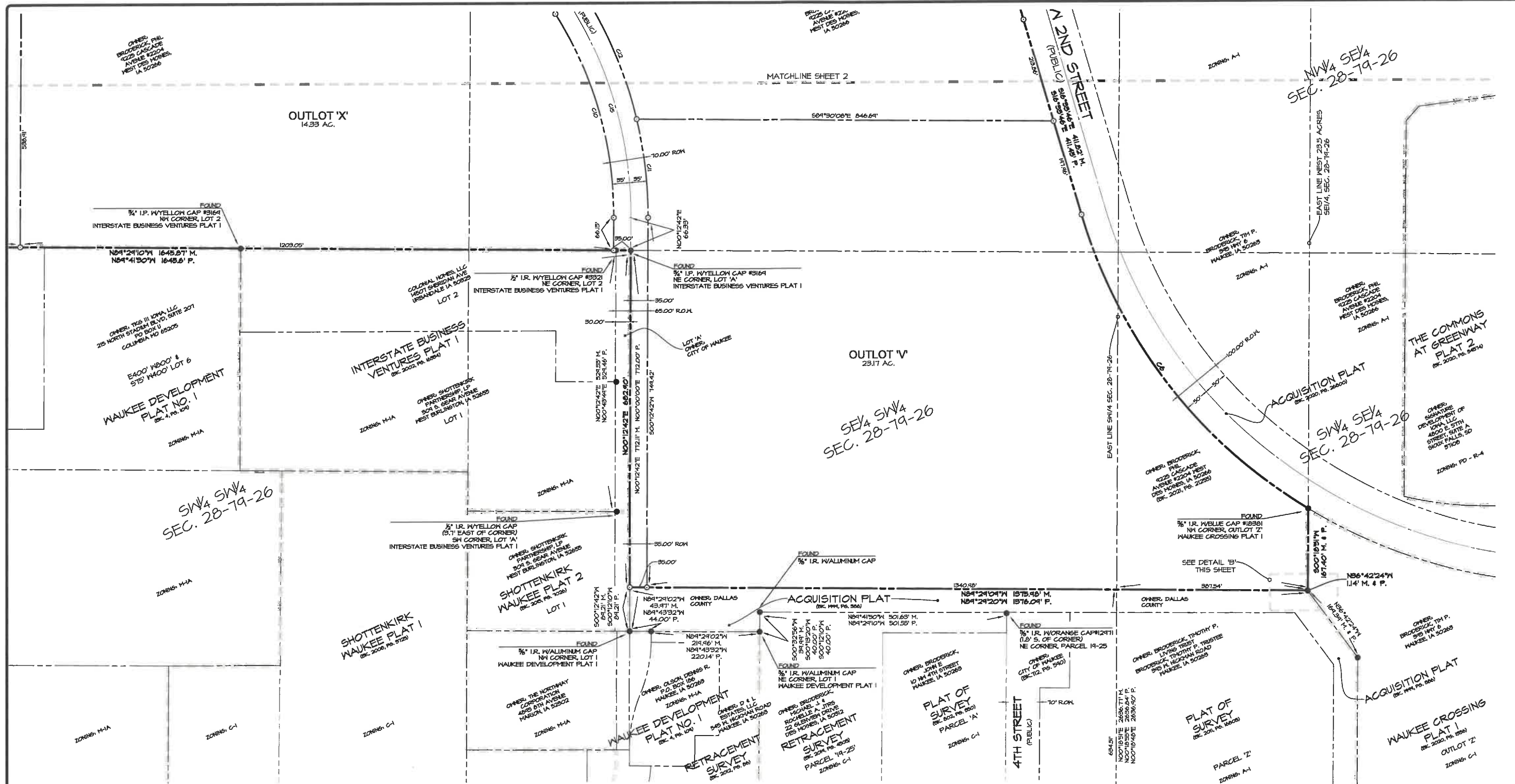
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . mail@cecinc.com

CEC

DATE:	3rd SUB - 2021-11-24	CTN	LJH
DATE OF SURVEY:	1st SUB - 2021-07-23	DESIGNED BY:	
DESIGNED BY:	1st SUB - 2021-06-25	DRAWN BY:	
	2021-05-14		

WAUKEE CROSSING PLAT 2
WAUKEE, IOWA
DIMENSION NORTH

SHEET
OF 6
A-2052

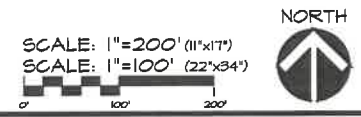
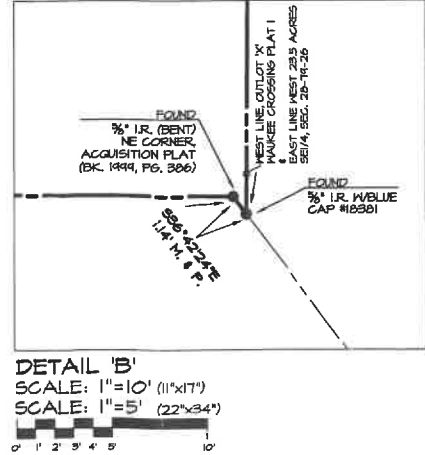


CURVE DATA (M.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C1	6°05'14"	501.00'	53.23'	26.64'	53.20'	N87°21'15"E
C2	9°17'26"	449.00'	80.91'	40.55'	80.83'	N85°51'04"E
C3	7°41'24"	1450.00'	261.72'	131.06'	261.53'	S85°34'26"E
C4	5°14'32"	500.00'	46.47'	23.25'	46.46'	S74°08'58"E
C5	33°30'55"	1050.00'	614.22'	316.18'	605.50'	S00°11'44"W
C6	42°05'00"	1050.00'	711.22'	403.43'	754.00'	S37°36'16"E
C7	5°42'34"	300.00'	24.84'	14.46'	24.88'	S13°36'01"E
C8	11°29'27"	580.00'	116.32'	58.36'	116.13'	S10°42'34"E
C9	24°55'03"	545.00'	284.58'	145.61'	281.35'	S17°22'51"E
C10	32°33'05"	765.00'	434.62'	223.95'	428.80'	S16°03'50"E
C11	13°48'57"	835.00'	201.35'	101.16'	200.86'	N06°41'46"W
C12	18°44'08"	835.00'	273.04'	137.15'	271.88'	N22°58'18"W
C13	24°55'03"	475.00'	248.02'	126.91'	245.22'	N17°22'51"W
C14	10°33'56"	300.00'	55.32'	27.14'	55.24'	N02°51'33"E
C15	32°33'05"	800.00'	454.50'	233.57'	448.41'	N16°03'50"W
C16	24°55'03"	510.00'	266.30'	136.26'	263.24'	N17°22'51"W

CURVE DATA (F.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C1	6°05'14"	501.00'	53.23'	26.64'	53.20'	N87°21'15"E
C2	9°17'26"	449.00'	80.91'	40.55'	80.83'	N85°51'04"E
C3	7°41'24"	1450.00'	261.72'	131.06'	261.53'	S85°34'26"E
C4	5°14'32"	500.00'	46.47'	23.25'	46.46'	S74°08'58"E
C5	33°30'59"	1050.00'	614.22'	316.18'	605.50'	S00°11'44"W



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
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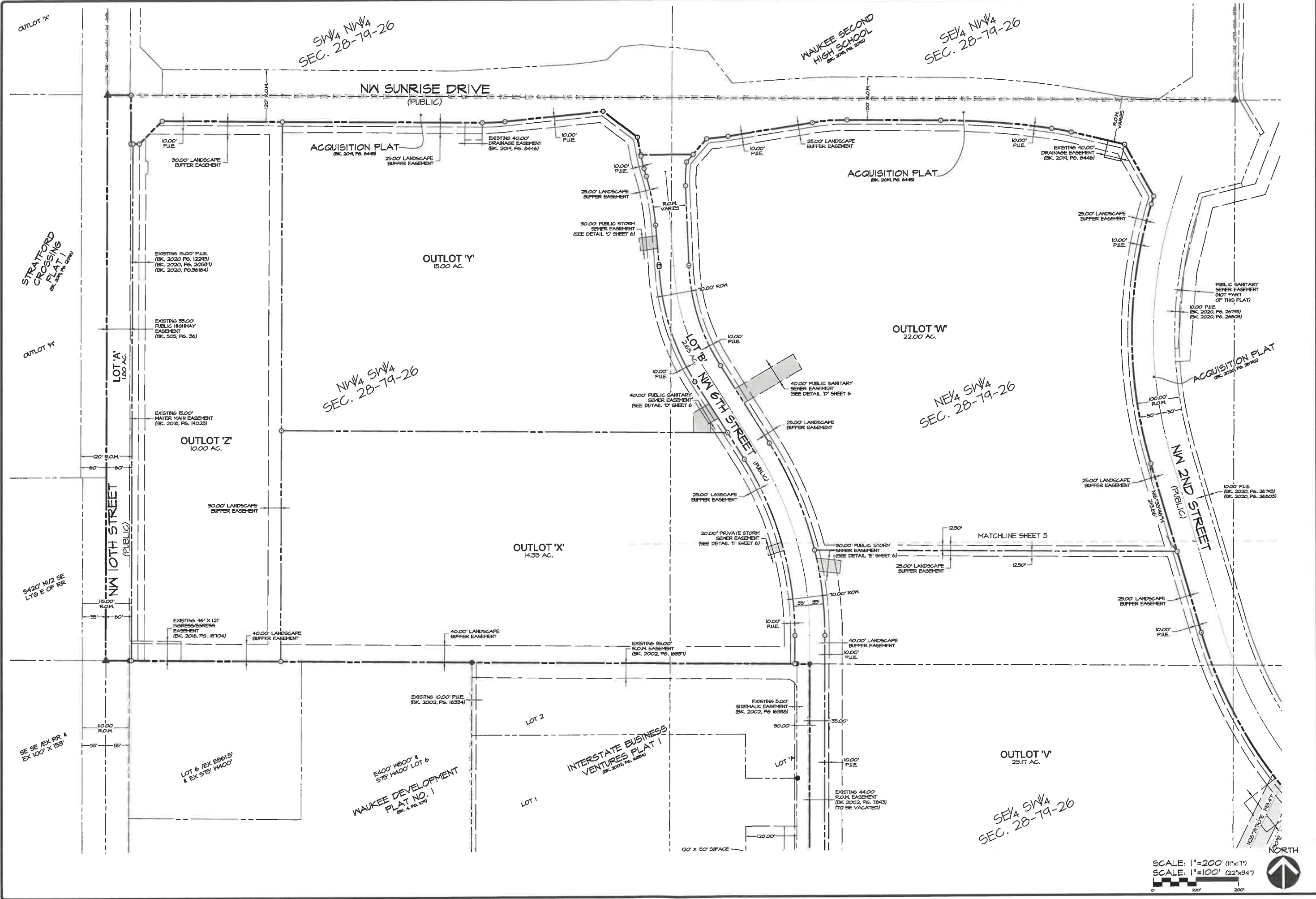
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 2nd SUB - 2021-07-28
 1st SUB - 2021-06-25

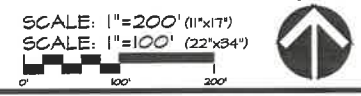
DATE OF SURVEY: 2021-05-14
 DESIGNED BY: CLM
 DRAWN BY: L.H.

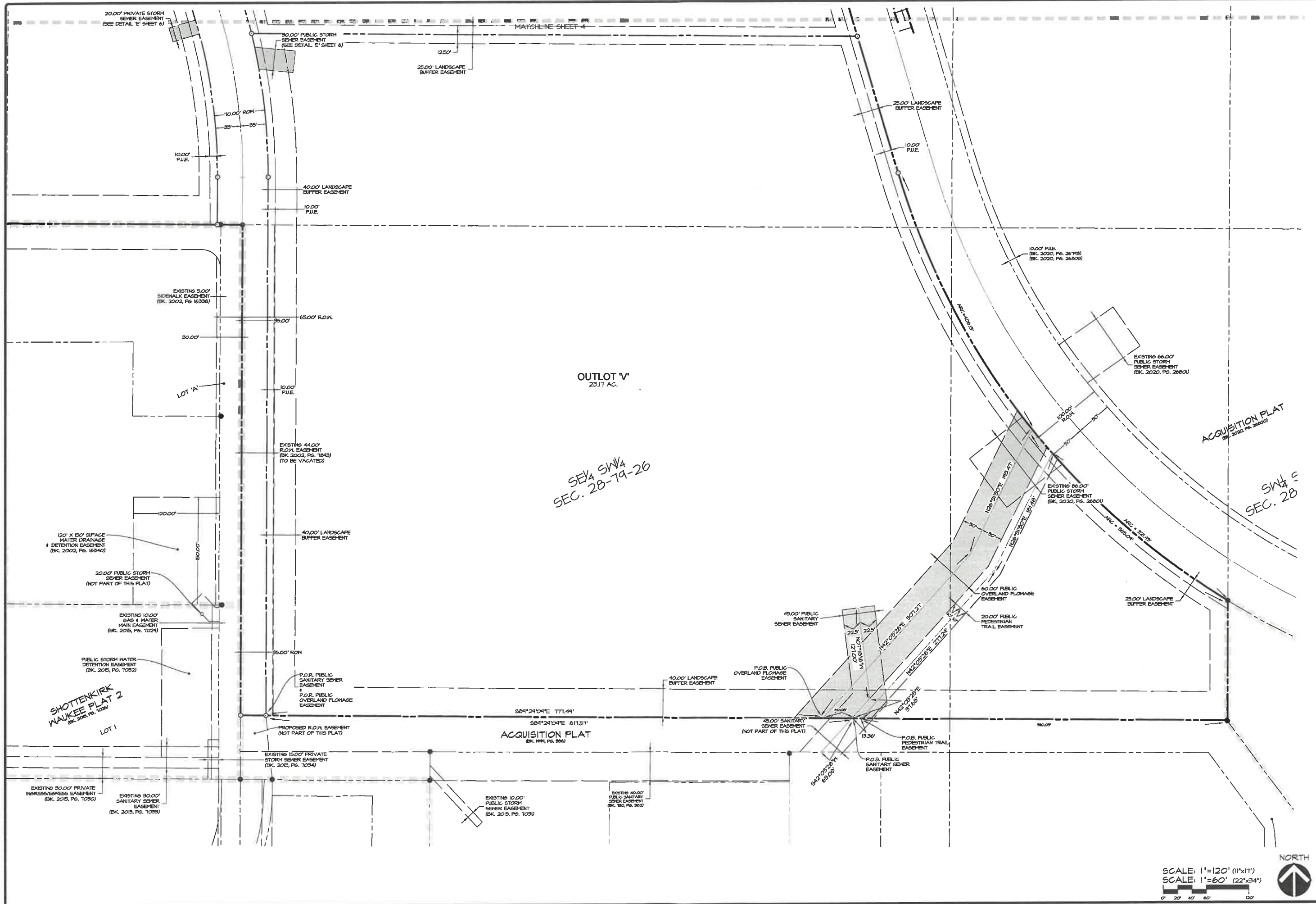
WAUKEE CROSSING PLAT 2
 WAUKEE, IOWA
 DIMENSION SOUTH

SHEET OF 6
 A-2052



DATE:	3rd SUB - 2021-11-24	CTN	L.H.
DESIGNED BY:	1st SUB - 2021-07-23	DATE OF SURVEY:	151 SUB - 2021-06-25
DRAWN BY:	2021-05-14		



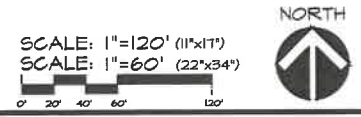


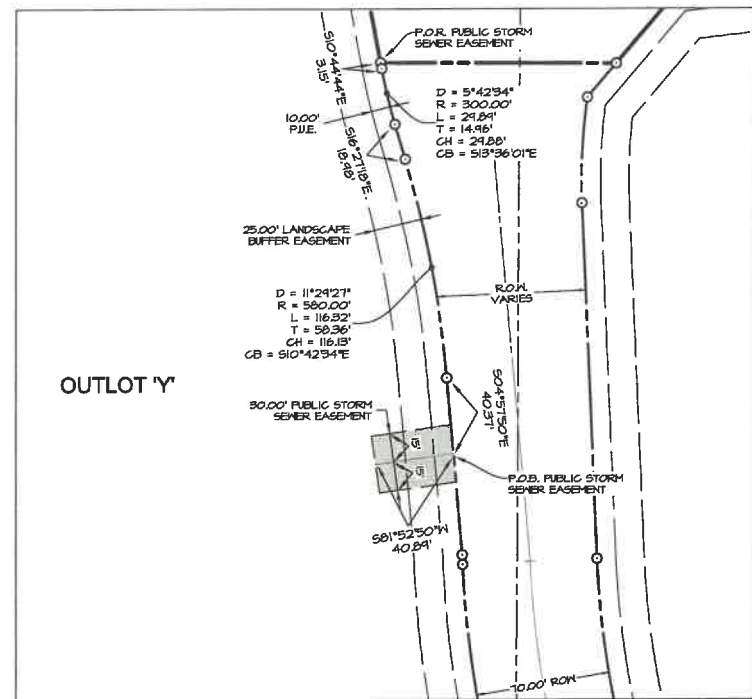
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
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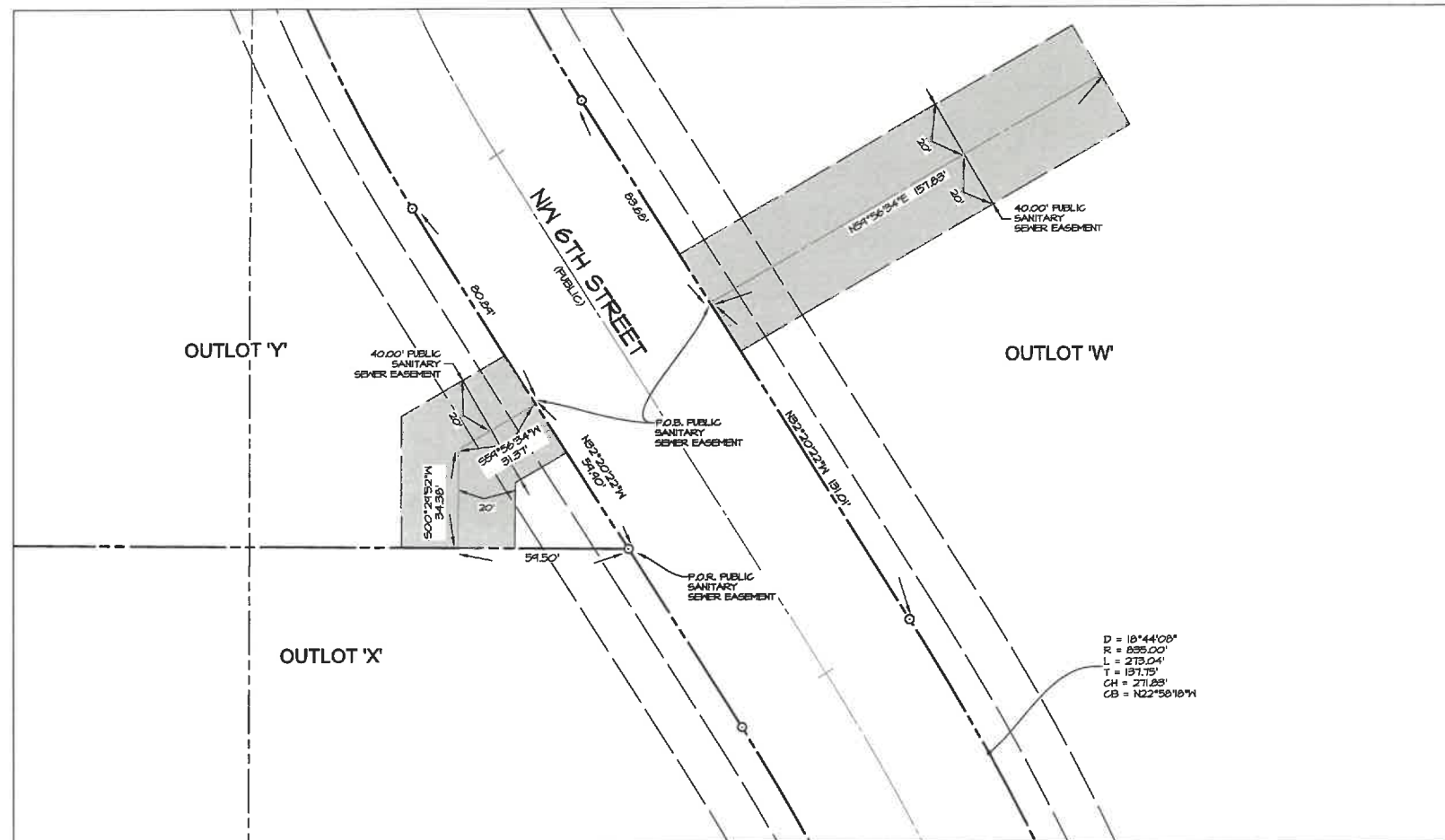
DATE:	3rd SUB - 2021-11-24	CTM	LJH
DATE OF SURVEY:	2nd SUB - 2021-07-23	CTM	LJH
DESIGNED BY:	1ST SUB - 2021-06-25	CTM	LJH
DRAWN BY:	2021-09-14	CTM	LJH

WAUKEE CROSSING PLAT 2
 WAUKEE, IOWA
 EASEMENT SOUTH

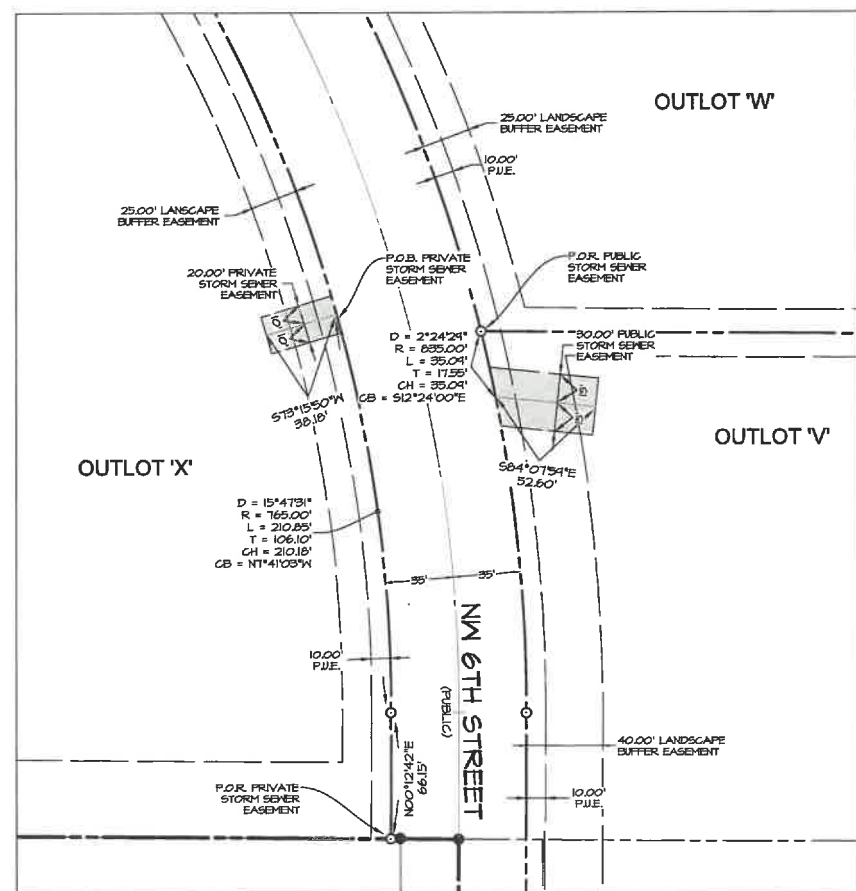




DETAIL 'C'
 SCALE: 1"=100' (11"x17")
 SCALE: 1"=50' (22"x34")



DETAIL 'D'
 SCALE: 1"=60' (11"x17")
 SCALE: 1"=30' (22"x34")



DETAIL 'E'
 SCALE: 1"=100' (11"x17")
 SCALE: 1"=50' (22"x34")



DATE:	3rd SUB - 2021-11-24	CTM
DATE OF SURVEY:	2nd SUB - 2021-07-23	LH
DESIGNED BY:	1st SUB - 2021-06-25	
DRAWN BY:	2021-05-14	

