

INDEX LEGEND
 LOCATION: LOTS 1 & 2, WESTGATE BUSINESS PARK PLAT 2, WAUKEE
 REQUESTOR: ACCESS SYSTEMS
 PROPRIETOR: JACE PROPERTIES LLC
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

WESTGATE BUSINESS PARK PLAT 5

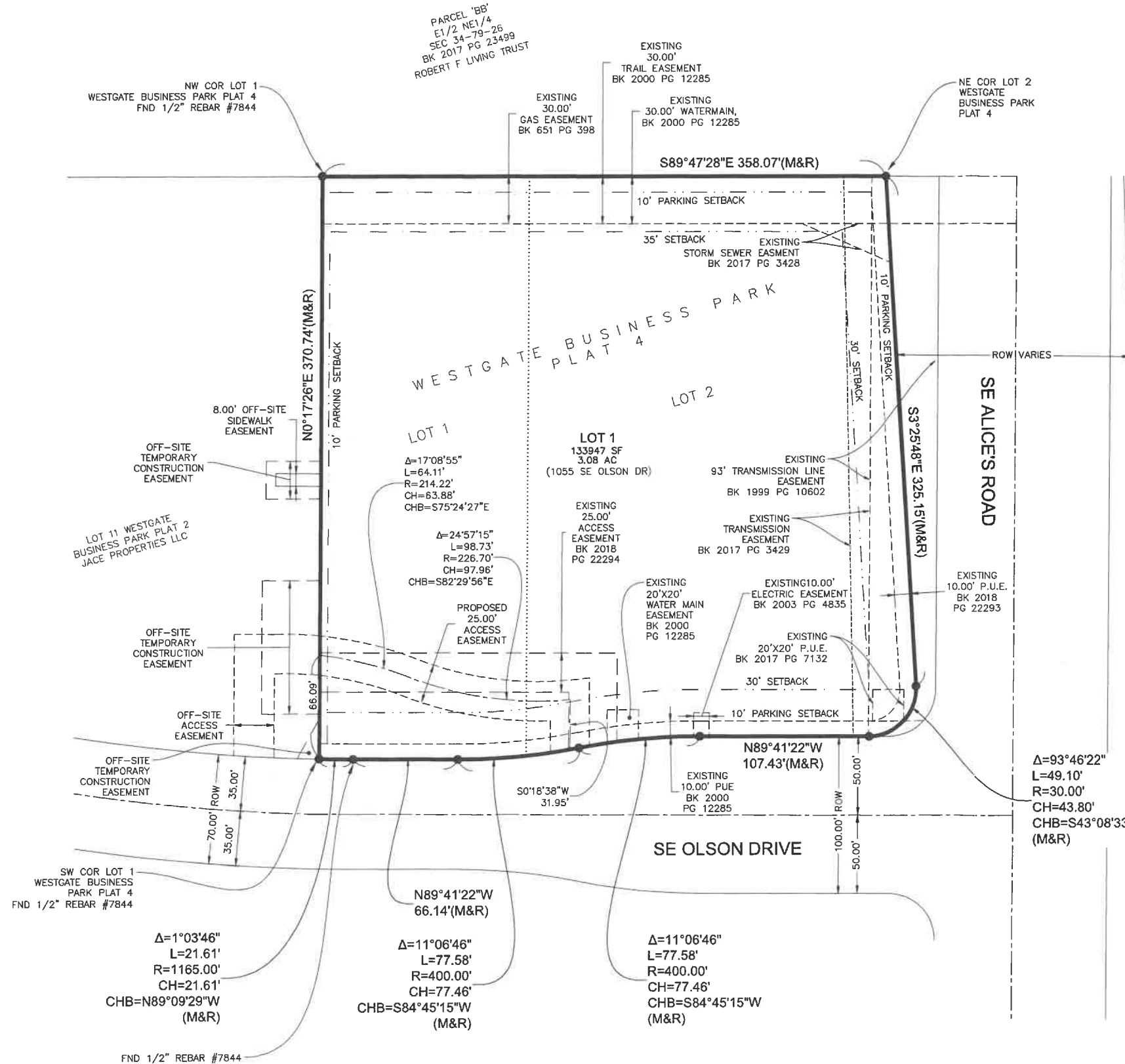
FINAL PLAT



Doc ID: 008838430013 Type: PLAT
 Recorded: 06/17/2022 at 08:04:40 AM
 Fee Amt: \$67.00 Page 1 of 13
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2022 PG 13772

Slide 092



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

OWNER / DEVELOPER

JACE PROPERTIES LLC
 975 SE OLSON DRIVE
 WAUKEE, IA 50263
 CONTACT: JANETTE MARTENS
 PH: (515) 987-6227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

ZONING

M-1/PD-1 PLANNED DEVELOPMENT DISTRICT W/
 UNDERLYING M-1 - LIGHT INDUSTRIAL
 (ORDINANCE # 2397)

BULK REGULATIONS

SETBACKS
 FRONT YARD= 30 FEET
 SIDE YARD= NONE
 REAR YARD= 35 FEET

DATE OF SURVEY

DECEMBER 15, 2021

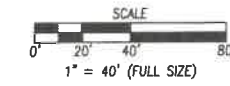
PLAT DESCRIPTION

LOTS 1 & 2, WESTGATE BUSINESS PARK PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA. PROPERTY CONTAINS 3.08 ACRES (133,947 S.F.) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

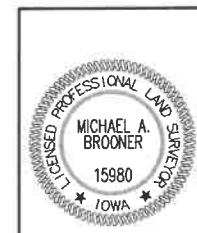
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

VICINITY MAP



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 05/16/2022
 SIGNED: *Michael A. Brooner*



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.
Michael A. Brooner
 MICHAEL A. BROONER, P.L.S. DATE: 6-9-2022
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

FILE: H:\2021\2111901\DWG\2111901-FINAL PLAT.DWG
 DATE PLOTTED: 6/9/2022 9:05 AM

WESTGATE BUSINESS PARK PLAT 5
 FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER:
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH:
 PREPARED: 01/18/22