KOETHE ADDITION PLAT 2
FINAL PLAT

INDEX LEGEND

LOCATION: LOT 1, KOETHE ADDITION, WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: ET REAL ESTATE HOLDINGS

PROPRIETOR: ET REAL ESTATE HOLDINGS
205 SE ORALABOR ROAD
ANKENY, IA 50021

SURVEYOR: MATTHEW J. THOMAS

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

ET REAL ESTATE HOLDINGS
205 SE ORALABOR ROAD
ANKENY, IA 50021

ENGINEER / SURVEYOR

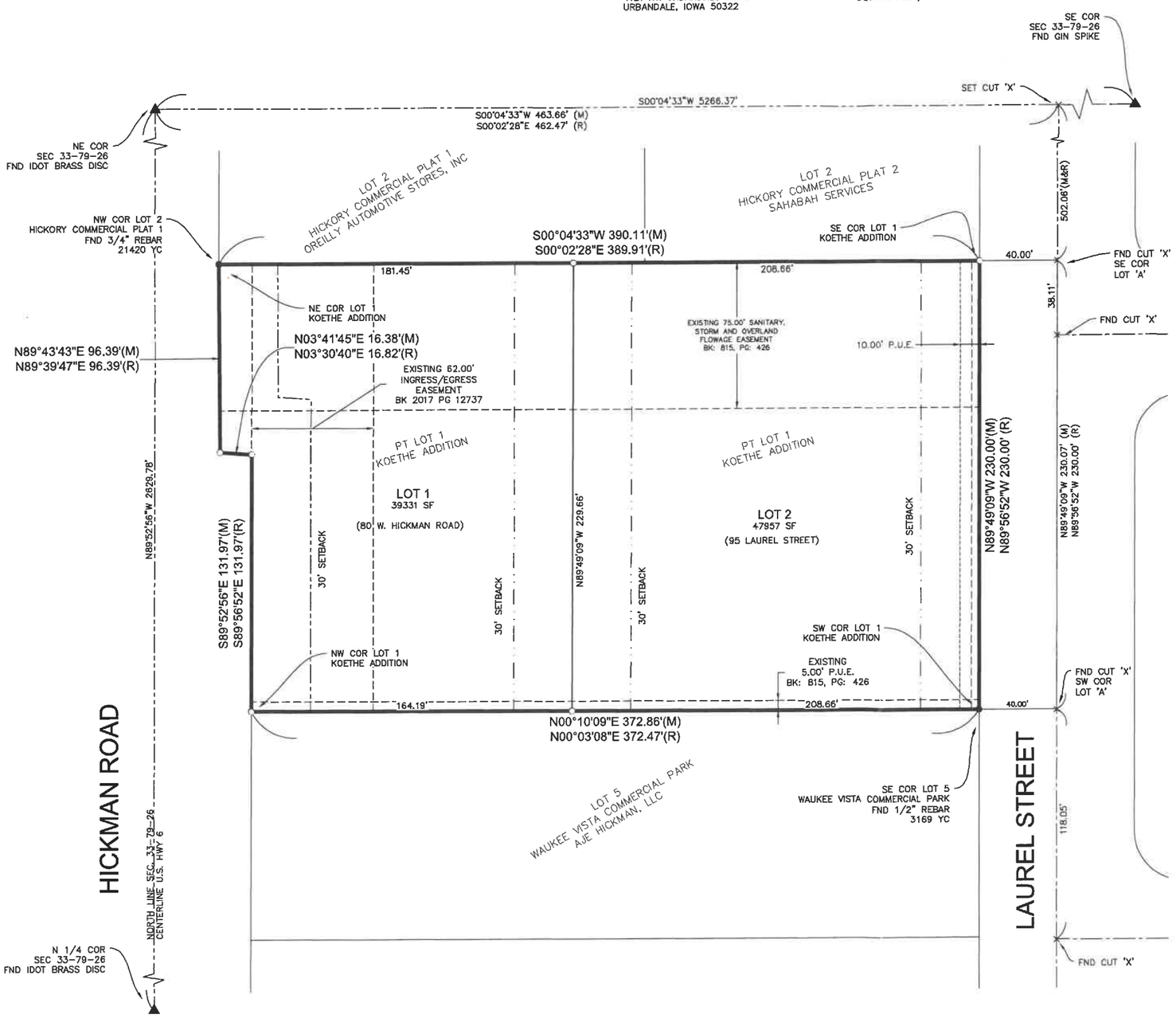
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE OF SURVEY

NOVEMBER 24, 2021

PLAT DESCRIPTION

LOT 1, KOETHE ADDITION, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.00 ACRES (87,288 SQUARE FEET).



SCALE
0' 15' 30' 60'
1" = 30' (FULL SIZE)

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 8/05/2022
SIGNED: Anthony A. Stivers

Doc ID: 008876470011 Type: PLAT
Recorded: 08/03/2022 at 01:30:20 PM
Fee Amt: $57.00 Page 1 of 11
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 17309

Slide G102

VICINITY MAP

ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

BUILDING SETBACKS:
MINIMUM FRONT YARD – 30 FEET
MINIMUM REAR YARD – 30 FEET
MINIMUM SIDE YARD – NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.

LEGEND

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

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS
19968
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.

MATTHEW J. THOMAS, P.L.S. — 7/13/22 DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
THIRD SUBMITTAL TO CITY	08/29/22
SECOND SUBMITTAL TO CITY	08/04/22
FIRST SUBMITTAL TO CITY	07/21/22

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

KOETHE ADDITION PLAT 2
FINAL PLAT
WAUKEE, IOWA

1/1

2106.456

FILE: R:\2021\2106456\LND\2106456-FINAL PLAT.DWG
PLOT DATE: 7/13/2022 7:51 AM
PLOT BY: MATTHEW THOMAS