

FINAL PLAT

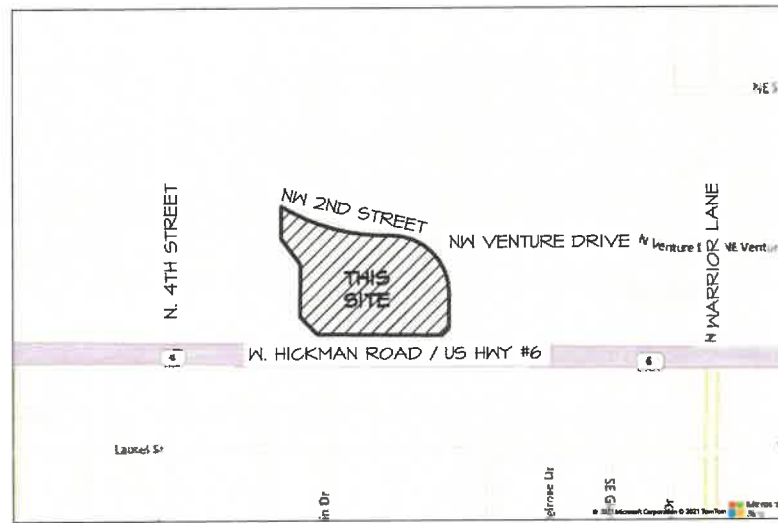
WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

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

Doc ID: 008924790030 Type: PLAT
 Recorded: 10/10/2022 at 02:34:39 PM
 Fee Amt: \$152.00 Page 1 of 30
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2022 PG 21574

*Slide G 158-160
 City gave approval
 to file as is*



VICINITY SKETCH

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT
3	EASEMENT DETAILS

FINAL PLAT
APPROVED BY: Waukeee City Council
 DATE: 9/19/22
 SIGNED: Jeffrey A. Gaddis

LEGAL DESCRIPTION

OUTLOT '2' IN WAUKEE CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 1536 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

LAND AREA

1.48 ACRES
 42493 SQ. FT.

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 OF SECTION 28-14-26 ASSUMED AS N04°31'00"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR NOTES:

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
6. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
 COMMUNITY-PANEL #1904C0333F MAP REVISED DECEMBER 1, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	190660	0335	F
CITY OF WAUKEE	190678	0335	F

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
 PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS
 WWW.FEMA.GOV
 FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
 1-871-336-2627
 FEMA-MAPS@SPECIALIST@RISKMAPCDSS.COM

LOT NOTES:

1. OUTLOT '2' SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OF RECORD.
2. AN INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO NW 2ND STREET AS DESIGNATED BY THE CITY OF WAUKEE. THE INDIVIDUAL LOT OWNERS ARE REQUIRED TO PROVIDE A REASONABLE ACCESS WAY AS MUTUALLY AGREED UPON BY THE DEVELOPER AND LEGAL COUNSEL.
3. NO DIRECT VEHICULAR ACCESS TO HICKMAN ROAD IS ALLOWED WITHOUT THE CITY OF WAUKEE AND IOWA DEPARTMENT OF TRANSPORTATION APPROVAL.

BOUNDARY CLOSURE REPORT

END NORTH: 504387.1116' EAST: 1536403.1534'

SEGMENT #1 : CURVE
 LENGTH: 546.52' RADIUS: 1050.00'
 DELTA: 032°33'02" TANGENT: 306.53'
 CHORD: 508.33' COURSE: 574°55'17"
 COURSE IN: N81°21'15"E COURSE OUT: S01°11'40"E
 RP NORTH: 540283.7773' EAST: 1536444.4464'
 END NORTH: 504234.0040' EAST: 1536471.4202'

SEGMENT #2 : CURVE
 LENGTH: 474.34' RADIUS: 500.00'
 DELTA: 01°52'50" TANGENT: 308.21'
 CHORD: 424.45' COURSE: 545°26'00"E
 COURSE IN: S01°12'25"E COURSE OUT: S89°39'34"E
 RP NORTH: 508434.0756' EAST: 1536471.7343'
 END NORTH: 508432.2465' EAST: 1537271.7314'

SEGMENT #3 : LINE
 COURSE: S00°20'26"W LENGTH: 184.84'
 NORTH: 508747.4097' EAST: 1537216.6324'

SEGMENT #4 : LINE
 COURSE: S45°24'39"W LENGTH: 49.44'
 NORTH: 508712.7019' EAST: 1537241.4233'

SEGMENT #5 : LINE
 COURSE: N84°31'00"W LENGTH: 644.42'
 NORTH: 508718.1550' EAST: 1536542.0262'

SEGMENT #6 : LINE
 COURSE: N44°22'02"W LENGTH: 129.45'
 NORTH: 508811.0528' EAST: 1536501.1581'

SEGMENT #7 : LINE
 COURSE: N00°29'15"E LENGTH: 272.87'
 NORTH: 509083.9124' EAST: 1536503.4748'

SEGMENT #8 : LINE
 COURSE: N36°42'24"W LENGTH: 164.39'
 NORTH: 509219.7139' EAST: 1536402.2322'

SEGMENT #9 : LINE
 COURSE: N00°18'51"E LENGTH: 167.40'
 NORTH: 509387.1114' EAST: 1536403.1534'

PERIMETER: 2644.23' AREA: 412452.51 SQ. FT.
 ERROR CLOSURE: 0.0033' COURSE: S85°46'09"W
 ERROR NORTH: -0.00024' EAST: -0.00328'

PRECISION 1: 800551.58

INDEX LEGEND

COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	WAUKEE CROSSING PLAT 1
LOT:	OUTLOT '2'
PARCEL ID:	1228451001
PROPRIETOR(S):	WAUKEE CROSSING LLC.
REQUESTED BY:	WAUKEE CROSSING LLC.
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322

LEGEND

●	FOUND SECTION CORNERS
●	FOUND CORNERS (5/8" IR, W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
△	SET SECTION CORNER (5/8" IR, W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" IR, W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEPEST 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
P.O.R.	POINT-OF-REFERENCE
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

CERTIFICATION

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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 September 2, 2022
 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE OF LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 THESE ARE SHEETS COVERED BY THIS SEAL.
 SHEETS 1 - 3

RETURN TO:
 CIVIL ENGINEERING CONSULTANTS
 ATTN: JEFFREY A. GADDIS, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: 515-276-4884
 EMAIL: GADDIS@CECLAC.COM



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



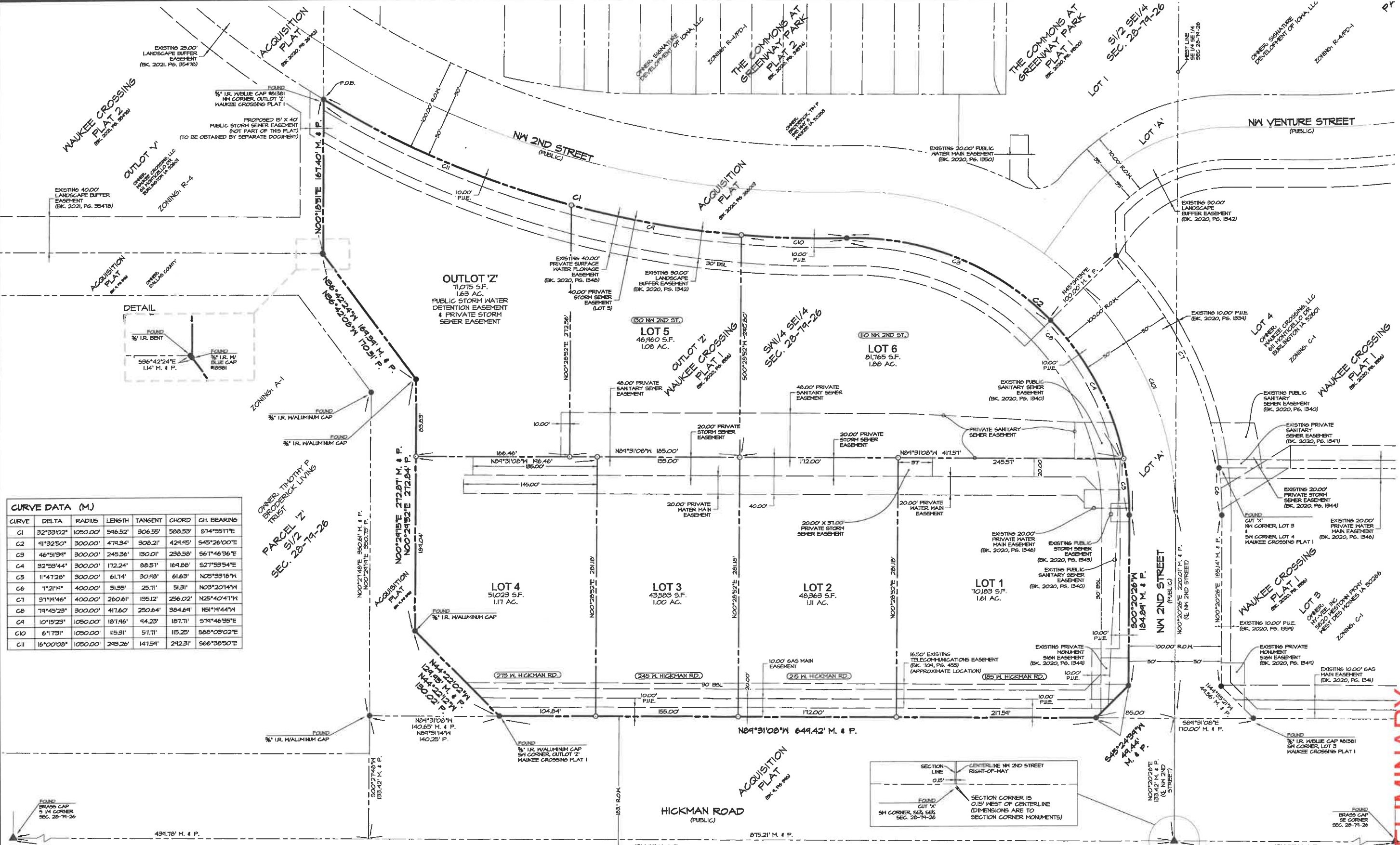
DATE:	9/2/2022
2ND SUB:	2022-08-15
1ST SUB:	2022-04-21
DATE OF SURVEY:	JAN. 05, 2022
DESIGNED BY:	JAG
DRAWN BY:	LJH

PRELIMINARY

WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

COVER



CURVE DATA (M.)

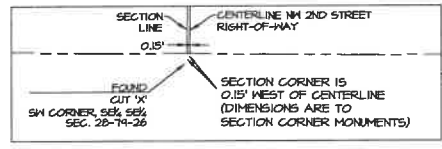
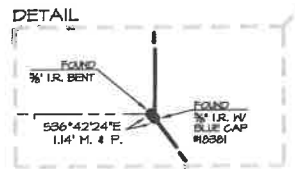
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	546.52'	306.55'	588.53'	S74°55'11"E
C2	41°32'50"	300.00'	474.34'	308.21'	424.95'	S45°26'00"E
C3	46°51'34"	300.00'	245.36'	130.01'	238.58'	S61°46'36"E
C4	32°53'44"	300.00'	172.24'	88.51'	164.88'	S27°53'54"E
C5	11°47'28"	300.00'	61.74'	30.48'	61.63'	N05°33'18"W
C6	7°21'19"	400.00'	51.35'	25.11'	51.31'	N03°20'14"W
C7	37°14'46"	400.00'	260.61'	135.12'	256.02'	N25°40'47"W
C8	79°45'23"	300.00'	417.60'	250.64'	384.64'	N61°19'44"W
C9	10°19'23"	1050.00'	187.46'	94.23'	187.71'	S79°46'38"E
C10	6°17'51"	1050.00'	115.31'	57.11'	115.25'	S88°09'02"E
C11	16°00'08"	1050.00'	249.26'	147.54'	242.31'	S66°38'50"E

CURVE DATA (P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	546.52'	306.55'	588.53'	S74°55'11"E
C2	41°32'50"	300.00'	474.34'	308.21'	424.95'	S45°26'00"E
C3	46°51'34"	300.00'	245.36'	130.01'	238.58'	S61°46'36"E
C6	7°21'19"	400.00'	51.35'	25.11'	51.31'	N03°20'14"W
C7	37°14'46"	400.00'	260.61'	135.12'	256.02'	N25°40'47"W

CENTERLINE CURVE DATA (M. & P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	44°41'08"	350.00'	272.91'	149.85'	266.10'	S22°00'04"E



PRELIMINARY

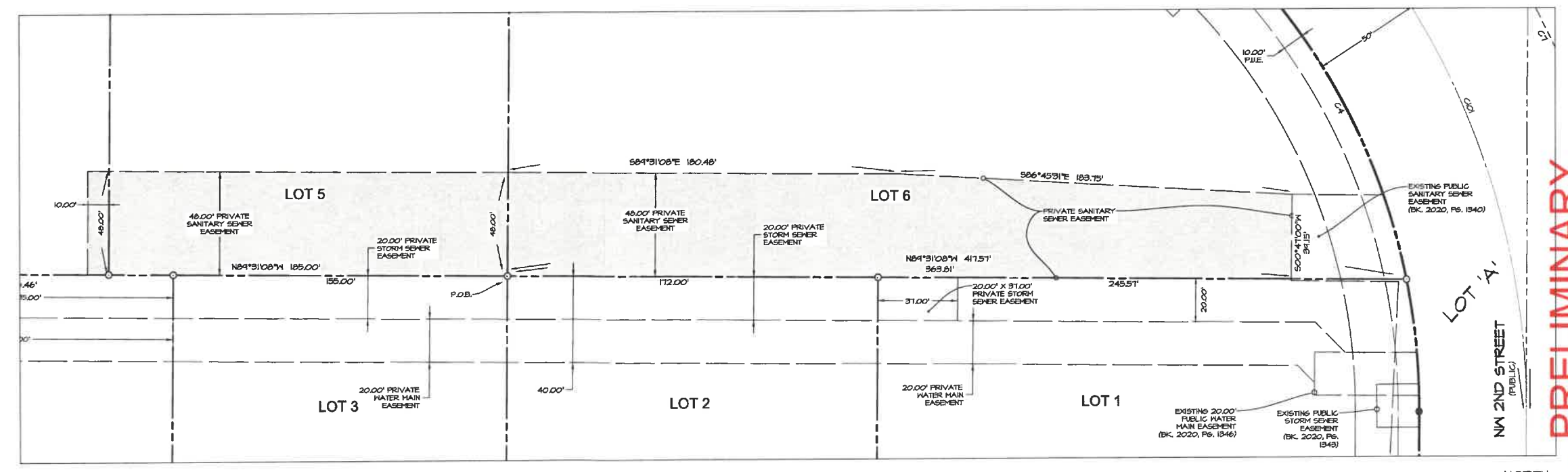
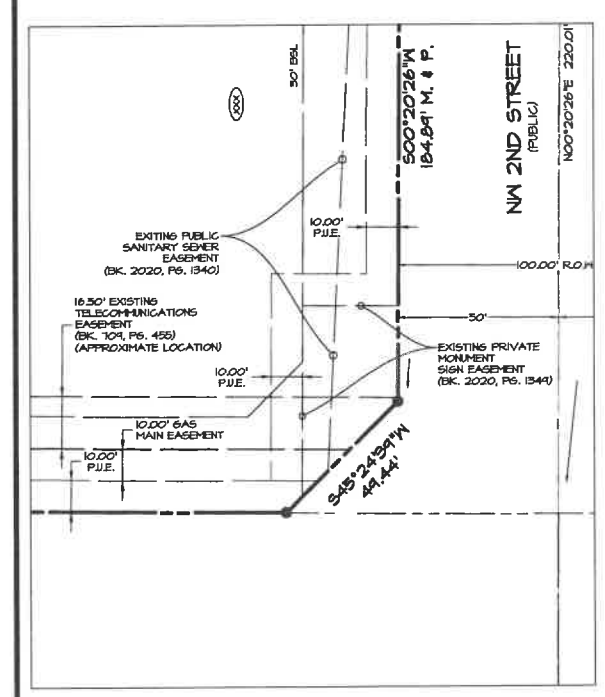
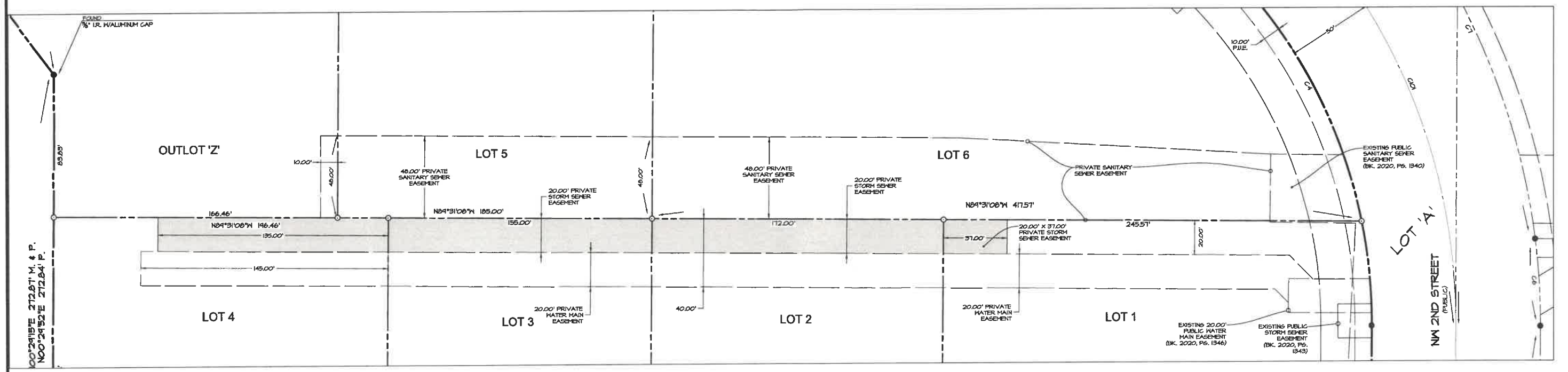
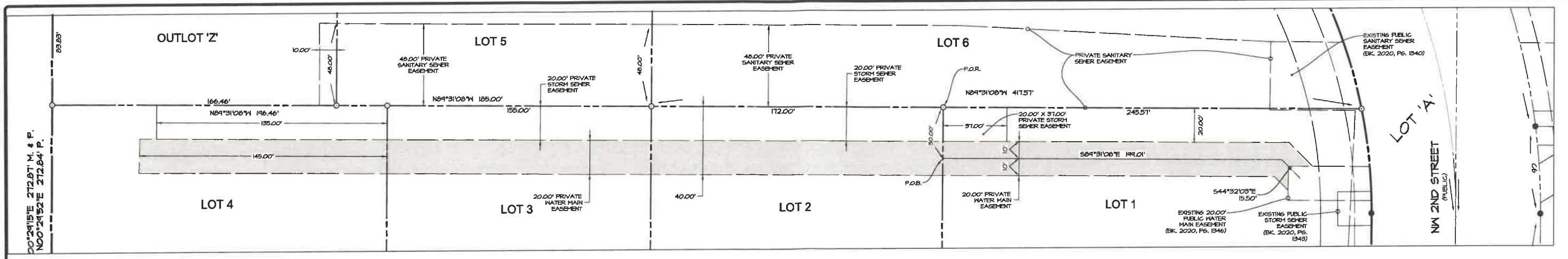
WAUKEE CROSSING PLAT 4
WAUKEE, IOWA
FINAL PLAT

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

DATE: 9/2/2022

2ND SUB.	2022-08-15
1ST SUB.	2022-04-21
DATE OF SURVEY	JAN. 05, 2022
DESIGNED BY	JAG
DRAWN BY	L.H.

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



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



PRELIMINARY

WAUKEE CROSSING PLAT 4
 WAUKEE, IOWA
 EASEMENT DETAILS

SHEET
 OF 3
 A-2162

DATE:	9/2/2022
2ND SUB.	2022-08-15
1ST SUB.	2022-04-21
DATE OF SURVEY:	JAN. 05, 2022
DESIGNED BY:	JAG
DRAWN BY:	LH



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