Doc ID: 008934170008 Type: PLAT
Recorded: 10/24/2022 at 01:11:49 PM
Fee Amt: $42.00 Page 1 of 8
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 22405

Slide 6171

TRAILRIDGE SCHOOL
FINAL PLAT

INDEX LEGEND

SE 1/4 OF THE SW 1/4, SECTION 20, T 79 N, R 26 W
SW 1/4 OF THE SE 1/4, SECTION 20, T 79 N, R 26 W
PARCEL 21-14 IN SW1/4-SW1/4 SECTION 20, T79N, R 26 W
DALLAS COUNTY.

OWNER/PREPARED FOR:
WAUKEE COMMUNITY SCHOOL DISTRICT
ATTN: KIRK JOHNSON
560 SE UNIVERSITY AVE
WAUKEE, IA 50263
PH: 515-97-5161

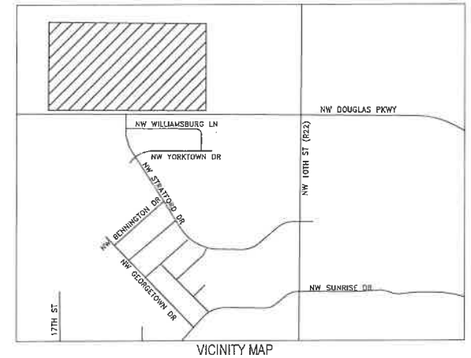
PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 10/17/2022
SIGNED: Christina Oglesbee

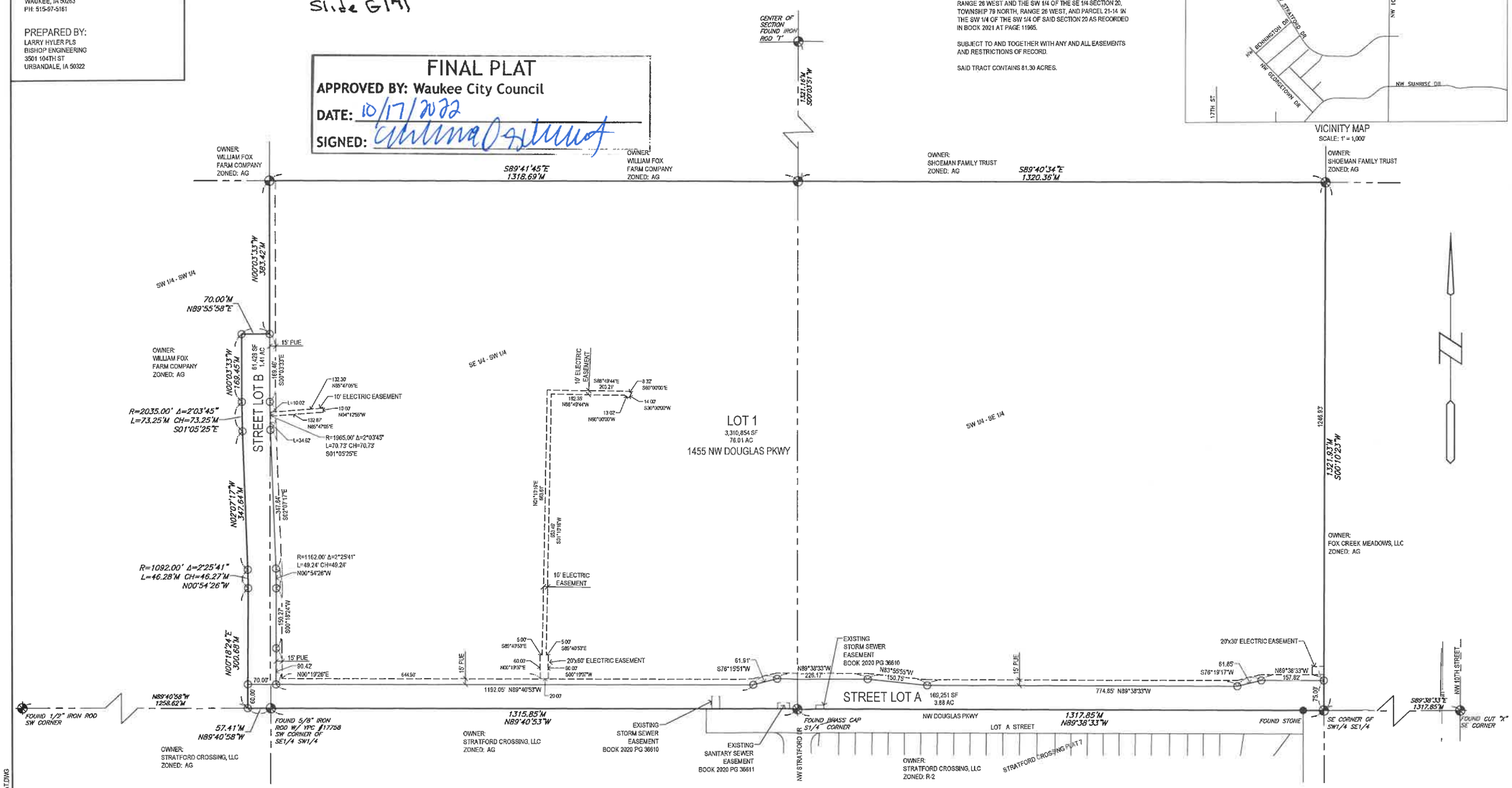
PROPERTY DESCRIPTION:
THE SE 1/4 OF THE SW 1/4 SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST AND THE SW 1/4 OF THE SE 1/4 SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST, AND PARCEL 21-14 IN THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20 AS RECORDED IN BOOK 2021 AT PAGE 11965.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 81.30 ACRES.



VICINITY MAP
SCALE: 1" = 1,000'



SURVEY NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOTS 'A' AND 'B' ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF WAUKEE.

DETENTION BASINS ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

ZONING:
A-1: AGRICULTURAL DISTRICT
BUILDING SETBACKS:
FRONT YARD = 35 FEET
REAR YARD = 35 FEET
SIDE YARD = 35 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET

LEGEND:
- PROPERTY CORNER - FOUND AS NOTED
- SECTION CORNER - FOUND AS NOTED OR SET IRON PIPE W/YPC #14775
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED

GRAPHIC SCALE
120 0 60 120 240
SCALE: 1" = 120'

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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LICENSED PROFESSIONAL LAND SURVEYOR LARRY D. HYLER, P.L.S. No. 14775 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.
SIGNED: Larry D. Hyler DATE: 8-12-2022
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

Bishop Engineering
"Planning Your Successful Development"
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Des Moines, Iowa 50322-3925
Phone: (515)276-4467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

TRAILRIDGE SCHOOL
WAUKEE, IOWA
FINAL PLAT

REFERENCE NUMBER: 160106
DRAWN BY: CEJ
CHECKED BY:
REVISION DATE:
PROJECT NUMBER: 200188
SHEET NUMBER: 1 OF 1

8/12/2022 11:05:58 AM J:\LAND PROJECTS 2020\200188\DWG\FINAL PLAT.DWG