

INDI RUN PLAT 4 FINAL PLAT

INDEX LEGEND
 LOCATION: PT PARCEL "22-20"
 S1/2 SEC 28-79-26
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: INDI RUN WEST, LLC
 PROPRIETOR: INDI RUN WEST, LLC
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 SURVEYOR: MATTHEW J. THOMAS
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

OWNER / DEVELOPER

INDI RUN WEST, LLC
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 PH: 515-975-7441
 CONTACT: ERIC GRUBB
 EMAIL: ERIC@SOLIDGROUNDIOWA.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

FRONT SETBACK = 30'
 REAR SETBACK = 30'
 SIDE SETBACK = 7' MIN/15 TOTAL

DATE OF SURVEY

OCTOBER 10, 2022

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.

PLAT DESCRIPTION

A PART OF PARCEL "22-20" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 9854, BEING A PART OF THE SOUTH ONE HALF OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "22-20"; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL "22-20" AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 858.43 FEET AND WHOSE CHORD BEARS NORTH 42°26'57" WEST, 829.52 FEET; THENCE NORTH 16°33'46" WEST CONTINUING ALONG SAID WESTERLY LINE, 235.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16°33'46" WEST ALONG SAID WESTERLY LINE, 176.61 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 138.89 FEET AND WHOSE CHORD BEARS NORTH 12°22'28" WEST, 138.76 FEET; THENCE NORTH 73°26'14" EAST, 229.12 FEET; THENCE NORTH 71°33'31" EAST, 44.00 FEET; THENCE NORTH 60°48'46" EAST, 40.00 FEET; THENCE NORTH 49°20'04" EAST, 40.00 FEET; THENCE SOUTH 46°24'17" EAST, 130.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 1.61 FEET AND WHOSE CHORD BEARS NORTH 43°27'19" EAST, 1.61 FEET; THENCE SOUTH 46°41'04" EAST, 185.00 FEET; THENCE SOUTH 46°43'40" WEST, 61.31 FEET; THENCE SOUTH 53°33'10" WEST, 61.31 FEET; THENCE SOUTH 60°22'40" WEST, 61.31 FEET; THENCE SOUTH 67°12'02" WEST, 61.27 FEET; THENCE SOUTH 72°46'50" WEST, 54.66 FEET; THENCE SOUTH 73°26'14" WEST, 229.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.22 ACRES (140,146 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

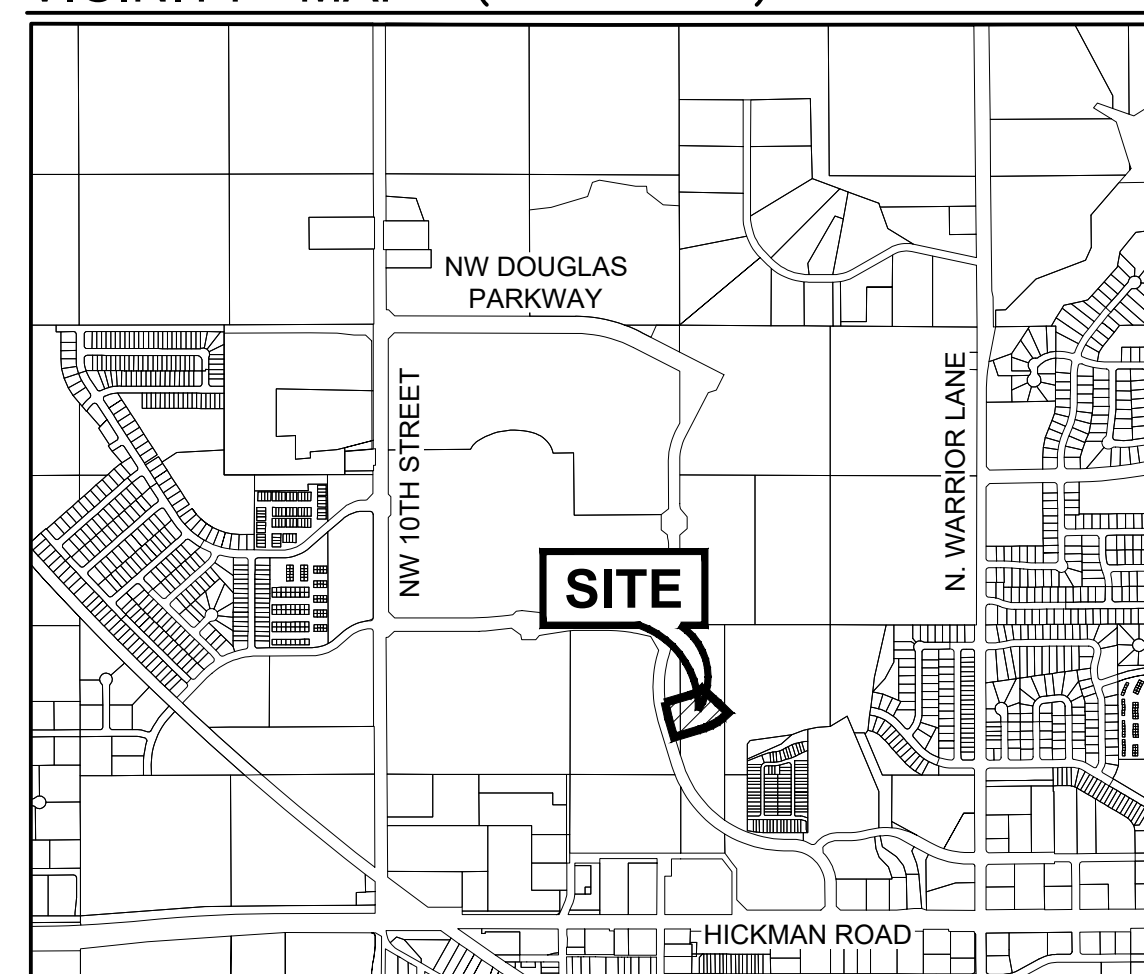
LEGEND

| | FOUND | SET |
|---|--------|--------|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED) | ● | ○ |
| 5/8" REBAR W/BLUE CAP #18381 | ■ | □ |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CURVE ARC LENGTH | AL | |
| LOT ADDRESS | | (1234) |
| CENTERLINE | --- | |
| SECTION LINE | --- | |
| EASEMENT LINE | --- | |
| BUILDING SETBACK LINE | --- | |
| PLAT BOUNDARY | --- | |

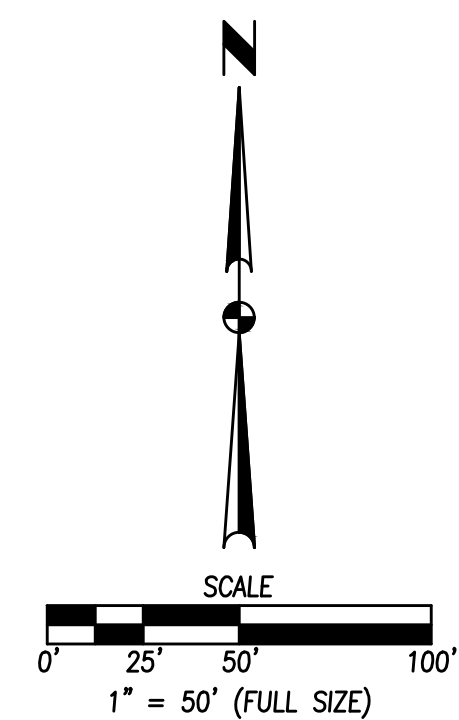
CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|
| C1 | 6°49'30" | 390.00' | 46.46' | N46°43'40"E | 46.43' |
| C2 | 6°49'30" | 390.00' | 46.46' | N53°33'10"E | 46.43' |
| C3 | 6°49'30" | 390.00' | 46.46' | N60°22'40"E | 46.43' |
| C4 | 6°49'14" | 390.00' | 46.43' | N67°12'02"E | 46.40' |
| C5 | 2°49'35" | 390.00' | 19.24' | N72°01'26"E | 19.24' |
| C6 | 89°59'59" | 25.00' | 39.27' | N28°26'15"E | 35.36' |
| C7 | 92°04'07" | 25.00' | 40.17' | N60°31'42"W | 35.99' |
| C8 | 6°18'27" | 950.00' | 104.58' | N11°20'25"W | 104.53' |
| C9 | 6°53'07" | 330.00' | 39.66' | S69°59'41"W | 39.63' |
| C10 | 11°28'42" | 330.00' | 66.11' | S60°48'46"W | 66.00' |
| C11 | 11°28'42" | 330.00' | 66.11' | S49°20'04"W | 66.00' |
| C12 | 30°07'19" | 360.00' | 189.26' | N58°22'35"E | 187.09' |
| C13 | 2°04'06" | 950.00' | 34.29' | N15°31'41"W | 34.29' |

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA



PRELIMINARY
NOT FOR CONSTRUCTION

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

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

ENGINEER: CIVIL DESIGN ADVANTAGE
 TECH: _____
 REVIEW: _____

INDI RUN PLAT 4
 FINAL PLAT

1806.355

FILE: H:\2018\1906355\INDI RUN PLAT 4 - CIVIL DESIGN ADVANTAGE - FINAL PLAT.DWG
 COMMENTS: _____
 PLOTTED BY: 10/10/2022 11:20 PM
 TECH: _____