

DATE: 09/23/22 02/22/22

REVISIONS: _____

FINAL SUBMITTAL: _____

FIRST SUBMITTAL: _____

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

TECH: _____ REVIEW: _____

ENGINEER: _____

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2
FINAL PLAT

2202.047

COURTYARDS AT PARKSIDE PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT PARCEL 21-70
 SE 1/4 SW 1/4 SEC 21-79-26
 WAUKEE, DALLAS CO., IOWA

REQUESTOR: COURTYARDS AT PARK SIDE, LLC

PROPRIETOR: COURTYARDS AT PARK SIDE, LLC
 1880 SW ANKENY ROAD, SUITE 1B
 ANKENY, IOWA 50023

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 O: 515-369-4400

OWNER / DEVELOPER

COURTYARDS AT PARK SIDE, LLC
 CONTACT: NICK JENSEN
 1680 SW ANKENY ROAD, SUITE 1B
 ANKENY, IOWA 50023
 PH: (515) 290-3401

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

FEBRUARY 22, 2022

ZONING

EXISTING: R-3/PD-1 AND R-4/PD-1

PROPOSED: R-4/PD-1

BOOK 2021, PAGE 20905

BULK REGULATIONS

SETBACKS:

FRONT: 30' FOR BUILDINGS ALONG ROW
 25' FROM BOC FOR INTERNAL BUILDINGS

SIDE: 10' BUILDING SEPARATION

REAR: 30'

PLAT DESCRIPTION

PARCEL "21-70" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 22847, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT COURTYARDS AT PARKSIDE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE.

THE PROPERTY CONTAINS 27.40 ACRES (1,193,760 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

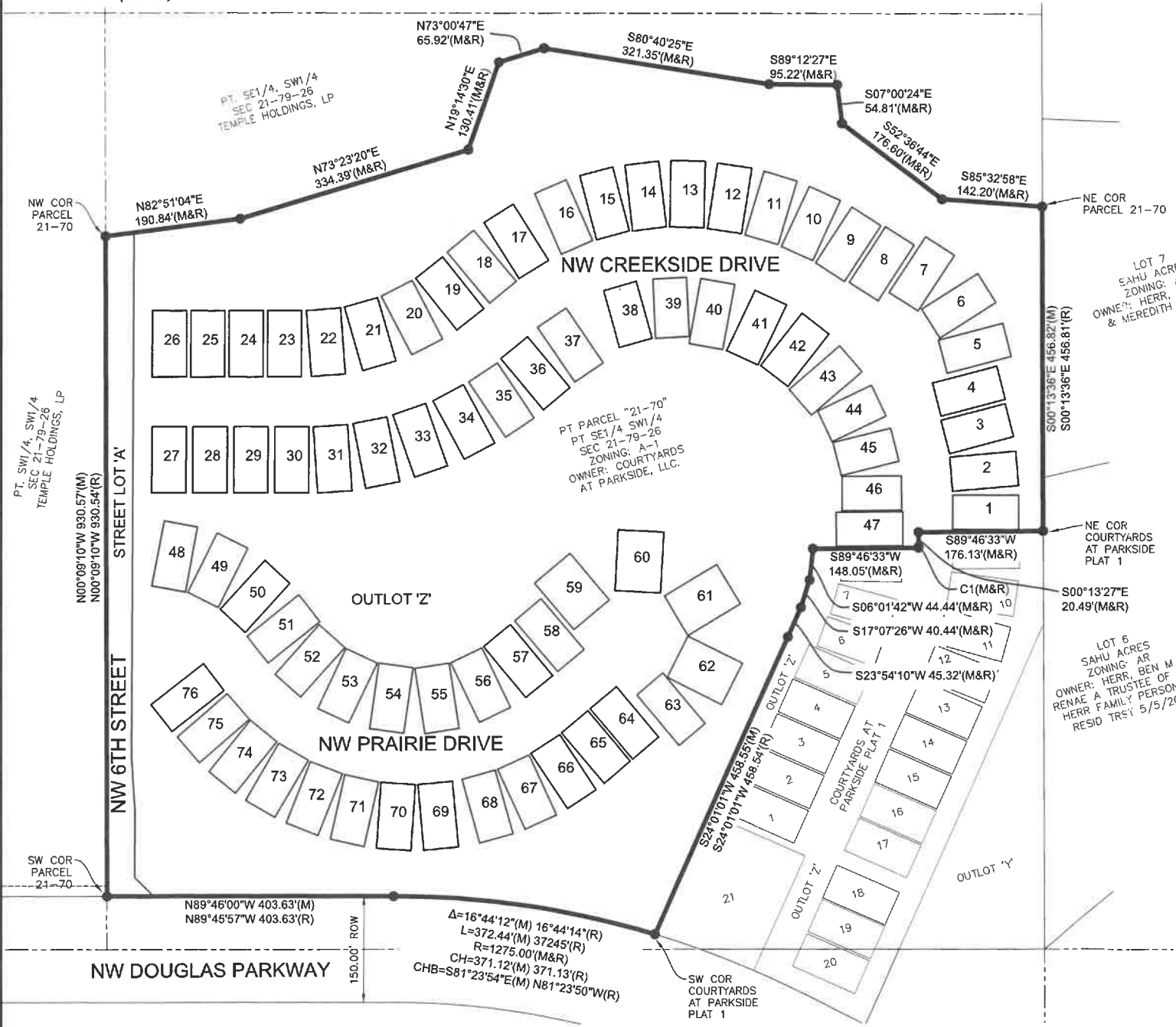
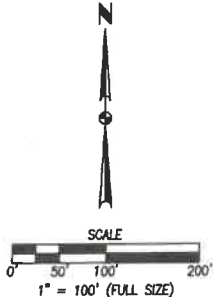
LEGEND

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

CURVE DATA

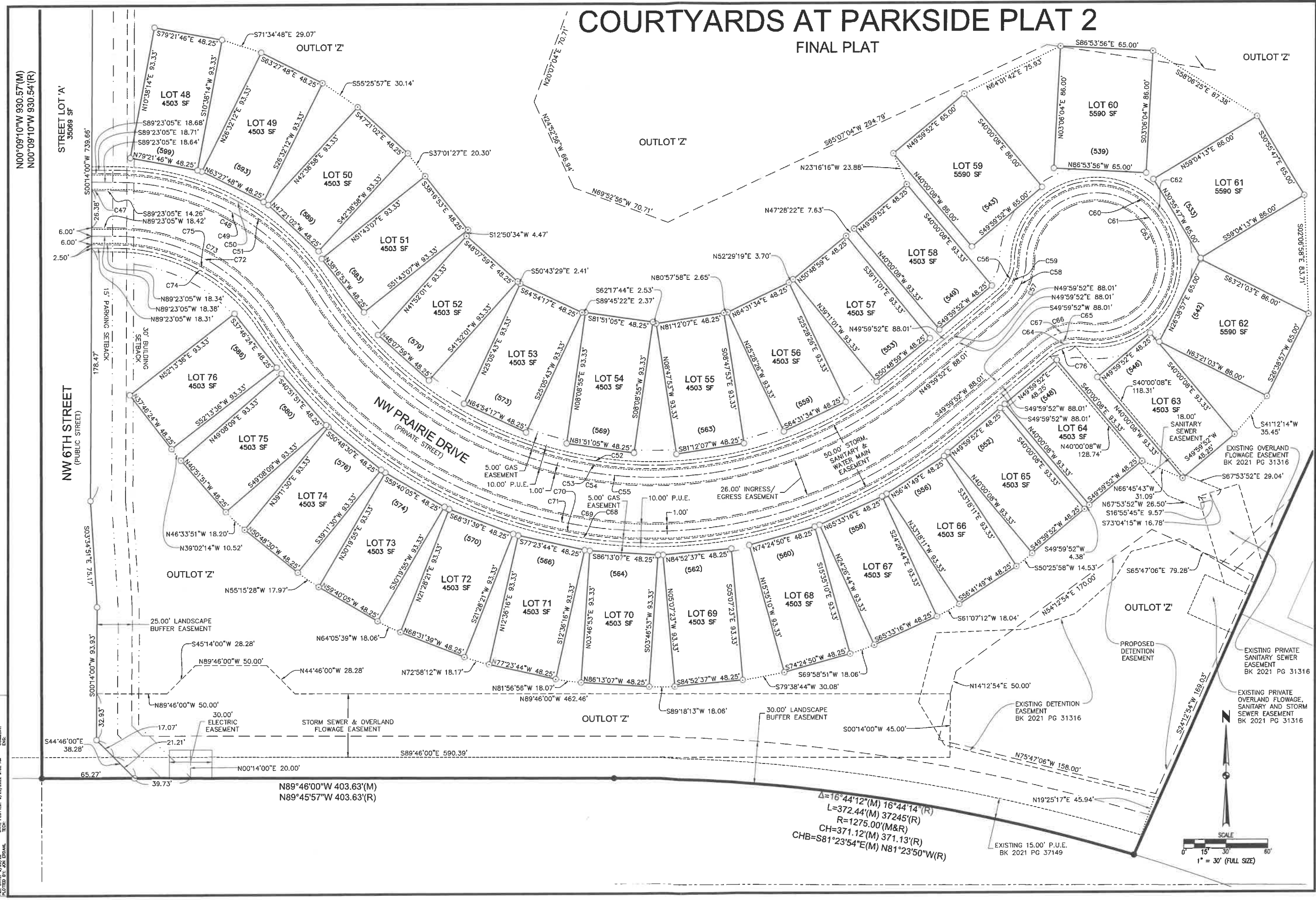
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°15'47"	367.00'	1.68'	S00°05'34"E	1.68'
C2	6°17'52"	377.52'	41.50'	N03°22'24"W	41.47'
C3	6°17'53"	369.00'	40.56'	N03°22'24"W	40.54'
C4	21°10'32"	363.00'	134.16'	N10°48'43"W	133.40'
C5	14°52'39"	369.00'	95.82'	N13°57'40"W	95.55'
C6	14°52'39"	375.00'	97.37'	N13°57'40"W	97.10'
C7	14°52'39"	377.50'	98.02'	N13°57'40"W	97.75'
C8	48°31'51"	35.50'	30.07'	N02°51'56"E	29.18'
C9	48°31'51"	50.00'	42.35'	N02°51'56"E	41.10'
C10	48°31'51"	44.00'	37.27'	N02°51'56"E	36.16'
C11	48°31'51"	38.00'	32.19'	N02°51'56"E	31.23'
C12	124°18'12"	60.00'	130.17'	N35°01'15"W	106.10'
C13	124°18'13"	72.00'	156.20'	N35°01'15"W	127.32'
C14	124°18'13"	74.50'	161.63'	N35°01'15"W	131.74'
C15	124°18'13"	66.00'	143.19'	N35°01'15"W	116.71'
C16	48°31'51"	50.00'	42.35'	N72°54'26"W	41.10'
C17	48°31'51"	44.00'	37.27'	N72°54'26"W	36.16'
C18	48°31'51"	38.00'	32.19'	N72°54'26"W	31.23'
C19	48°31'51"	35.50'	30.07'	N72°54'26"W	29.18'
C20	82°18'51"	363.00'	521.51'	N89°47'56"W	477.80'
C21	82°18'51"	375.00'	538.75'	N89°47'56"W	493.59'
C22	82°18'51"	377.50'	542.34'	N89°47'56"W	496.89'
C23	82°18'51"	369.00'	530.13'	N89°47'56"W	485.70'
C24	3°09'31"	363.00'	20.01'	S63°20'27"W	20.01'
C25	41°11'05"	381.00'	273.87'	S69°38'11"W	268.01'
C26	41°11'05"	372.50'	267.76'	S69°38'11"W	262.03'
C27	41°11'05"	387.00'	278.18'	S69°38'11"W	272.23'
C28	41°11'05"	375.00'	269.55'	S69°38'11"W	263.79'
C29	15°14'53"	419.00'	111.51'	S82°36'16"W	111.18'
C30	15°14'53"	425.00'	113.10'	S82°36'16"W	112.77'
C31	15°14'53"	427.50'	113.77'	S82°36'16"W	113.43'
C32	41°11'05"	413.00'	296.87'	S69°38'11"W	290.52'
C33	22°40'51"	419.00'	165.86'	S63°38'24"W	164.78'
C34	22°40'51"	425.00'	168.24'	S63°38'24"W	167.14'
C35	22°40'51"	427.50'	169.23'	S63°38'24"W	168.13'
C36	22°40'51"	419.00'	165.86'	S63°38'24"W	164.78'
C37	3°15'21"	425.00'	24.15'	S50°40'19"W	24.15'
C38	3°15'21"	427.50'	24.29'	S50°40'19"W	24.29'
C39	2°35'13"	331.00'	14.94'	S50°20'15"W	14.94'
C40	2°35'13"	322.50'	14.56'	S50°20'15"W	14.56'
C41	2°35'13"	325.00'	14.67'	S50°20'15"W	14.67'
C42	3°24'04"	337.00'	20.00'	N64°36'06"E	20.00'
C43	130°43'55"	337.00'	768.93'	N65°35'24"W	612.66'
C44	128°08'42"	331.00'	740.30'	N64°17'48"W	595.37'
C45	121°50'49"	325.00'	691.15'	N67°26'44"W	568.08'
C46	128°08'42"	322.50'	721.29'	N64°17'48"W	580.08'
C47	9°59'16"	25.00'	4.36'	S84°23'27"E	4.35'
C48	57°06'03"	163.00'	162.45'	S60°50'04"E	155.81'
C49	57°06'03"	169.00'	168.42'	S60°50'04"E	161.54'
C50	57°06'03"	177.50'	176.90'	S60°50'04"E	169.67'
C51	57°06'03"	175.00'	174.40'	S60°50'04"E	167.28'
C52	97°43'05"	272.50'	464.75'	S81°08'35"E	410.44'
C53	97°43'05"	275.00'	469.01'	S81°08'35"E	414.20'

Side G 212-215



COURTYARDS AT PARKSIDE PLAT 2

FINAL PLAT



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WAUKEE, IOWA

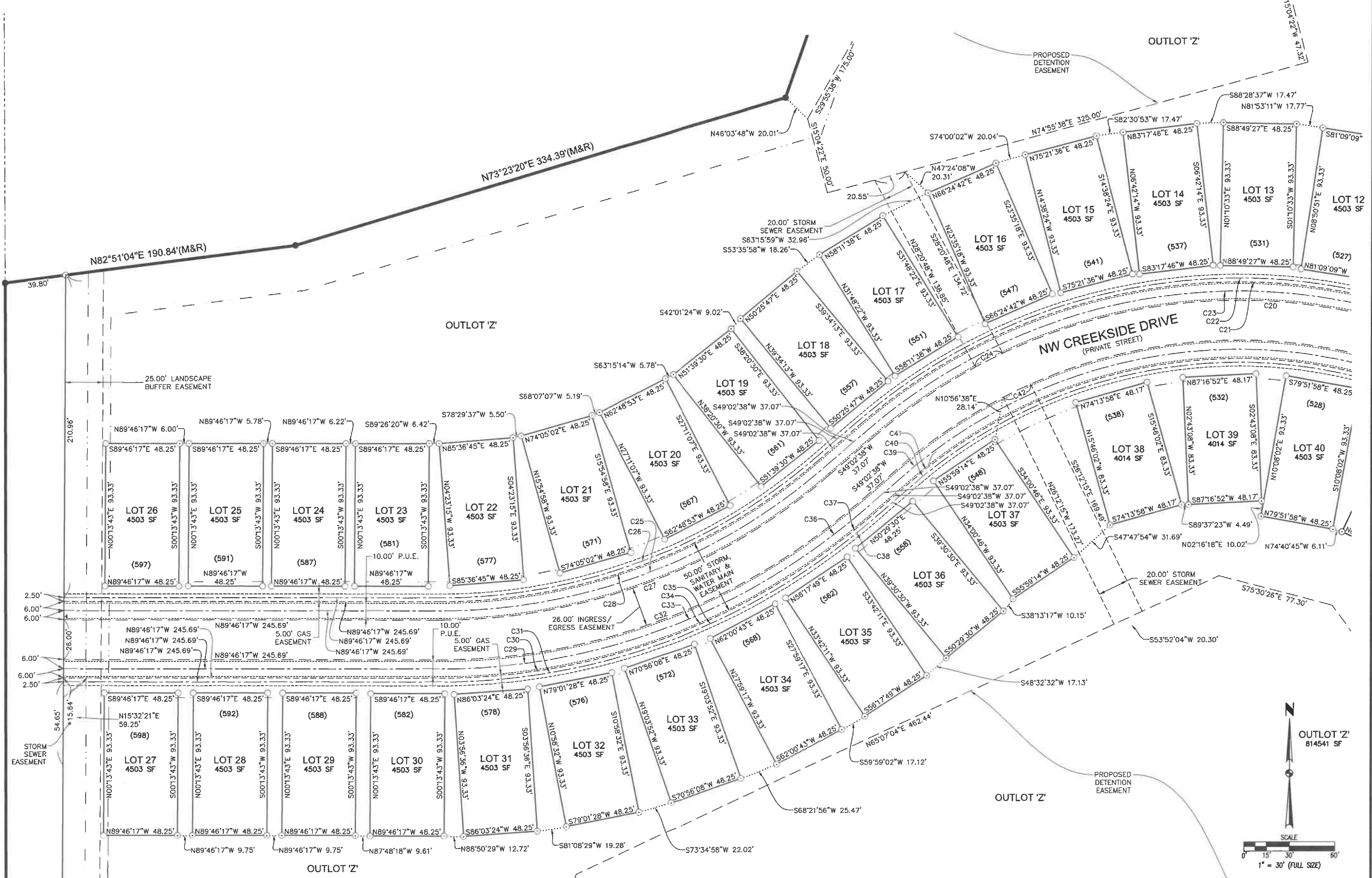
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FINAL PLAT

2/4
2202.047

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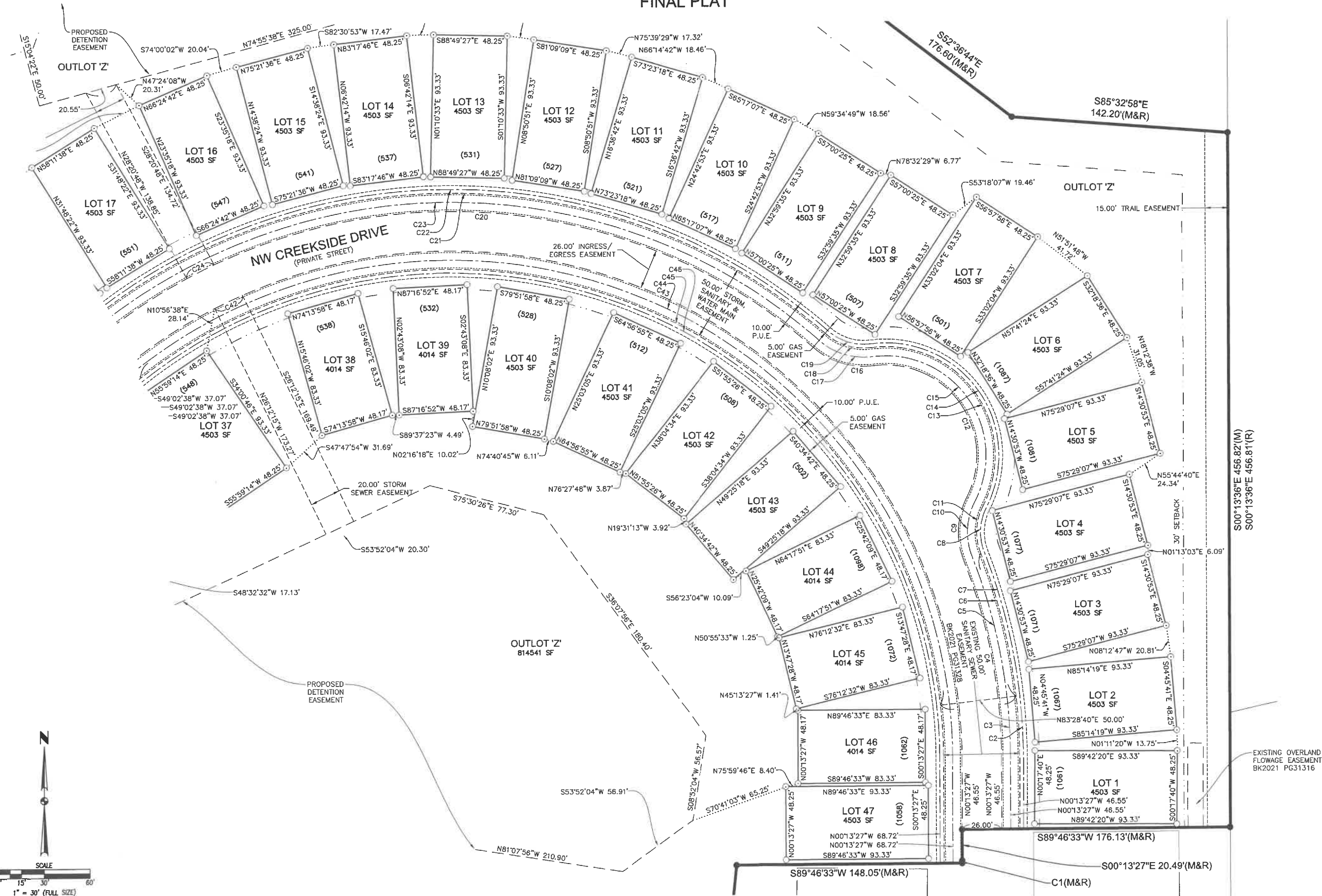
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 PLOTTED BY: JON ENHALL

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FILE: N:\2022\2202\047\2202\047.PLT
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 COMMENTS: DWG
 PRINTED BY: JON BRUNEL
 TECH



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