

# FINAL PLAT

# WAUKEE TOWNE CENTER PLAT 2

## WAUKEE, IOWA

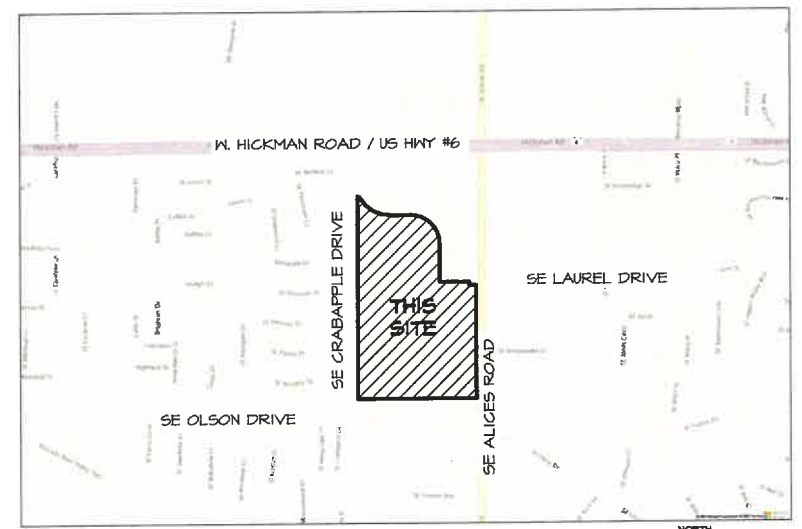
Doc ID: 008963090021 Type: PLAT  
 Recorded: 12/08/2022 at 12:16:52 PM  
 Fee Amt: \$107.00 Page 1 of 21  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK **2022** PG **24860**

WAUKEE TOWNE CENTER, LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

**FINAL PLAT**  
 APPROVED BY: **Waukee City Council**  
 DATE: 11/21/2022  
 SIGNED: [Signature]

Slide G21A - 223



VICINITY SKETCH

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2	FINAL PLAT
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**LEGAL DESCRIPTION**

PARCEL 18B' OF THE E1/2 NE1/4 OF SECTION 34, TOWNSHIP 71 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2012, PAGE 22929 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND PARCEL 22-136 OF PARCEL 18B, AN OFFICIAL PARCEL RECORDED IN BOOK 2022, PAGE 21764 AT THE DALLAS COUNTY RECORDER'S OFFICE, EXCEPT WAUKEE TOWNE CENTER PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 21825 AT THE DALLAS COUNTY RECORDER'S OFFICE AND FURTHER EXCEPTING THE HARRIANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2011, PAGE 23448 AT THE DALLAS COUNTY RECORDER'S OFFICE, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID PARCEL 18B, SAID CORNER COINCIDES WITH THE SW CORNER OF SAID PARCEL 22-136, THENCE N00°00'00"E, 2109.31 FEET ALONG THE WEST LINE OF SAID PARCEL 18B AND THE WEST LINE OF SAID PARCEL 22-136, SAID WEST LINE ALSO COINCIDES WITH THE EAST LINE OF WESTGATE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 850, PAGE 908 AT THE DALLAS COUNTY RECORDER'S OFFICE, TO THE NE CORNER OF LOT 12 OF SAID WESTGATE PLAT 2, SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF LOT 'A' OF SAID WAUKEE TOWNE CENTER PLAT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SE LAUREL STREET AS IT IS PRESENTLY ESTABLISHED, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2500 FEET AND A CHORD BEARING S61°10'57"E, AN ARC LENGTH OF 2144 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT OF REVERSE CURVATURE, THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 369.00 FEET AND A CHORD BEARING S84°54'20"E, AN ARC LENGTH OF 304.99 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY, THENCE N84°33'32"E, 206.61 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 303.00 FEET AND A CHORD BEARING S48°19'32"E, AN ARC LENGTH OF 471.50 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY, THENCE S00°04'43"E, 393.74 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S84°44'04"E, 306.61 FEET ALONG SAID SOUTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NW CORNER OF OUTLOT 'X' OF SAID WAUKEE TOWNE CENTER PLAT 1, THENCE S00°04'43"E, 35.00 FEET ALONG THE WEST LINE OF SAID OUTLOT 'X' TO THE SW CORNER OF SAID OUTLOT 'X'; THENCE S84°44'04"E, 70.00 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'X' TO THE SE CORNER OF SAID OUTLOT 'X'; SAID SE CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SE ALICES ROAD AS ESTABLISHED IN SAID HARRIANTY DEED AND ACQUISITION PLAT RECORDED IN BOOK 2011, PAGE 23448 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE S00°04'43"E, 1064.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1001.00 FEET AND A CHORD BEARING S01°54'08"E, AN ARC LENGTH OF 65.71 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S03°43'32"E, 62.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL 18B; SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF SAID E1/2 NE1/4 OF SECTION 34; THENCE S84°56'04"E, 1231.34 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 47.99 ACRES MORE OR LESS.

**BOUNDARY CLOSURE REPORT**

NORTH: 1540.3281' EAST: 2682.3206'

SEGMENT #1 : LINE  
 COURSE: S00°04'43"E LENGTH: 1054.37'  
 NORTH: 535.9591' EAST: 2683.7672'

SEGMENT #2 : CURVE  
 LENGTH: 65.71' RADIUS: 1001.00'  
 DELTA: 003°38'44" TANGENT: 31.81'  
 CHORD: 63.70' COURSE: S01°54'08"E  
 COURSE IN: N84°55'17"E COURSE OUT: S86°16'28"W  
 RP NORTH: 591.3325' EAST: 3684.7663'  
 END NORTH: 412.2442' EAST: 2685.8817'

SEGMENT #3 : LINE  
 COURSE: S03°43'32"E LENGTH: 62.00'  
 NORTH: 410.4252' EAST: 2684.9103'

SEGMENT #4 : LINE  
 COURSE: S03°43'32"E LENGTH: 1231.34'  
 NORTH: 404.0344' EAST: 1452.5210'

SEGMENT #5 : LINE  
 COURSE: N00°00'00"E LENGTH: 2109.31'  
 NORTH: 2109.3444' EAST: 1452.5122'

SEGMENT #6 : CURVE  
 LENGTH: 21.44' RADIUS: 2500.00'  
 DELTA: 063°00'41" TANGENT: 15.32'  
 CHORD: 26.13' COURSE: S61°10'57"E  
 COURSE IN: S02°41'17"E COURSE OUT: N60°19'24"E  
 RP NORTH: 248.3164' EAST: 1453.7446'  
 END NORTH: 2505.7542' EAST: 1475.4662'

SEGMENT #7 : CURVE  
 LENGTH: 304.99' RADIUS: 369.00'  
 DELTA: 060°46'02" TANGENT: 212.83'  
 CHORD: 367.20' COURSE: S84°54'20"E  
 COURSE IN: N60°29'41"E COURSE OUT: S00°22'21"E  
 RP NORTH: 2685.0842' EAST: 1741.0764'  
 END NORTH: 2322.0423' EAST: 1749.4351'

SEGMENT #8 : LINE  
 COURSE: N84°33'32"E LENGTH: 206.61'  
 NORTH: 2323.4362' EAST: 2000.1008'

SEGMENT #9 : CURVE  
 LENGTH: 471.50' RADIUS: 303.00'  
 DELTA: 040°17'36" TANGENT: 304.56'  
 CHORD: 424.60' COURSE: S48°19'32"E  
 COURSE IN: S00°22'21"E COURSE OUT: N84°55'17"E  
 RP NORTH: 2020.4426' EAST: 2002.0707'  
 END NORTH: 2020.8613' EAST: 2305.0613'

SEGMENT #10 : LINE  
 COURSE: S00°04'43"E LENGTH: 349.71'  
 NORTH: 1621.0717' EAST: 2305.6076'

SEGMENT #11 : LINE  
 COURSE: S84°44'04"E LENGTH: 306.61'  
 NORTH: 1625.6257' EAST: 2612.2744'

SEGMENT #12 : LINE  
 COURSE: S00°04'43"E LENGTH: 35.00'  
 NORTH: 1540.6518' EAST: 2612.3224'

SEGMENT #13 : LINE  
 COURSE: S84°44'04"E LENGTH: 70.00'  
 NORTH: 1540.3350' EAST: 2682.3217'

PERIMETER: 6428.90' AREA: 2090236.45 SQ. FT.  
 ERROR CLOSURE: 0.0010 COURSE: N08°38'34"E  
 ERROR NORTH: 0.00646 EAST: 0.00106

PRECISION 1: 4088932.66

**LAND AREA**

47.99 ACRES  
 2,090,236 SQ. FT.

**BASIS OF BEARINGS**

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4 NE1/4 OF SECTION 34-71-26 ASSUMED AS N84°56'04"W. THIS BEARING HAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

**NOTES**

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR FOR AREA IS 1:50,000.
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 HAS BEEN PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. 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 #19044C0355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	190860	0355	
CITY OF WAUKEE	190670	0320	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  
 1-877-336-2621  
 FEMA@MAPSPECIALIST@FEMA.GOV

**INDEX LEGEND**

COUNTY: DALLAS					
ALLOTMENT PART:	PARCEL 18B'	SECTION	TOWNSHIP	RANGE	1/4 1/4
		34	71	26	NE1/4 NE1/4
		34	71	26	SE1/4 NE1/4
		34	71	26	SE1/4 SE1/4

PARCEL ID: 1234200007  
 CITY: WAUKEE  
 PROPRIETOR(S): WAUKEE TOWNE CENTER, LLC  
 REQUESTED BY: MIKE PIERSON  
 PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS 18381  
 COMPANY: CIVIL ENGINEERING CONSULTANTS, INC  
 RETURN TO: ATTN: JEFFREY A. GADDIS, PLS  
 2400 86TH STREET, URBANDALE, IA 50322  
 PHONE: 515-276-4884

**LEGEND**

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- △ SET SECTION CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. 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. DEEDED 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 HAS BEEN PREPARED AND THE RELATED SURVEY WORK HAS BEEN 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.

December 6, 2022

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE

RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 5

**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



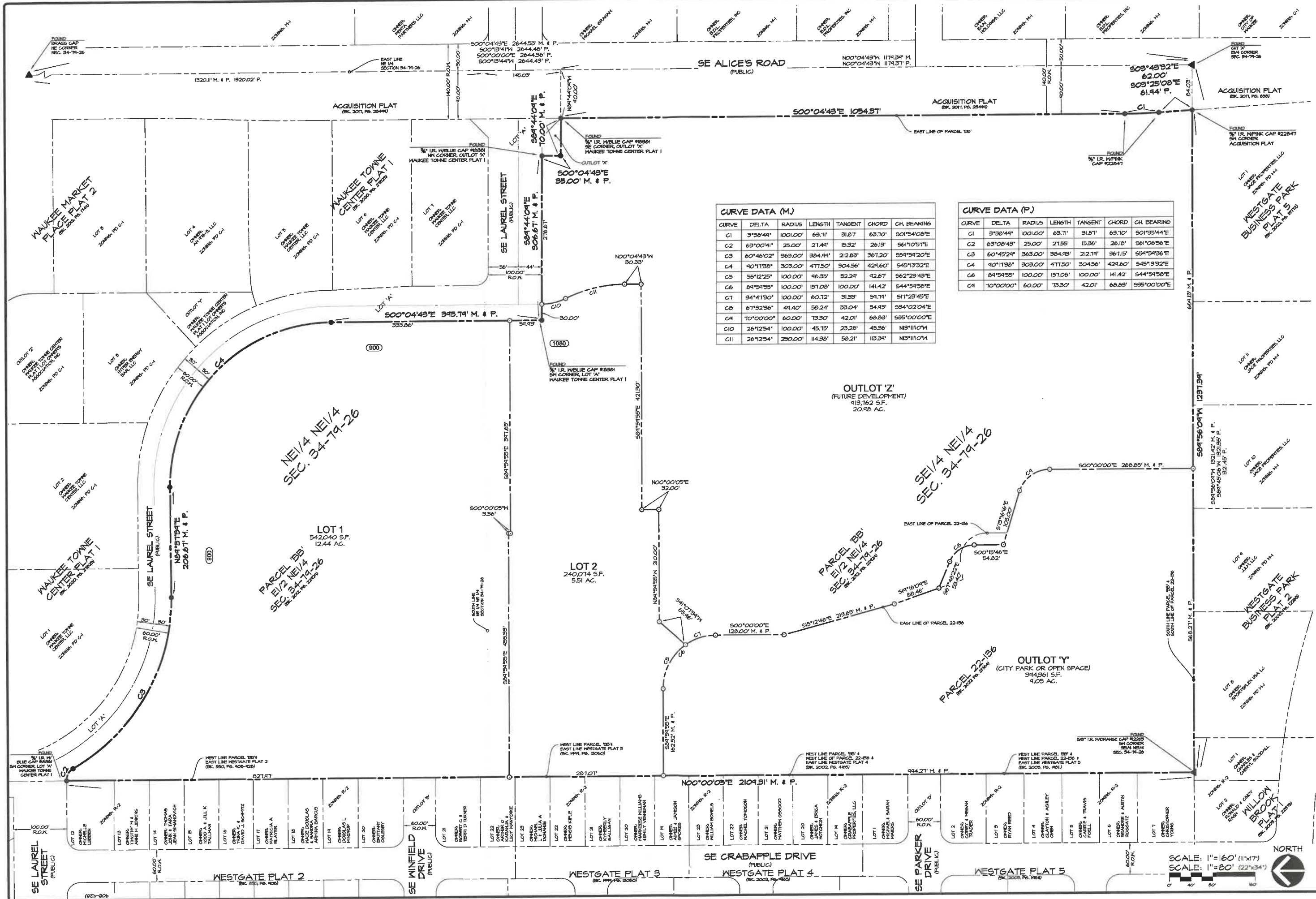
Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884 . mail@cecclac.com



PRINTED ON December 6, 2022  
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 2ND SUB. Sept. 21, 2022  
 1ST SUB. Sept. 06, 2022  
 DATE OF SURVEY: JAN. 05, 2022  
 DESIGNED BY: JAG  
 DRAWN BY: L.J.H.

WAUKEE TOWNE CENTER PLAT 2  
 WAUKEE, IOWA  
 COVER

SHEET  
 OF 5  
 A-2163



**CURVE DATA (M)**

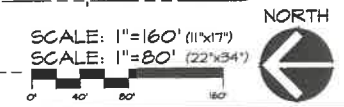
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	3°38'44"	1001.00'	63.71'	31.81'	63.70'	S01°54'08"E
C2	63°00'41"	25.00'	21.44'	15.32'	26.13'	S61°10'51"E
C3	60°46'02"	363.00'	384.89'	212.89'	361.20'	S94°54'20"E
C4	40°11'38"	303.00'	471.50'	304.56'	424.60'	S45°13'32"E
C5	55°12'25"	100.00'	46.35'	52.24'	42.61'	S62°23'43"E
C6	84°54'55"	100.00'	157.08'	100.00'	141.42'	S44°54'58"E
C7	34°41'30"	100.00'	60.72'	31.33'	54.14'	S11°23'45"E
C8	61°32'36"	49.40'	58.24'	33.04'	54.93'	S84°02'04"E
C9	10°00'00"	60.00'	73.30'	42.01'	68.83'	S85°00'00"E
C10	26°12'54"	100.00'	45.15'	23.28'	43.36'	N13°11'10"W
C11	26°12'54"	250.00'	114.38'	58.21'	113.34'	N13°11'10"W

**CURVE DATA (F)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	3°38'44"	1001.00'	63.71'	31.81'	63.70'	S01°54'08"E
C2	63°00'43"	25.00'	21.55'	15.36'	26.18'	S61°08'56"E
C3	60°45'24"	363.00'	384.89'	212.14'	361.15'	S94°54'36"E
C4	40°11'38"	303.00'	471.50'	304.56'	424.60'	S45°13'32"E
C5	55°12'25"	100.00'	157.08'	100.00'	141.42'	S44°54'58"E
C6	84°54'55"	100.00'	157.08'	100.00'	141.42'	S44°54'58"E
C7	34°41'30"	100.00'	60.72'	31.33'	54.14'	S11°23'45"E
C8	61°32'36"	49.40'	58.24'	33.04'	54.93'	S84°02'04"E
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C10	26°12'54"	100.00'	45.15'	23.28'	43.36'	N13°11'10"W
C11	26°12'54"	250.00'	114.38'	58.21'	113.34'	N13°11'10"W

**OUTLOT Z'**  
(FUTURE DEVELOPMENT)  
413,762 S.F.  
20.98 AC.

**OUTLOT Y'**  
(CITY PARK OR OPEN SPACE)  
394,361 S.F.  
9.05 AC.



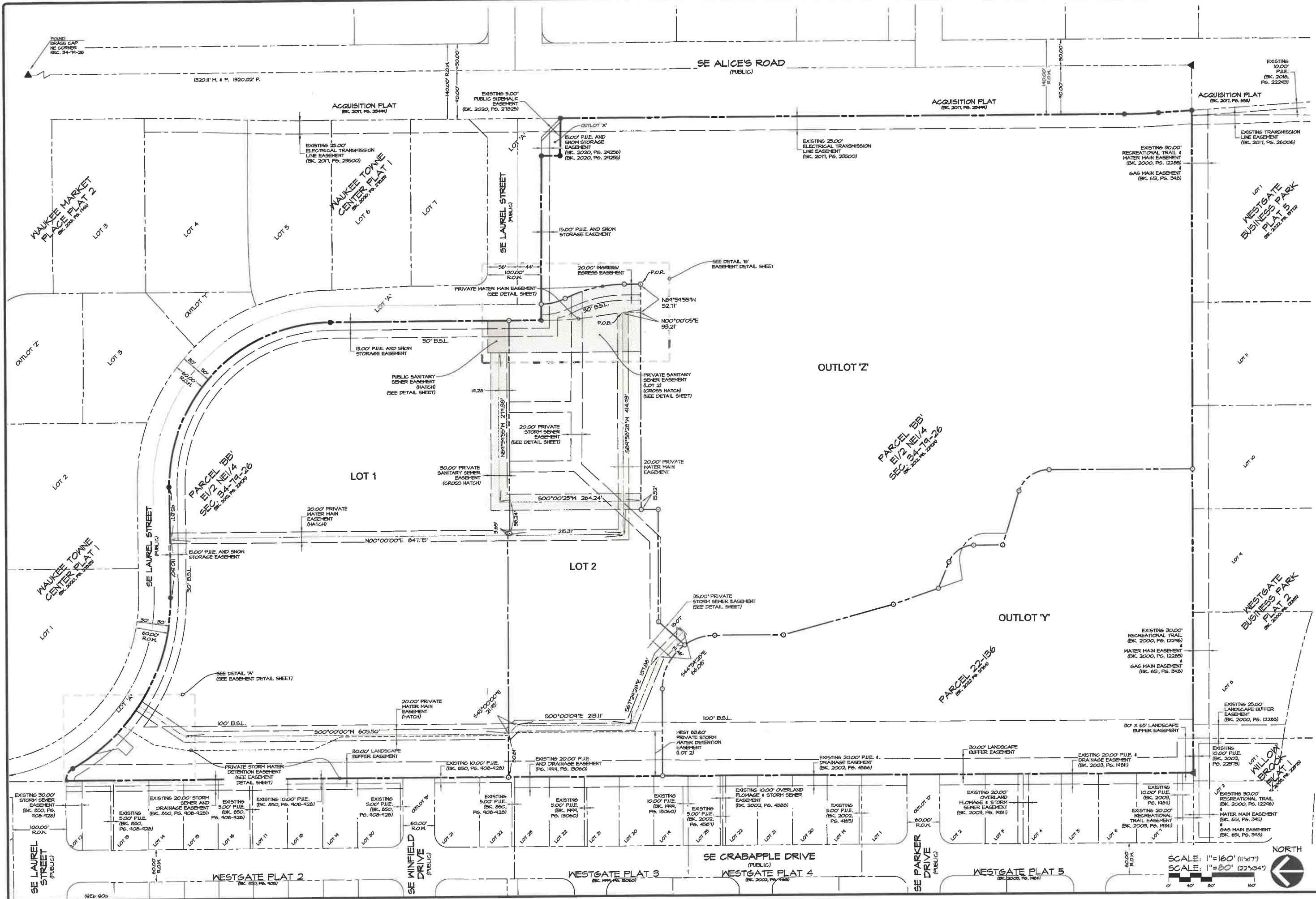
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2ND SUB. SEPT. 21, 2022  
1ST SUB. SEPT. 06, 2022  
DATE OF SURVEY: JAN. 05, 2022  
DESIGNED BY: JLG  
DRAWN BY: L.H.

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

**CEC**

**Waukeee Towne Center Plat 2**  
Waukeee, Iowa  
FINAL PLAT

SHEET 2 OF 5  
A-2163



**Waukee Towne Center Plat 2**  
Waukee, Iowa  
**FINAL PLAT - EASEMENTS**

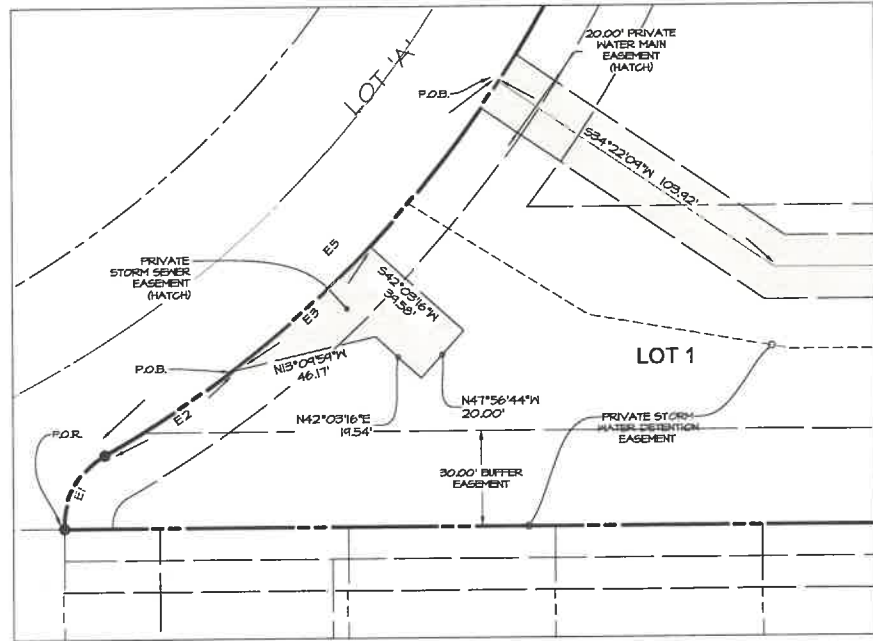
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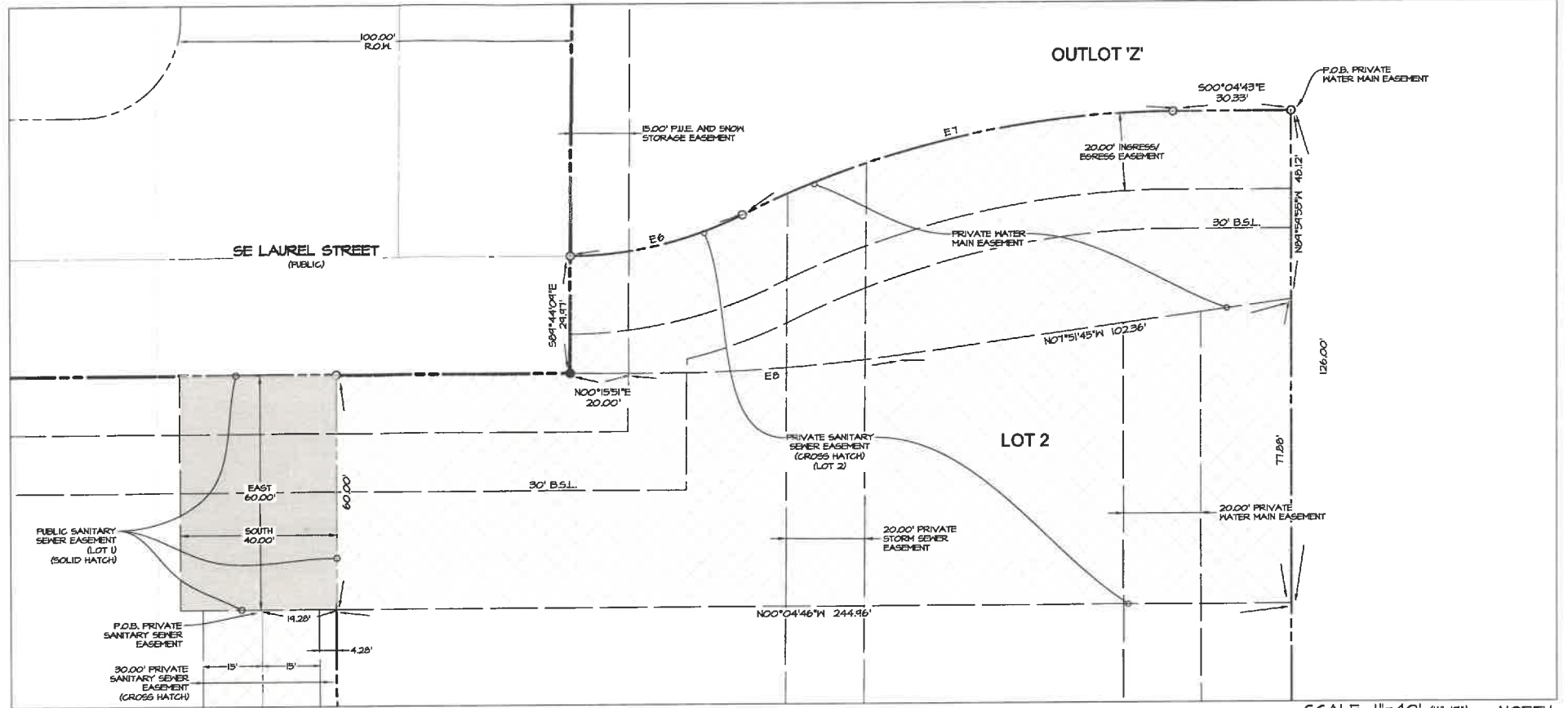
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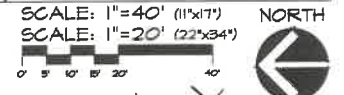


DETAIL 'A'  
 SCALE: 1"=60' (11"x17")  
 SCALE: 1"=30' (22"x34")

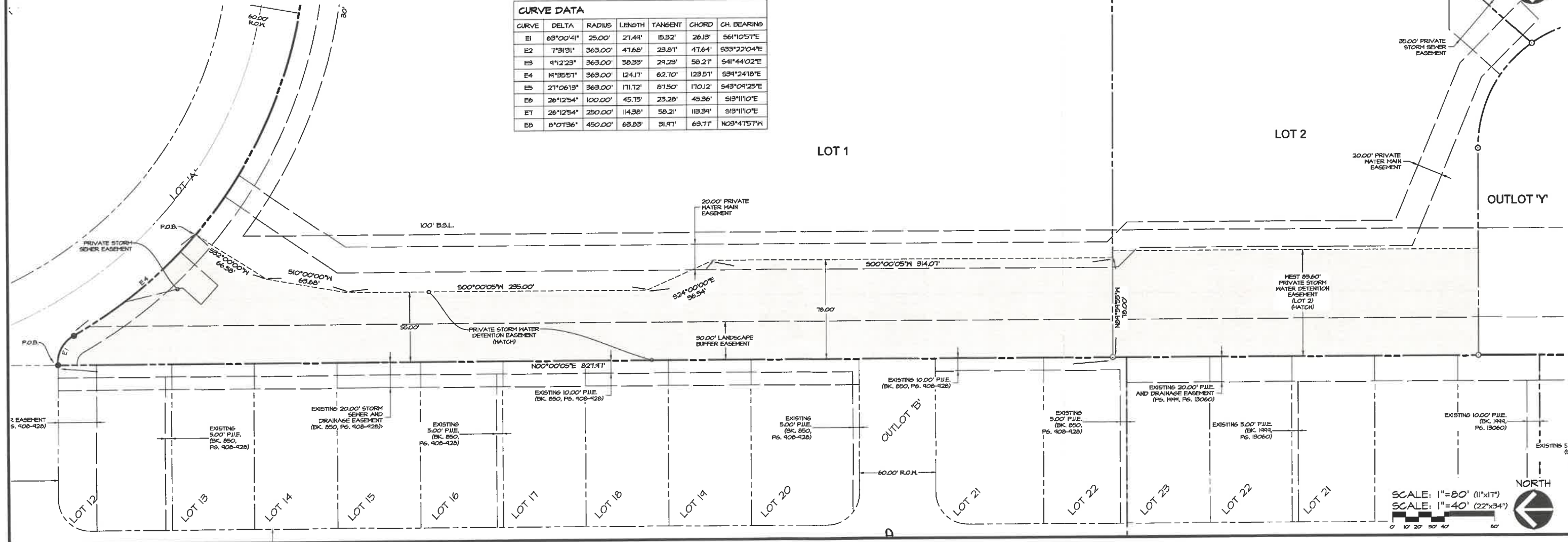


DETAIL 'B'

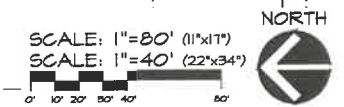
SCALE: 1"=40' (11"x17")  
 SCALE: 1"=20' (22"x34")



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
E1	63°00'41"	25.00'	21.44'	15.32'	26.13'	S61°10'57"E
E2	7°31'31"	363.00'	47.68'	23.81'	47.64'	S33°22'04"E
E3	4°12'23"	363.00'	58.33'	24.29'	58.21'	S41°44'02"E
E4	11°35'57"	363.00'	124.17'	62.70'	123.51'	S31°24'18"E
E5	27°06'13"	363.00'	171.12'	87.50'	170.12'	S43°04'25"E
E6	26°12'54"	100.00'	45.75'	23.28'	45.36'	S13°11'10"E
E7	26°12'54"	250.00'	114.38'	58.21'	113.34'	S13°11'10"E
E8	8°01'36"	450.00'	63.83'	31.47'	63.77'	N03°47'51"W



SCALE: 1"=80' (11"x17")  
 SCALE: 1"=40' (22"x34")



DATE: PRINTED ON December 6, 2022  
 9RD SUB. Nov. 14, 2022  
 2ND SUB. Sep. 21, 2022  
 1ST SUB. Sep. 06, 2022  
 DATE OF SURVEY: JAN. 03, 2022  
 DRAWN BY: JAG  
 L.H.

