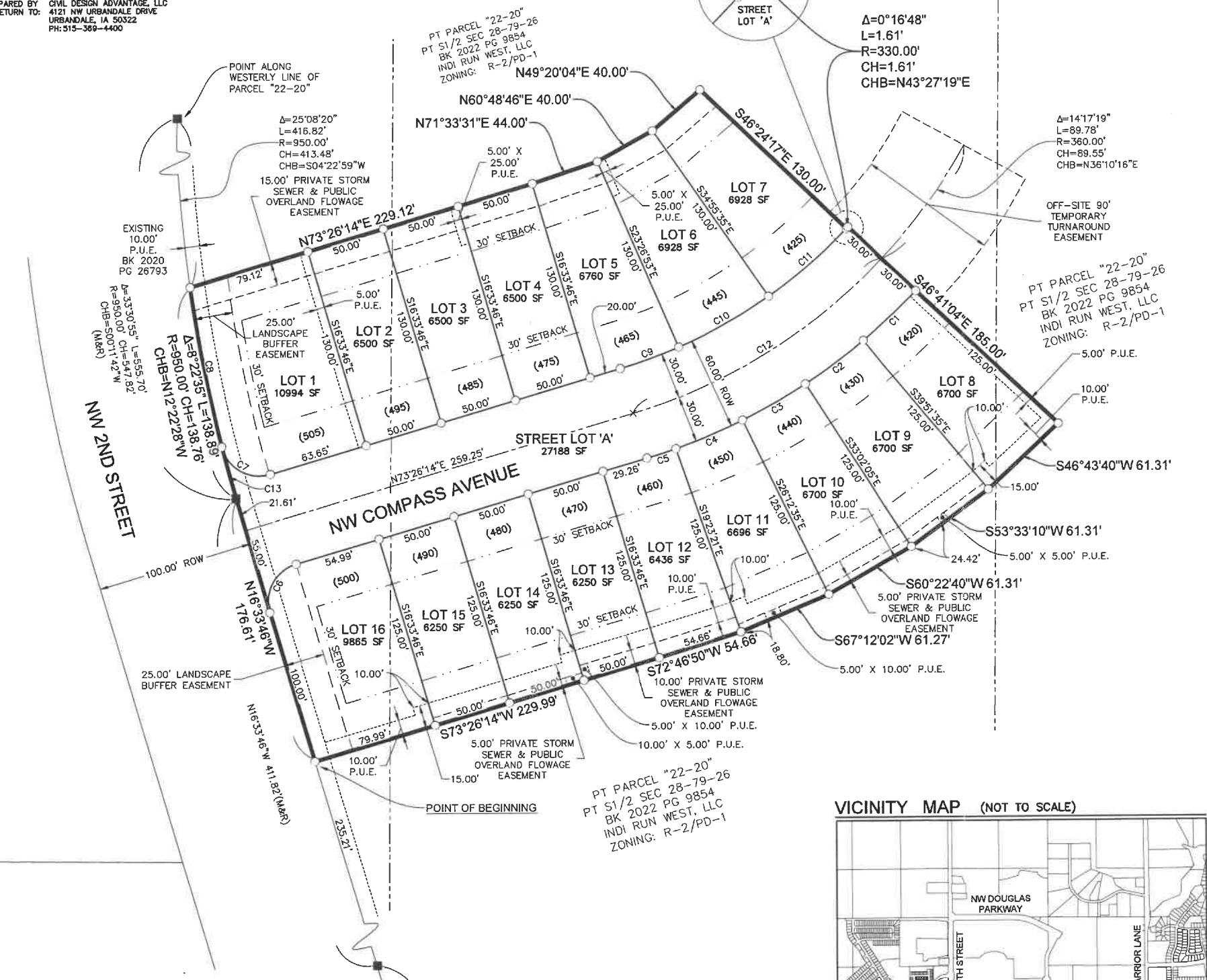


# INDI RUN PLAT 4 FINAL PLAT

Doc ID: 008982690033 Type: PLAT  
 Recorded: 01/24/2023 at 01:14:46 PM  
 Fee Amt: \$167.00 Page 1 of 33  
 Dallas County Iowa  
 ReNae Arnold RECORDER  
 File#  
**BK 2023 PG 1031**

**INDEX LEGEND**  
 LOCATION: PT PARCEL "22-20"  
 S1/2 SEC 28-179N-R26W  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: INDI RUN WEST, LLC  
 PROPRIETOR: INDI RUN WEST, LLC  
 17389 BERKSHIRE PARKWAY  
 CLIVE, IOWA 50325  
 SURVEYOR: MATTHEW J. THOMAS, PLS  
 PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC  
 & RETURN TO: 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@SOLIDGROUND.IOWA.COM

**ENGINEER / SURVEYOR**

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

**ZONING**

PD-1/R-2  
 PD DOCUMENT: BOOK 2022 PAGE 8364

**BULK REGULATIONS**

FRONT SETBACK = 30'  
 REAR SETBACK = 30'  
 SIDE SETBACK = 5' MIN/10' TOTAL  
 MINIMUM LOT WIDTH = 50'

**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 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 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.

**Slide G527**

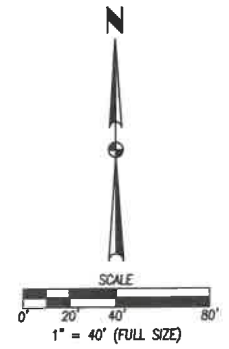
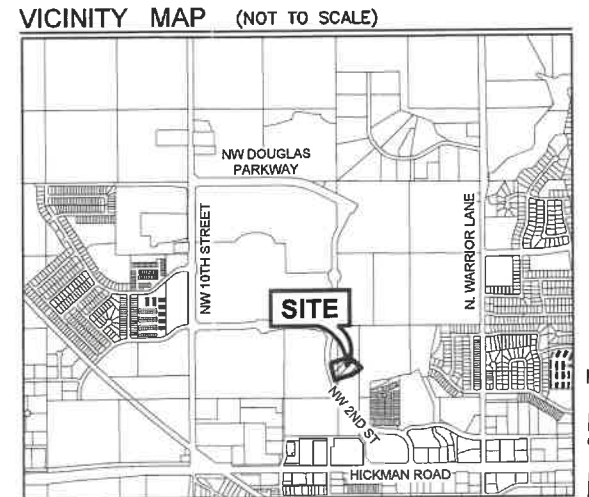
**LEGEND**

	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'

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 01/16/2023  
 SIGNED: *Matthew J. Thomas*



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: 01/18/23  
 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  
**CIVIL DESIGN ADVANTAGE**  
 ENGINEER: [Signature]  
 TECH: [Signature]  
 REVIEW: [Signature]

**INDI RUN PLAT 4**  
**FINAL PLAT**  
 1806.355