

PARKSIDE PROPER PLAT 1

FINAL PLAT

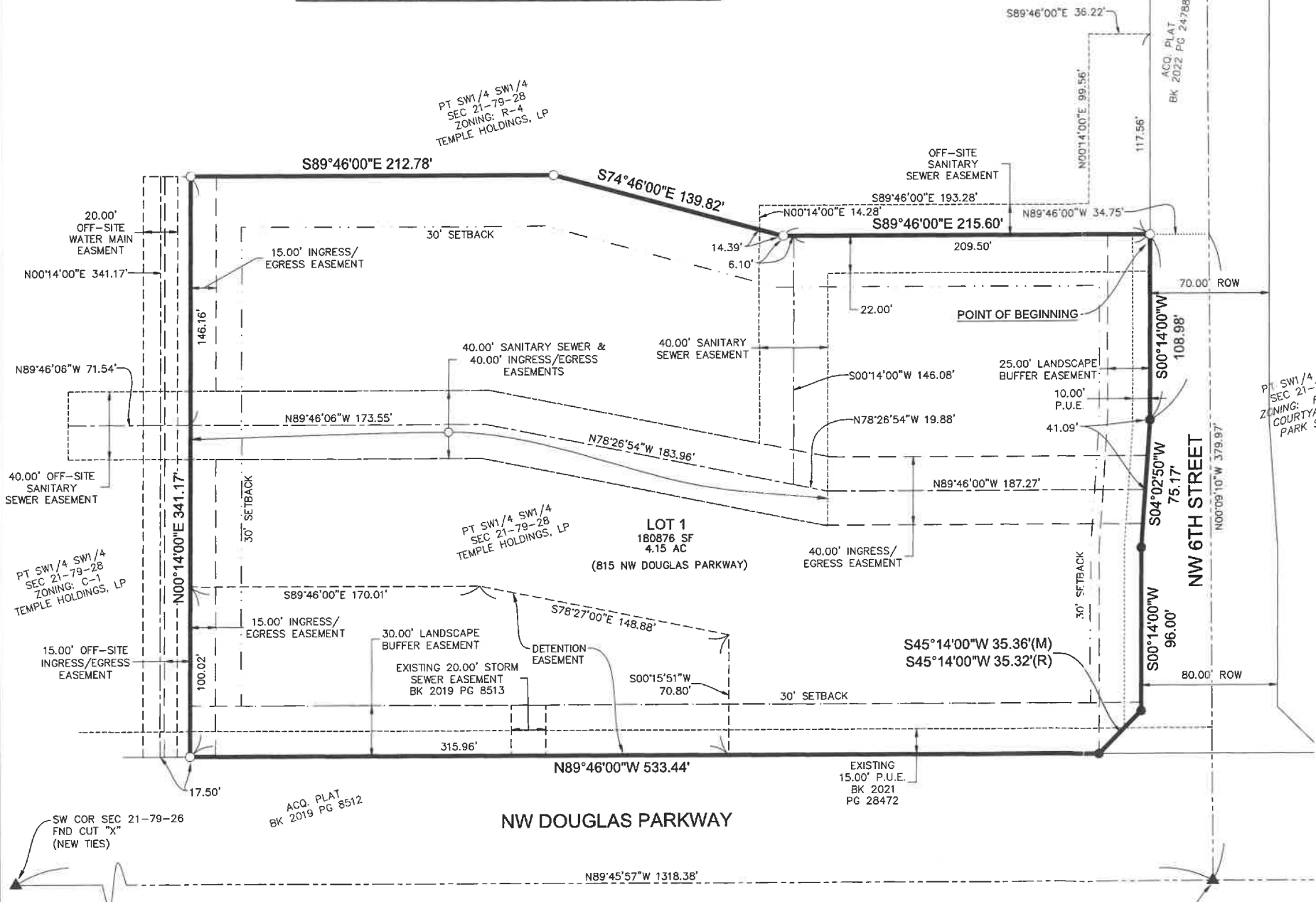
INDEX LEGEND

LOCATION: PT SW1/4 SW1/4 SEC 21-79-28
 REQUESTOR: PARKSIDE WAUKEE, LLC
 PROPRIETOR: PARKSIDE WAUKEE, LLC
 2400 86TH ST SUITE 24
 URBANDALE, IA 50322
 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

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 07/06/2023
 SIGNED: [Signature]

Doc ID: 008998340013 Type: PLAT
 Recorded: 03/01/2023 at 11:51:02 AM
 Fee Amt: \$67.00 Page 1 of 13
 Dallas County Iowa
 ReNae Arnold RECORDER
 File#
 BK **2023 PG 2519**

| DATE | REVISIONS |
|----------|------------------|
| 02/23/23 | FINAL SUBMITTAL |
| 02/17/23 | FOURTH SUBMITTAL |
| 01/20/23 | THIRD SUBMITTAL |
| 12/16/22 | SECOND SUBMITTAL |
| 08/29/22 | FIRST SUBMITTAL |



OWNER / DEVELOPER

PARKSIDE WAUKEE, LLC
 2400 86TH ST, SUITE 24
 URBANDALE, IA 50322
 CONTACT: DEREK TEMPLE
 EMAIL: DEREK@VISTAREI.COM
 PH: (515) 778-2601

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 17, 2022

ZONING

R-3, MULTI-FAMILY RESIDENTIAL

BULK REGULATIONS

- MINIMUM LOT WIDTH: 75 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 45 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

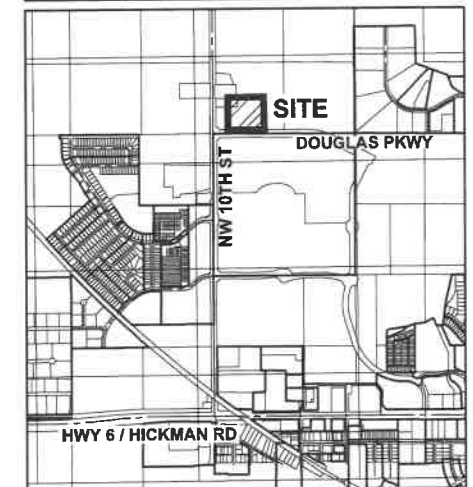
PLAT DESCRIPTION

A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, 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 SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°09'10" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 379.97 FEET; THENCE NORTH 89°46'00" WEST, 34.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 6TH/ STREET AND THE POINT OF BEGINNING; THENCE SOUTH 00°14'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 108.98 FEET; THENCE SOUTH 04°02'50" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 75.17 FEET; THENCE SOUTH 00°14'00" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 96.00 FEET; THENCE SOUTH 45°14'00" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 35.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NW DOUGLAS PARKWAY; THENCE NORTH 89°46'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 533.44 FEET; THENCE NORTH 00°14'00" EAST, 341.17 FEET; THENCE SOUTH 89°46'00" EAST, 212.78 FEET; THENCE SOUTH 74°46'00" EAST, 139.82 FEET; THENCE SOUTH 89°46'00" EAST, 215.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.15 ACRES (180,876 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP (NOT TO SCALE)

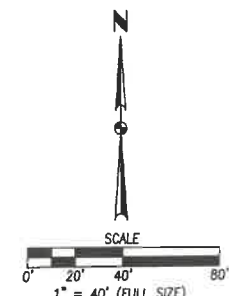


NOTES

- 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.

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) |
| LOT ADDRESS | | |
| CENTERLINE | | |
| SECTION LINE | | |
| EASEMENT LINE | | |
| BUILDING SETBACK LINE | | |
| PLAT BOUNDARY | | |



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.
[Signature] 07/24/23 DATE
 MATTHEW J. THOMAS, P.L.S.
 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:
 TECH:

WAUKEE, IOWA

PARKSIDE PROPER PLAT 1
FINAL PLAT

2206.447

FILE: H:\2023\2206-447\001\2206-447-FINAL PLAT.DWG PLOTTED BY: [Name] DATE: 7/24/2023 12:44 PM