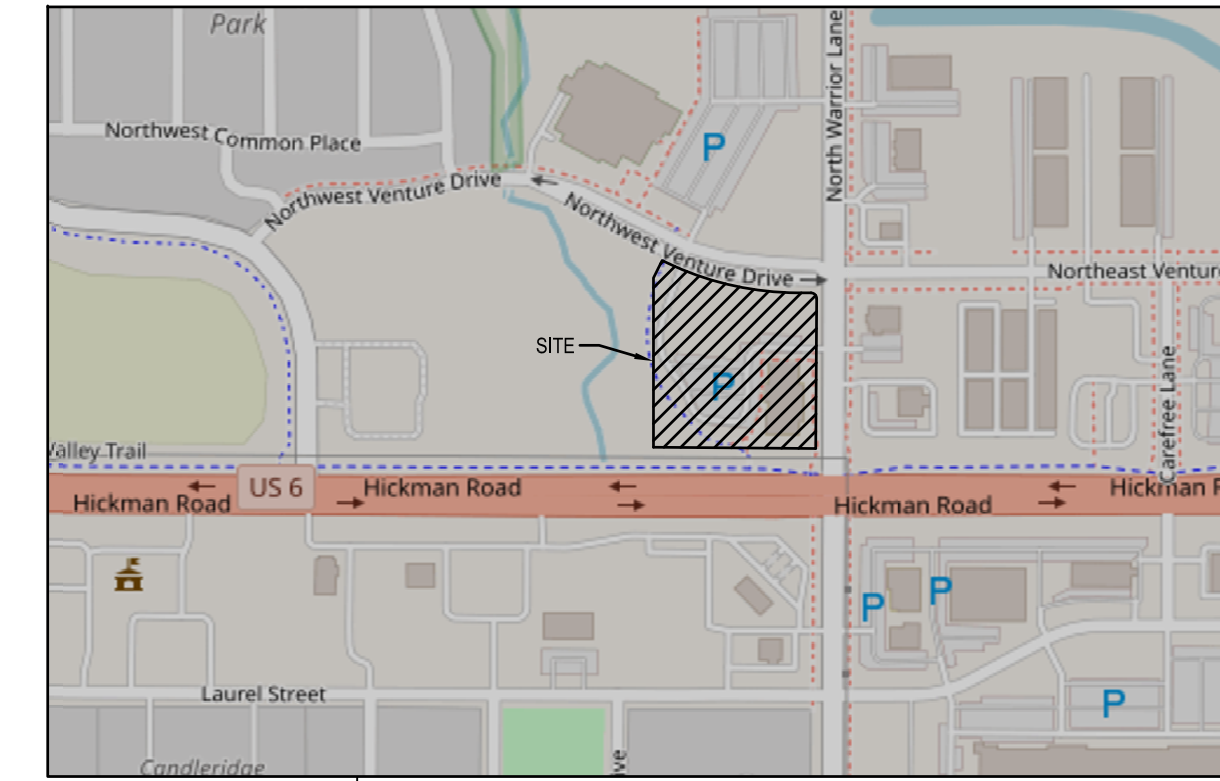


INDEX LEGEND
 LOCATION: LOT 2 & 3, WAUKEE GREENWAY PARK PLAT 1
 REQUESTOR: D WRIGHT PROPERTIES
 OWNERS: D WRIGHT PROPERTIES, LLC
 LADCO PROPERTIES XXXLLC
 SURVEYOR / RETURN TO: LARRY D HYLER, PLS
 COMPANY: BISHOP ENGINEERING, 3501 104TH ST.
 URBANDALE, IA 50322 (PH) 515-276-0467

WAUKEE GREENWAY PARK PLAT 2

FINAL PLAT

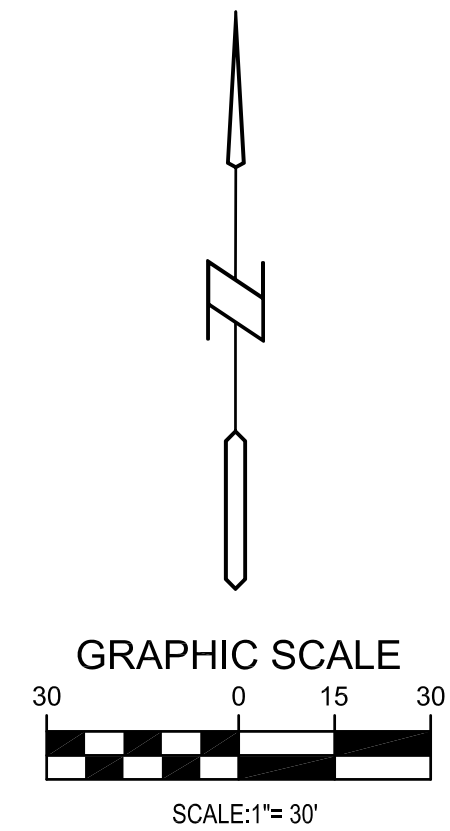
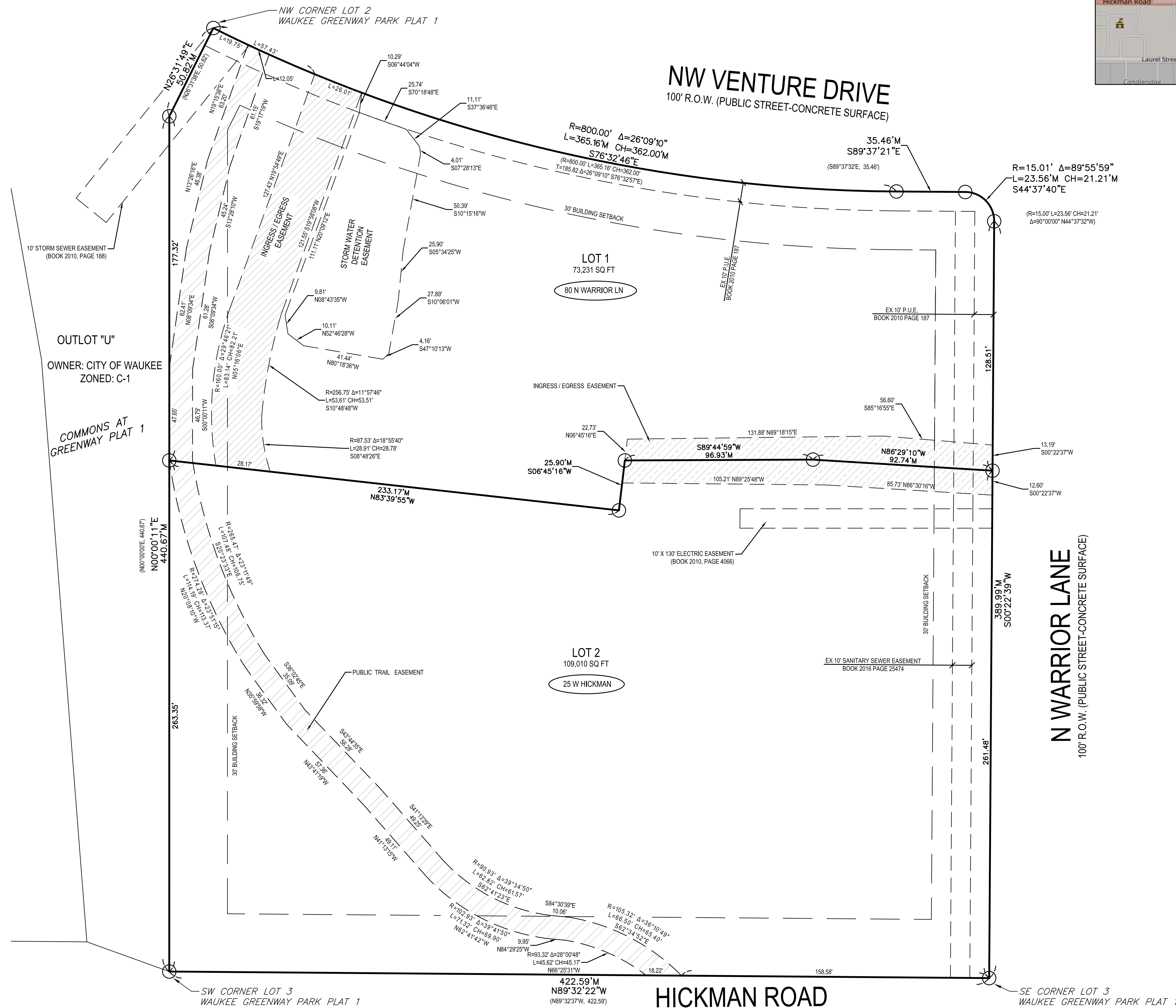


VICINITY MAP
 SCALE: 1" = 500'

PROPERTY DESCRIPTION:
 LOT 2 AND LOT 3, WAUKEE GREENWAY PARK PLAT 1,
 AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA.
 SUBJECT TO AND TOGETHER WITH ANY AND ALL
 EASEMENTS AND RESTRICTIONS OF RECORD.
 SAID TRACT CONTAINS 4.18 ACRES

NOTES:
 THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0
 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS
 THAN 1.0 FEET IN 5,000.0 FEET.
 ALL CORNERS HAVE BEEN PLACED WITH A 5/8" IRON ROD UNLESS
 NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC
 IDENTIFICATION CAP NO. 14775.
 ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS
 COUNTY ASSESSORS WEB PAGE
 LOT CORNERS FROM WAUKEE GREENWAY PARK PLAT 1 LOST DUE TO
 CONSTRUCTION WERE REPLACED FROM PREVIOUS SURVEY DATA.

ZONING:
 C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
BULK REGULATIONS:
 LOT WIDTH: NONE
 LOT AREA: NONE
 FRONT YARD: 30 FOOT MINIMUM
 REAR YARD: 30 FOOT MINIMUM
 SIDE YARD: NO MINIMUM EXCEPT ADJACENT TO ANY R DISTRICT
 THEN 30 FOOT MINIMUM
MAXIMUM HEIGHT: NO MINIMUM EXCEPT ADJACENT TO R-1, R-2 AND R-4
 THEN MAXIMUM OF 2 STORIES OR 40 FEET
ACCESSORY BUILDING: 1 STORY OR 14 FEET

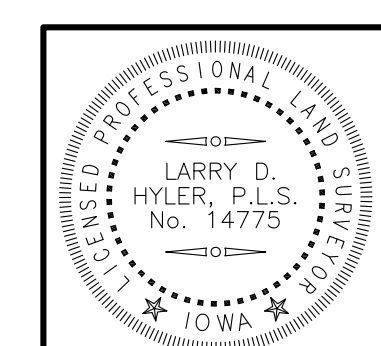


- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP



FINAL PLAT
 WAUKEE GREENWAY PARK PLAT 2
 WAUKEE, IOWA

REFERENCE NUMBER:	070600
DRAWN BY:	JPN
REVISION DATE:	
PROJECT NUMBER:	210170
SHEET NAME:	FINAL PLAT
SHEET NUMBER:	1 OF 1



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.
 SIGNED: **LARRY D. HYLER, P.L.S. 14775** DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1