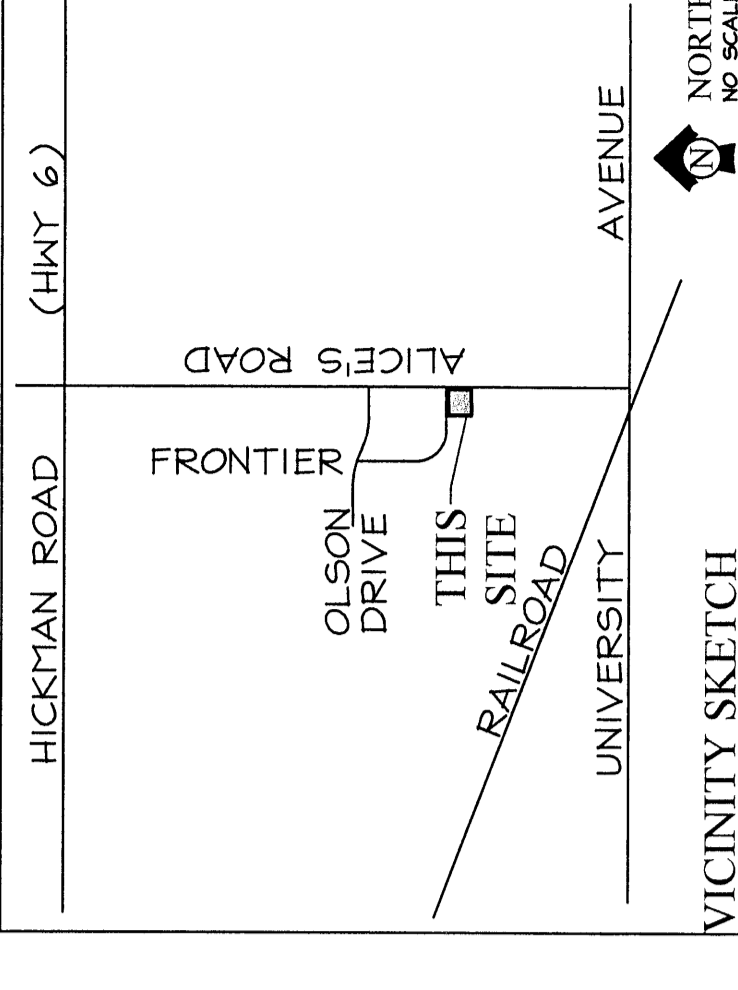


# FINAL PLAT WESTGATE BUSINESS PARK PLAT 3



VICINITY SKETCH  
OWNER/DEVELOPER  
APPROVED BY: [Signature]  
DATE: 11/15/2007  
SIGNED: [Signature]

FINAL PLAT  
427 N. 15th STREET  
URBANDALE, IOWA 50322  
(515) 727-0573

ZONING  
EXISTING & PROPOSED: PD DISTRICT W/ UNDERLYING M-1A  
LIGHT INDUSTRIAL

LEGAL DESCRIPTION  
LOT 1, WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, CITY OF  
WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 5.506 ACRES MORE OR  
LESS.

NOTES  
1. THE PROPERTY OWNER OF EACH LOT IS RESPONSIBLE FOR  
INSTALLING SIDEWALKS AND CURBS.  
2. FIELD WORK COMPLETED ON JANUARY 11, 2008.  
3. ALL CORNERS WILL BE SET BY JULY 1, 2008.  
4. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS  
THAN 1 IN 10,000.  
5. THERE IS AN ERROR IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS  
THAN 1 IN 10,000.  
6. INDIVIDUAL PRIVATE WATER MAIN AND SANITARY SEWER  
IMPROVEMENTS WILL BE INSTALLED AT THE TIME OF SITE PLAN  
APPROVAL.

SETBACKS  
FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 35 FEET

LEGEND  
PLAT BOUNDARY  
SECTION CORNER, AS NOTED  
FOUND CORNER, 5/8" I.R. W/ YELLOW CAP #13156  
I.R.  
IRON ROD  
G.P.  
GAS PIPE  
D.  
DEEDED DISTANCE  
M.  
MEASURED DISTANCE  
R.  
PREVIOUSLY RECORDED DISTANCE  
P.U.E.  
ADDRESS  
B.S.L.  
BUILDING SETBACK LINE  
M.O.E.  
MINIMUM OPENING ELEVATION  
N.R.  
NOT RADIAL

CERTIFICATION  
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT  
WAS PREPARED AND THE RELATED SURVEY WORK WAS  
PERFORMED BY ME OR UNDER MY DIRECT PERSONAL  
SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL  
SURVEYOR UNDER THE LAWS OF  
THE STATE OF IOWA.

KEVIN J. CRAWFORD  
13156  
IOWA LICENSE NO. 13156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008  
PAGES OR SHEETS COVERED BY THIS SEAL:  
This sheet only

COOPER CRAWFORD  
& ASSOCIATES, L.L.C.  
CIVIL ENGINEERS  
2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

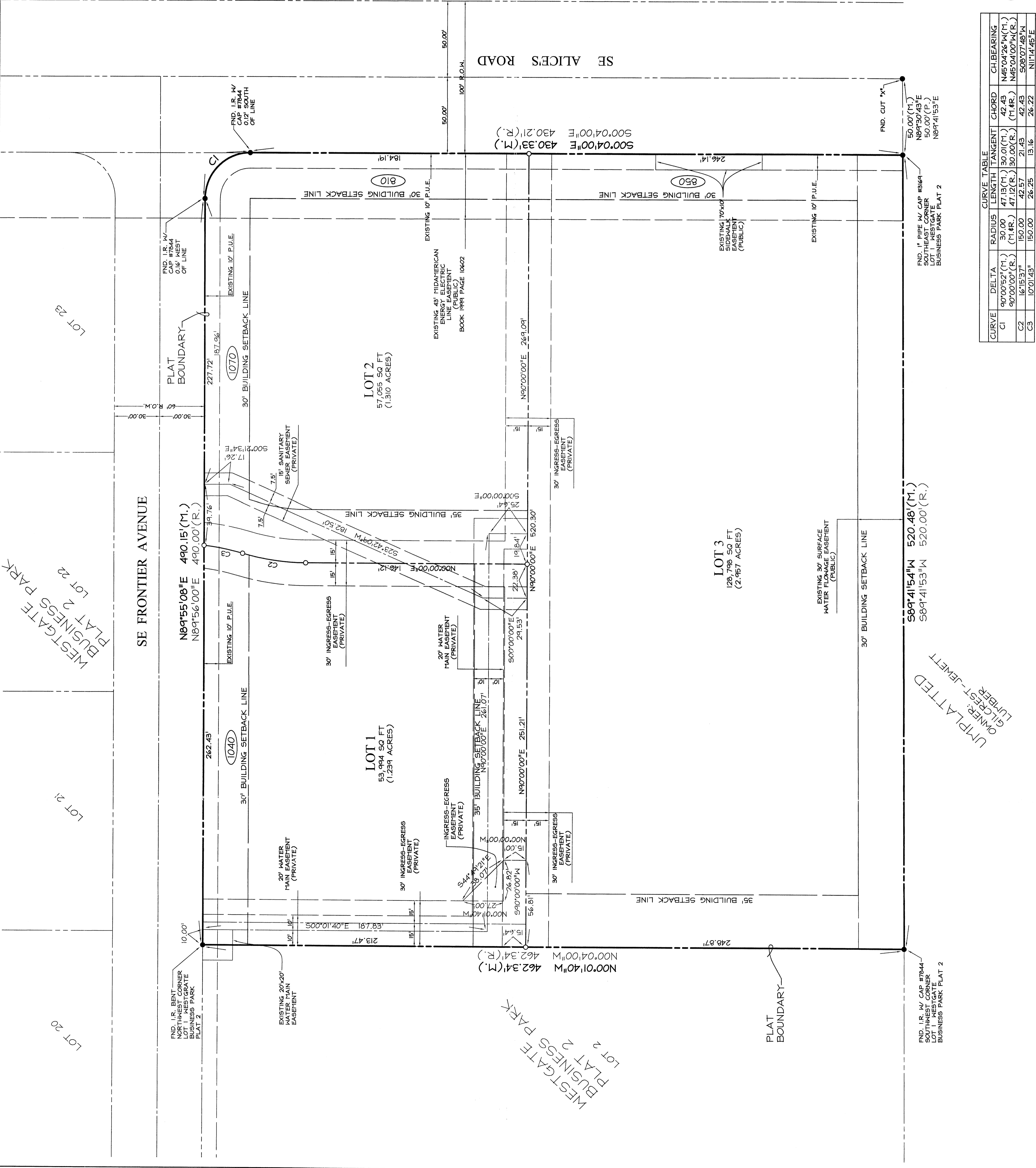
DATE: 6-15-2007  
REVISIONS: 7-11-2007  
10-11-2007

JOB NUMBER  
CC  
0785

SCALE: 1"=30'

FINAL PLAT  
WESTGATE BUSINESS PARK PT. 3

SHEET  
1 OF 1



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	90°00'52" (M)	30.00	47.18 (M)	30.00 (M)	42.43	N45°04'26" W (M)
C2	90°00'00" (R)	150.00	47.12 (R)	30.00 (R)	42.45	N45°04'00" W (R)
C3	107°01'43"	150.00	26.25	13.16	26.22	N114°14'45" E

UNPLATTED  
OWNER: GICREST-JEMETT  
LOT 1, WESTGATE  
BUSINESS PARK PLAT 2

LOT 2  
WESTGATE BUSINESS PARK  
PLAT 2

LOT 3  
WESTGATE BUSINESS PARK  
PLAT 2

LOT 21  
WESTGATE BUSINESS PARK  
PLAT 2

LOT 22  
WESTGATE BUSINESS PARK  
PLAT 2

LOT 23  
WESTGATE BUSINESS PARK  
PLAT 2

SE ALICE'S ROAD

SE FRONTIER AVENUE

HICKMAN ROAD (HINT 6)

UNIVERSITY AVENUE

OLSON DRIVE

FRONTIER

RAILROAD

THIS SITE

NORTH

NO SCALE

APPROVED BY: [Signature]

DATE: 11/15/2007

SIGNED: [Signature]

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IOWA ONE-CALL

800/292-8989

CALL BEFORE YOU DIG

800/292-8989

CALL BEFORE YOU DIG