

CLAYTON ESTATES PLAT 1

FINAL PLAT

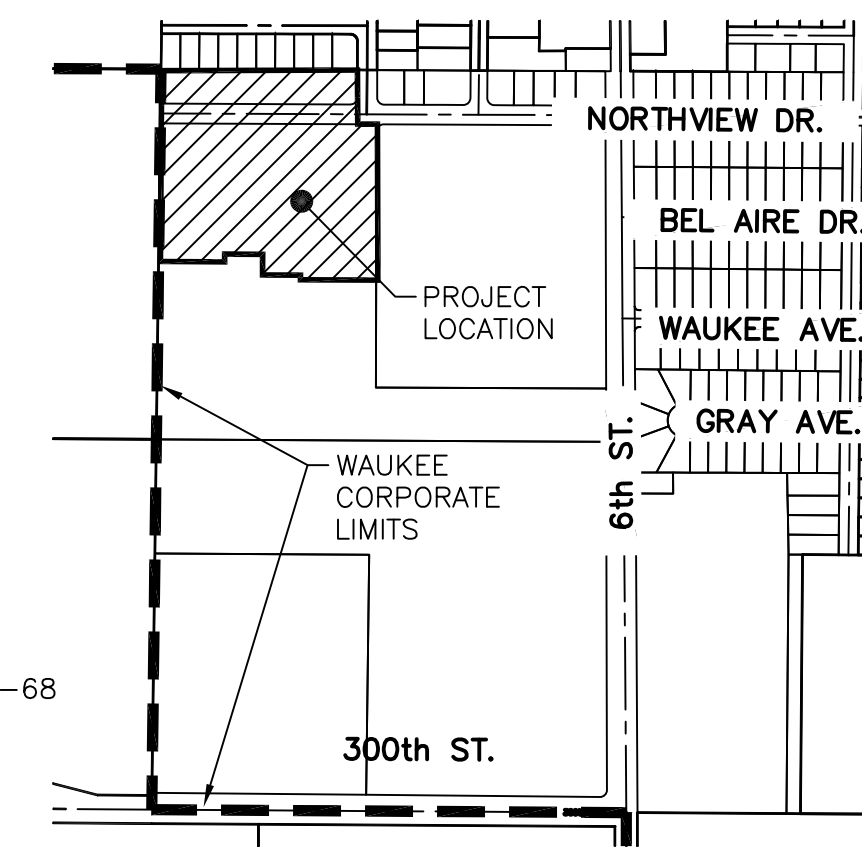
ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

ZONING:

R-2 - ONE AND TWO FAMILY
RESIDENTIAL DISTRICT

VICINITY MAP: (N.T.S.)



DEVELOPER/OWNER:

CITY OF WAUKEE
230 HICKMAN ROAD
WAUKEE, IOWA 50263
PH: (515) 978-7899
CONTACT: BRAD DEETS

AND

RMCA LLC
10430 NEW YORK AVE. STE C.
URBANDALE, IOWA 50322

DATE OF SURVEY:

AUGUST 15, 2016

BULK REGULATIONS:

- R-2:
- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR YARD SETBACK:
- 15' SIDE YARD SETBACK
- (TOTAL=15', MIN. SIDE=7')

PLAT DESCRIPTION:

PARCEL 17-67 AND A PART OF PARCEL 17-68 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 9295, DALLAS COUNTY, IOWA AND A PART OF PARCEL 1B AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2008, PAGE 14488, DALLAS COUNTY, IOWA, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 17-67; THENCE NORTH 89°48'40" EAST ALONG THE NORTH LINE OF SAID PARCEL 17-67, A DISTANCE OF 696.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 17-67; THENCE SOUTH 00°15'51" EAST ALONG THE EAST LINE OF SAID PARCEL 17-67, A DISTANCE OF 97.53 FEET; THENCE SOUTH 00°10'52" EAST, 95.03 FEET TO THE NORTH LINE OF SAID PARCEL 17-68; THENCE NORTH 89°48'51" EAST ALONG SAID NORTH LINE, 70.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 17-68; THENCE SOUTH 00°11'38" EAST ALONG THE EAST LINE OF SAID PARCEL 17-68, A DISTANCE OF 554.59 FEET; THENCE NORTH 89°40'36" WEST, 275.37 FEET; THENCE NORTH 00°19'24" EAST, 16.30 FEET; THENCE NORTH 89°40'36" WEST, 135.01 FEET; THENCE NORTH 00°19'24" EAST, 73.22 FEET; THENCE NORTH 89°40'36" WEST, 134.99 FEET; THENCE SOUTH 00°19'24" WEST, 27.47 FEET; THENCE NORTH 89°40'36" WEST, 227.87 FEET TO THE WEST LINE OF SAID PARCEL 17-68; THENCE NORTH 00°19'44" EAST ALONG SAID WEST LINE AND THE WEST LINE OF SAID PARCEL 1B, A DISTANCE OF 555.70 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 17-67; THENCE NORTH 00°20'16" EAST ALONG THE WEST LINE OF SAID PARCEL 17-67, A DISTANCE OF 122.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.18 ACRES (530,629 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°23'57"	600.00'	67.01'	N86°36'53"E	66.98'
C2	6°24'30"	600.00'	67.11'	N86°37'09"E	67.07'
C3	90°04'42"	25.00'	39.30'	N44°46'30"E	35.38'
C4	5°43'54"	635.00'	63.52'	N86°56'54"E	63.50'
C5	0°40'03"	635.00'	7.40'	N83°44'56"E	7.40'
C6	6°17'41"	565.00'	62.07'	N86°33'45"E	62.04'
C7	0°06'48"	565.00'	1.12'	N89°46'00"E	1.12'
C8	90°30'00"	25.00'	39.49'	N44°55'36"W	35.51'
C9	90°00'00"	25.00'	39.27'	N45°19'24"E	35.36'
C10	90°00'00"	25.00'	39.27'	N44°40'36"W	35.36'
C11	89°30'00"	25.00'	39.05'	S45°04'24"W	35.20'
C12	90°30'00"	25.00'	39.49'	N44°55'36"W	35.51'
C13	85°18'36"	25.00'	37.22'	N42°58'42"E	33.88'
C14	2°13'06"	635.00'	24.58'	N84°31'27"E	24.58'
C15	6°23'57"	565.00'	63.10'	N86°36'53"E	63.07'
C16	8°45'53"	25.00'	3.82'	N85°25'55"E	3.82'

NOTE

- INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY AS EACH LOT DEVELOPS. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- STREET LOT A SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

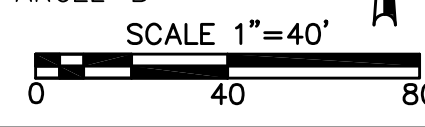
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

NOT FOR CONSTRUCTION

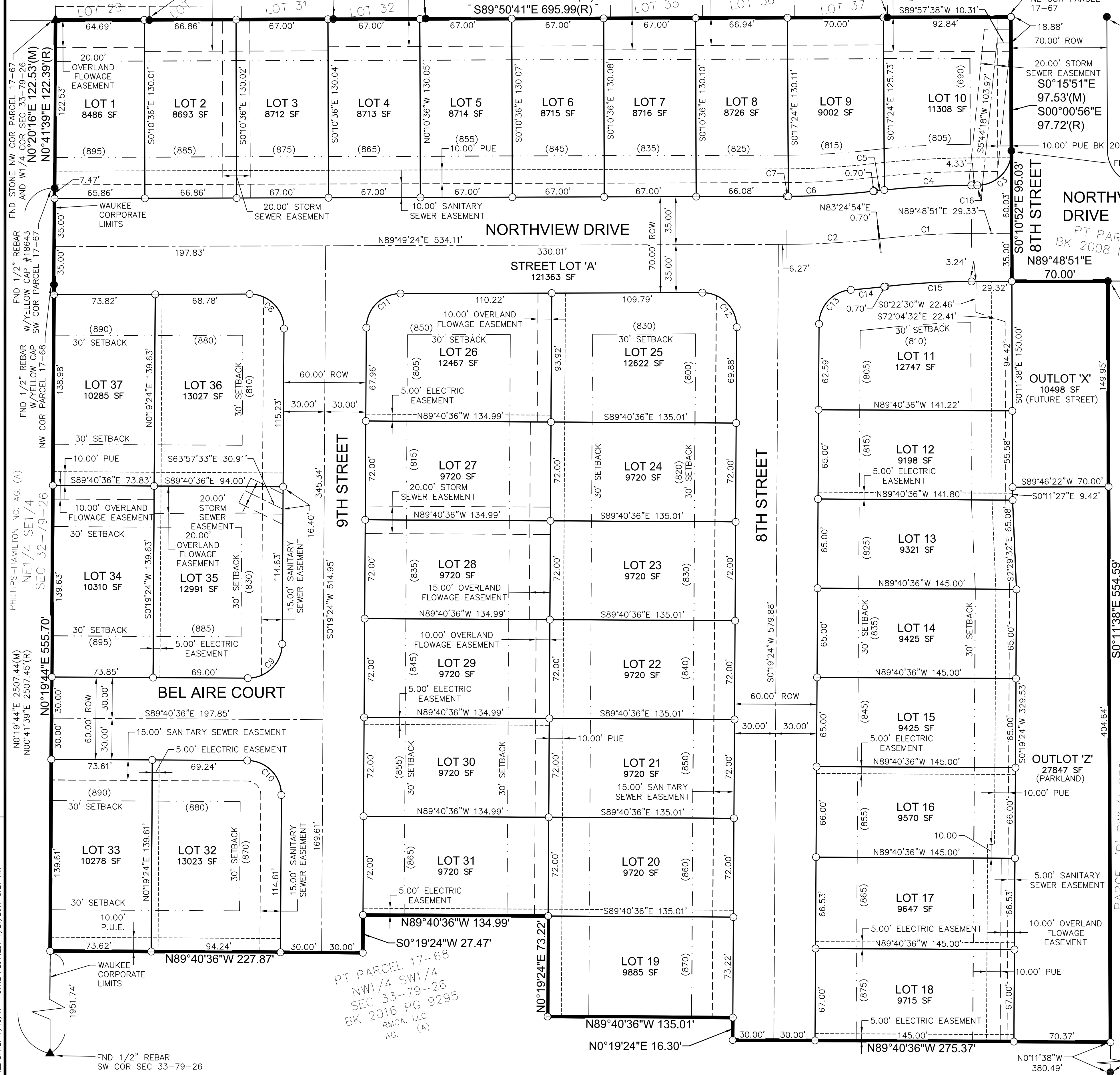
MICHAEL D. LEE
16747
DATE

LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET



INDEX LEGEND

LOCATION: PARCEL 17-67, PT PARCEL 17-68, & PT PARCEL 1B, NW1/4 SW1/4 SEC 33-79-26
REQUESTOR: JERRY'S HOMES INC.
PROPRIETOR: CITY OF WAUKEE AND RMCA LLC.
SURVEYOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA. 50111
PH: 515-369-4400



FILE: H:\2016\1608419\DWG\1608419-FINAL PLAT.DWG
DATE: 7/18/17 DATE PLOTTED: 7/21/2017 8:27 AM

CLAYTON ESTATES PLAT 1
FINAL PLAT

1608.419

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REVISIONS

NO.	DATE	DESCRIPTION
1	07/21/17	FIRST SUBMITTAL
2	08/20/17	SECOND SUBMITTAL