

INDEX LEGEND
 LOCATION: PT NW1/4 NW1/4 SEC 17-78-26
 REQUESTOR: 117 LAND COMPANY LLC
 PROPRIETOR: 117 LAND COMPANY LLC
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA, 50111
 PH: 515-369-4400

I-80 WEST INDUSTRIAL PARK PLAT 1

FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400
 CONTACT: ERIN OLLENDIKE

OWNER / DEVELOPER:

117 LAND COMPANY, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325

ZONING:

M-1 - LIGHT INDUSTRIAL DISTRICT
 C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

DATE OF SURVEY:

FEBRUARY 27, 2017

BULK REGULATIONS:

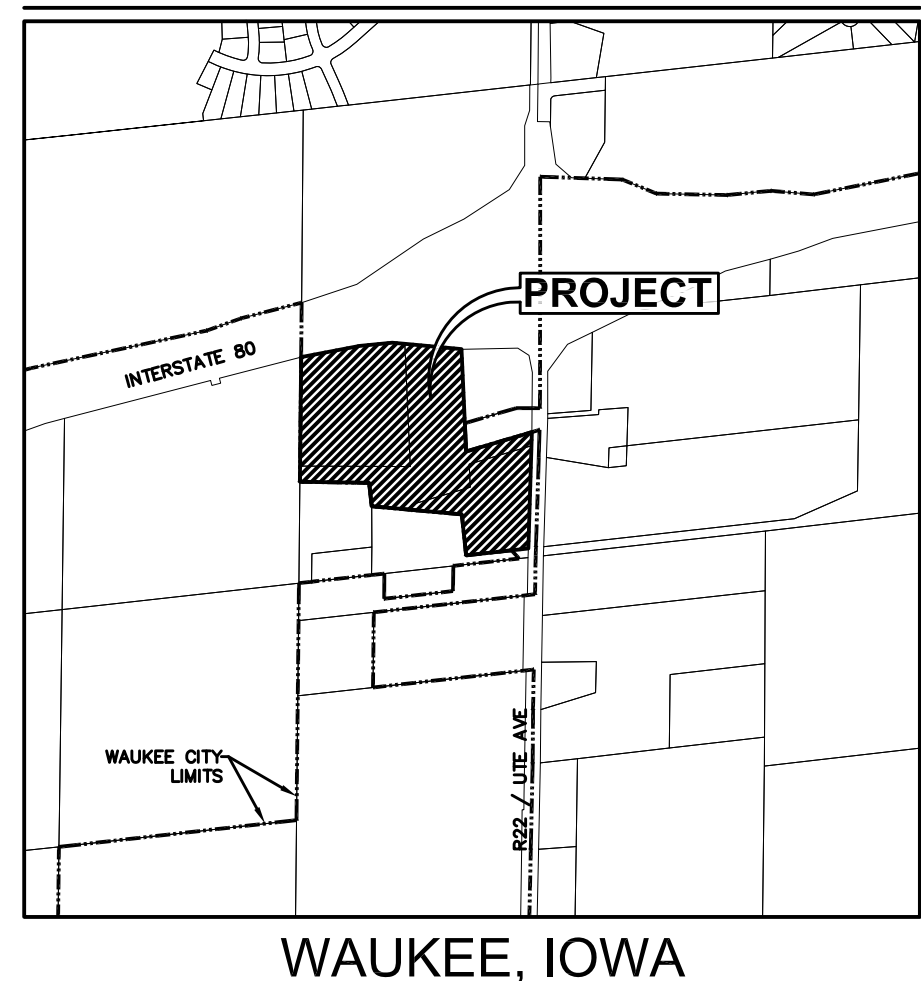
M-1
 -30 FT FRONT YARD SETBACK
 -30 FT REAR YARD SETBACK
 -25 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' OR 'C-1' DISTRICT, OTHERWISE 0'
 -MAXIMUM OF 3 STORIES

C-1
 -30 FT FRONT YARD SETBACK
 -30 FT REAR YARD SETBACK
 -15 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' DISTRICT, OTHERWISE 0'
 -40 FT MAXIMUM BUILDING HEIGHT
 -MAXIMUM OF 3 STORIES

NOTE

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- REFERENCE SURVEYS FOUND IN
 - BOOK 4 PAGE 68
 - BOOK 4 PAGE 207
 - BOOK 4 PAGE 208
 - BOOK 4 PAGE 211
 - BOOK 4 PAGE 519
 - BOOK 5 PAGE 13
 - BOOK 562 PAGE 58
 - BOOK 562 PAGE 61
 - BOOK 748 PAGE 5051
 - BOOK 1998 PAGE 11746
 - BOOK 2004 PAGE 5051
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS

VICINITY MAP



PLAT DESCRIPTION:

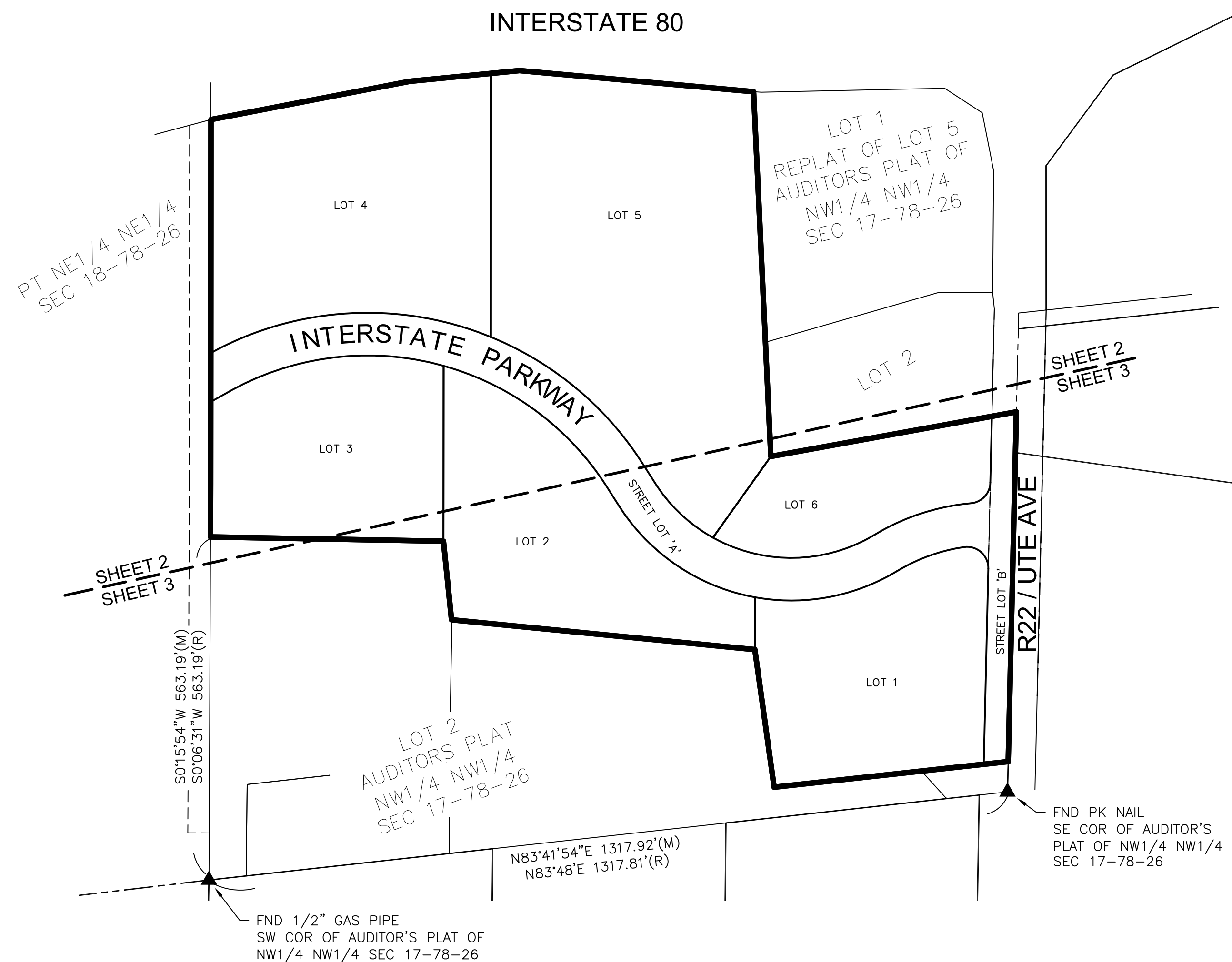
DEED RECORDED IN BOOK 2017 PAGE 4888

LOT THREE (3) OF THE AUDITOR'S PLAT OF THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17 IN TOWNSHIP 78 NORTH, OF RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT COMMENCING AT THE NW CORNER OF SEC. 17-T78N-R26W OF THE 5TH P.M., DALLAS COUNTY, IOWA, THENCE S 00'00" 658.43 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, THENCE CONTINUING S 00'00" 87.17 FEET, THENCE S 89'12"E 382.70 FEET, THENCE S 06'12"E 130.00 FEET, THENCE S 84'35"E 225.61 FEET, THENCE N 02'55"W 30.62 FEET, THENCE N 73'50"E 338.22 FEET, THENCE N 02'55"W 128.79 FEET, THENCE N 73'50"E 400.92 FEET TO THE CENTERLINE OF A COUNTY ROAD, THENCE N 00'50"E 75.00 FEET ALONG SAID CENTERLINE, THENCE S 73'50"W 423.54 FEET, THENCE N 02'55"W 568.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE NO. 80, THENCE N 85'04"W 315.13 FEET ALONG SAID RIGHT OF WAY LINE, THENCE S 02'55"E 676.50 FEET, THENCE N 89'50"W 609.02 FEET TO THE POINT OF BEGINNING;

PARCEL "A" OF THE SURVEY OF ALL OF LOT 4 AND PART OF LOT 3 OF THE AUDITOR'S PLAT OF THE NW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN IN BOOK 2004, PAGE 5051, IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA.

AREA SUMMARY:

22.49 ACRES (979,651 SQUARE FEET)



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	30'43'00"	333.00'	178.52'	N74'14'39"E	176.39'
C2	88'29'52"	300.00'	463.37'	S76'51'56"E	418.67'
C3	87'17'09"	500.00'	761.71'	S76'15'34"E	690.16'
C4	0'31'28"	1000.00'	9.15'	N60'21'35"E	9.15'
C5	50'55'59"	535.00'	475.59'	N86'44'03"E	460.08'
C6	1'59'48"	535.00'	18.64'	N68'47'51"W	18.64'
C7	2'25'03"	535.00'	22.57'	N66'35'25"W	22.57'
C8	35'10'57"	535.00'	328.52'	S50'12'28"E	323.38'
C9	28'21'00"	265.00'	131.12'	S46'47'29"E	129.79'
C10	1'56'59"	265.00'	9.02'	N61'56'29"W	9.02'
C11	60'08'52"	265.00'	278.19'	N88'57'34"E	265.59'
C12	26'01'41"	368.00'	167.17'	N71'53'59"E	165.74'
C13	83'34'54"	35.00'	51.06'	N43'07'22"E	46.65'
C14	68'20'21"	35.00'	41.75'	N64'21'41"W	39.32'
C15	38'55'20"	35.00'	23.78'	N79'04'12"W	23.32'
C16	99'51'47"	35.00'	61.00'	N48'35'59"W	53.57'
C17	22'35'00"	298.00'	117.46'	S70'10'38"W	116.70'
C18	41'23'42"	335.00'	242.03'	S79'34'59"W	236.80'
C19	47'06'10"	335.00'	275.40'	N56'10'04"W	267.71'
C20	41'49'25"	465.00'	339.43'	N53'31'42"W	331.94'
C21	45'27'45"	465.00'	368.96'	S82'49'44"W	359.36'
C22	1'36'41"	1035.00'	29.11'	S60'54'12"W	29.11'
C23	10'04'24"	535.00'	94.06'	N62'45'45"W	93.94'
C24	13'27'14"	535.00'	125.62'	N74'31'34"W	125.34'
C25	4'53'05"	465.00'	39.64'	S71'59'52"E	39.63'
C26	1'57'20"	465.00'	15.87'	S68'34'39"E	15.87'

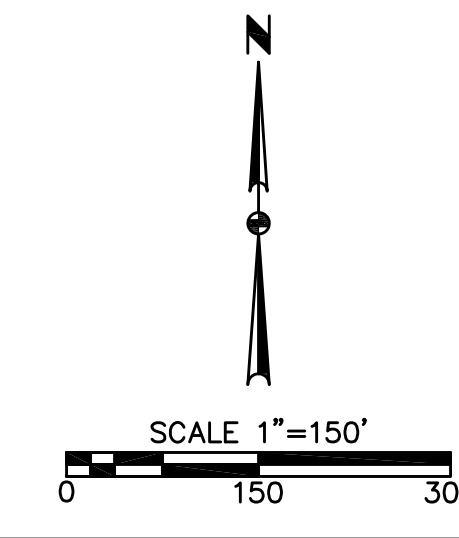
LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
RIGHT OF WAY RAIL	H	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
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
 LICENSE # 16747
 DATE: _____
 LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 SHEETS 1 THROUGH 3



FILE: H:\2017\1701018\DWG\1701018-FINAL PLAT.DWG
 DATE: 9/20/17 8:39 AM

DATE: _____
 REVISIONS: _____
 FIRST SUBMITTAL: 08/09/17

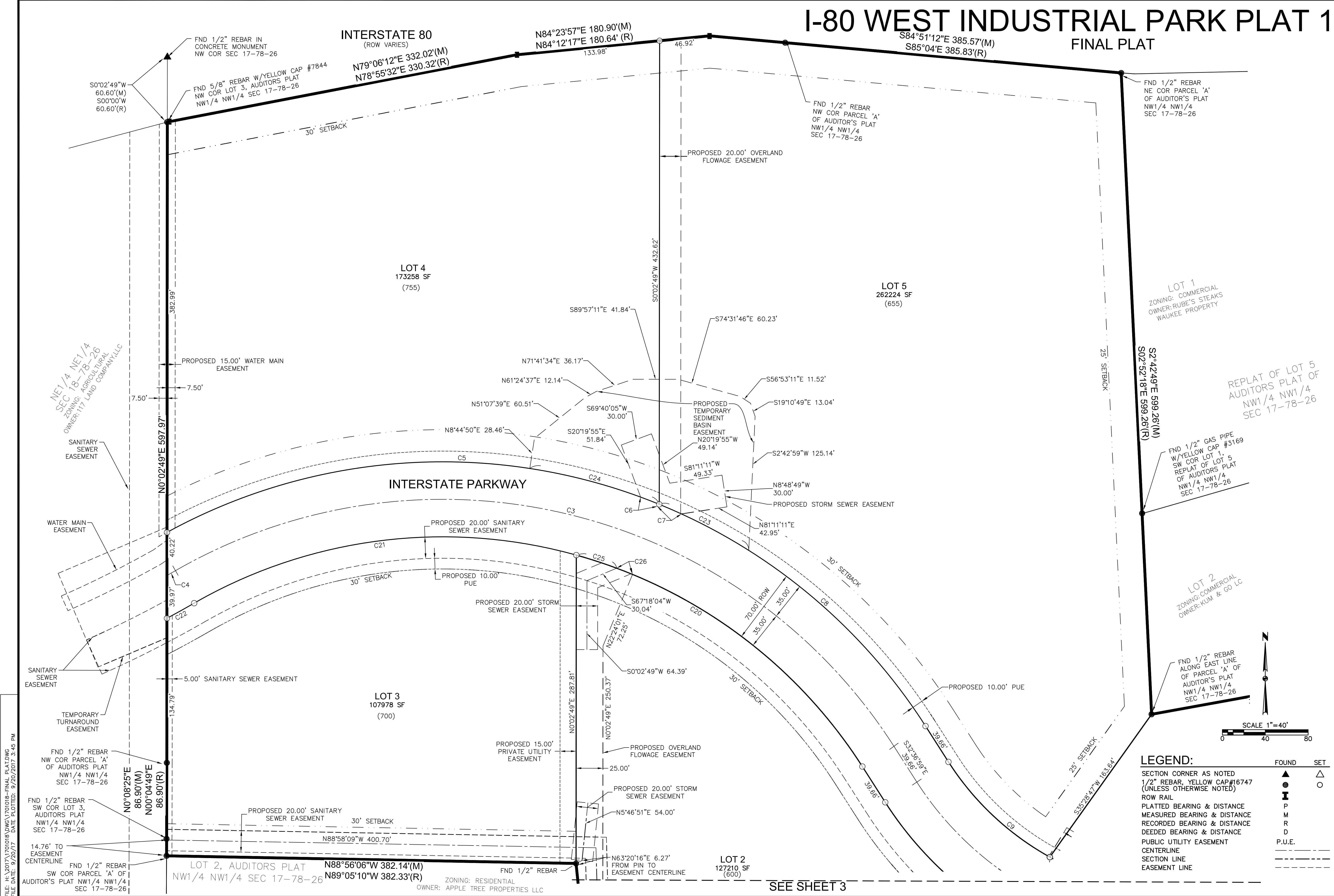
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
 ENGINEER: _____

1- I-80 WEST INDUSTRIAL PARK PLAT 1
FINAL PLAT

1 / 3
 1701.018

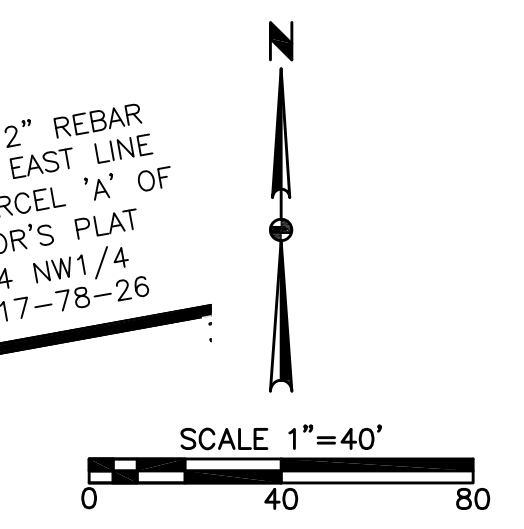
I-80 WEST INDUSTRIAL PARK PLAT 1 FINAL PLAT



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LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
ROW RAIL	H	
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	---	



REVISIONS	DATE

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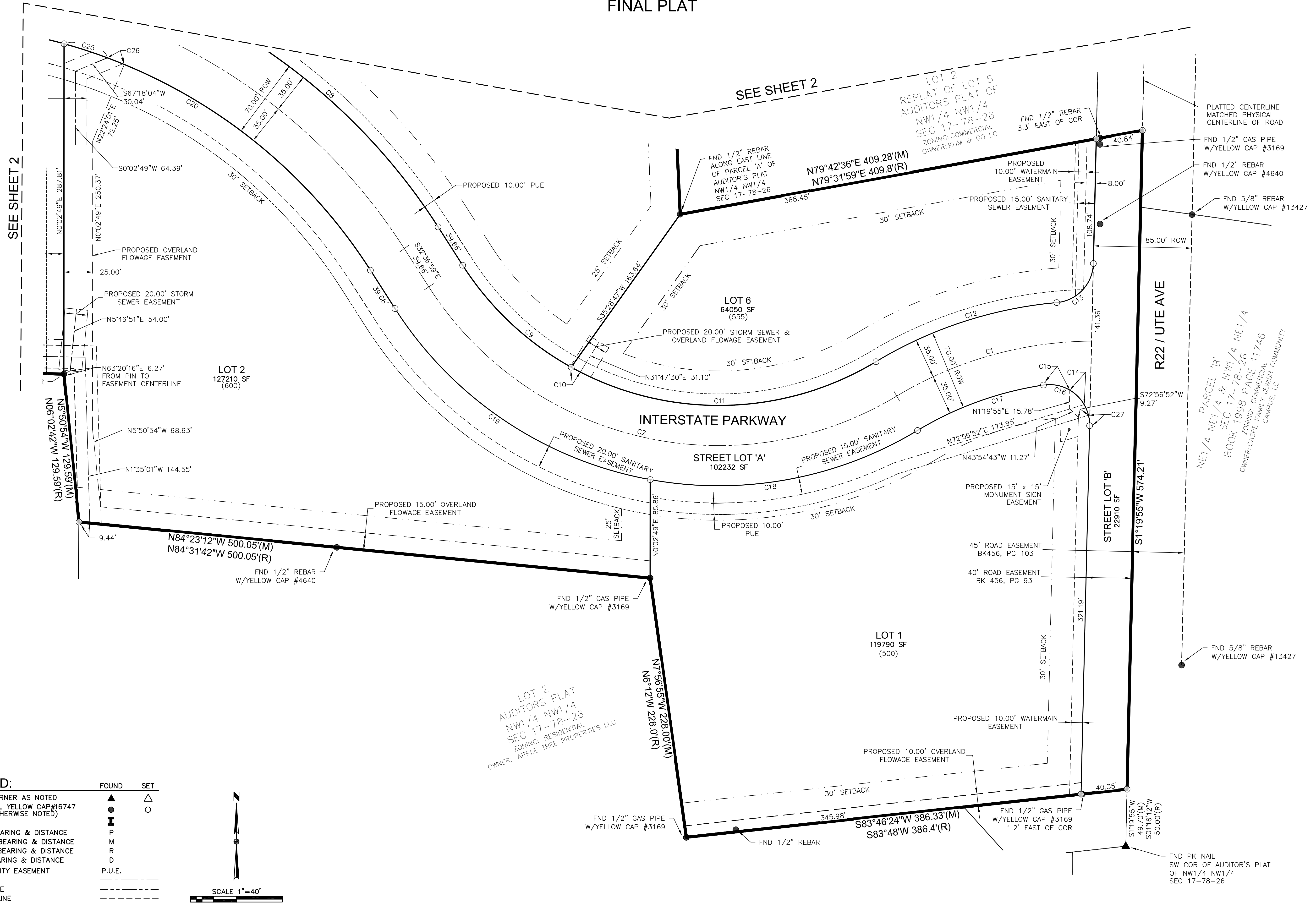
WAUKEE, IOWA

I-80 WEST INDUSTRIAL PARK PLAT 1 FINAL PLAT

SEE SHEET 3

I-80 WEST INDUSTRIAL PARK PLAT 1

FINAL PLAT



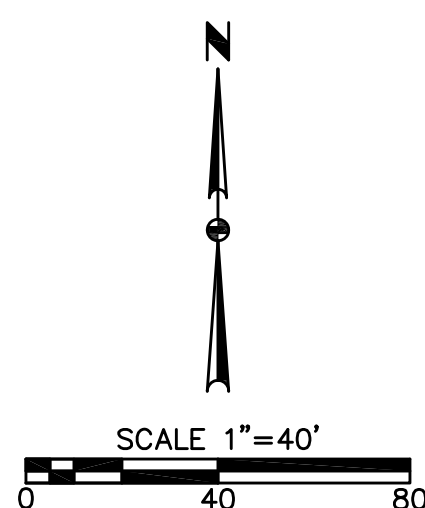
SEE SHEET 2

SEE SHEET 2

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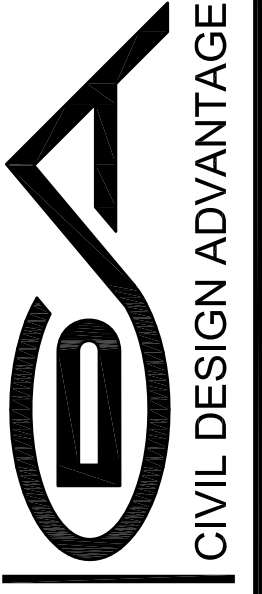
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M	R
D	D
P.U.E.	P.U.E.
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SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #16747
 (UNLESS OTHERWISE NOTED)
 ROW RAIL
 PLATTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
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WAUKEE, IOWA

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3 / 3

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