

DEERY BROTHERS WAUKEE DEVELOPMENT

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL '17-140', NE1/4 NE1/4
 SEC. 32-79-26, WAUKEE, IOWA
 REQUESTOR: DEERY, DEERY & DEERY, LLC
 PROPRIETOR: DEERY, DEERY & DEERY, LLC
 SURVEYOR: LOUIS M. KELEHAN
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400

OWNER/DEVELOPER:

DEERY, DEERY & DEERY, LLC
 7404 UNIVERSITY AVE
 CEDAR FALLS, IA 50613

ENGINEER/SURVEYOR:

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

ZONING:

LOTS 1 & 2: C-1
 LOT 3: R-4

DATE OF SURVEY:

JANUARY 20, 2017

BULK REGULATIONS:

C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

LOT AREA: NO MINIMUM.
 LOT WIDTH: NO MINIMUM.
 FRONT YARD: 30 FEET.
 SIDE YARDS: NO MINIMUM, 15 FEET WHEN SIDE YARD ADJACENT TO "R" DISTRICT.
 REAR YARDS: 30 FEET.
 MAXIMUM HEIGHT: 40 FEET.
 MAXIMUM NUMBER OF STORIES: 3 STORIES.
 BUILDING AREA: NO SINGLE BUILDING SHALL EXCEED 50,000 SQUARE FEET.

R-4 (ROW DWELLING & TOWNHOME DISTRICT)

MINIMUM PLAT AREA: 15,000 SQUARE FEET
 LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT
 MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT.
 LOT WIDTH: ROW DWELLINGS - 20 FEET PER UNIT; 75 FT OVERALL.
 FRONT YARD: 30 FEET.
 SIDE YARDS: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
 REAR YARDS: DWELLING - 30 FEET
 OTHER BUILDINGS - 40 FEET.
 MAXIMUM HEIGHT: PRINCIPAL BUILDING - 40 FEET.
 ACCESSORY BUILDING - 14 FEET.
 MAXIMUM NUMBER OF STORIES: PRINCIPAL BUILDING - 3 STORIES.
 ACCESSORY BUILDING - 1 STORY.

PLAT DESCRIPTION:

PARCEL '17-140', A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 24530.

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|
| C1 | 8°12'51" | 900.00' | 129.03' | S85°42'53"W | 128.92' |
| C2 | 8°16'08" | 900.00' | 129.89' | S85°44'32"W | 129.78' |
| C3 | 85°48'08" | 30.00' | 44.93' | S43°13'36"W | 40.84' |
| C4 | 90°26'56" | 30.00' | 47.36' | S44°53'56"E | 42.59' |
| C5 | 8°16'08" | 865.00' | 124.84' | N85°44'32"E | 124.73' |
| C6 | 8°12'51" | 935.00' | 134.04' | N85°42'53"E | 133.93' |
| C7 | 78°32'59" | 30.00' | 41.13' | N50°32'48"E | 37.98' |
| C8 | 10°56'17" | 840.00' | 160.36' | N5°48'11"E | 160.12' |
| C9 | 9°23'58" | 900.00' | 147.64' | N6°24'11"E | 147.48' |
| C10 | 11°18'52" | 825.00' | 162.91' | N5°26'44"E | 162.65' |
| C11 | 89°21'19" | 30.00' | 46.79' | N44°53'21"W | 42.19' |
| C12 | 8°25'08" | 930.00' | 136.65' | S6°53'36"W | 136.53' |
| C13 | 11°18'52" | 795.00' | 156.99' | S5°26'44"W | 156.74' |

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

LEGEND:

| | FOUND | SET |
|--|--------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #18660 (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 | --- | |

LOUIS M. KELEHAN
18660
IOWA

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.

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL: _____

SHEETS 1-2

PRELIMINARY
 NOT FOR CONSTRUCTION

FILE: H:\2015\151283A\DWG\151283A-FINAL PLAT.DWG
 COMMENT: 11/29/2017 12:25 PM
 PLOTTED BY: EMILY HARDING, TECH

REVISIONS
 DATE
 11/09/17

FIRST SUBMITTAL

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

DEERY BROTHERS
 WAUKEE DEVELOPMENT
 FINAL PLAT

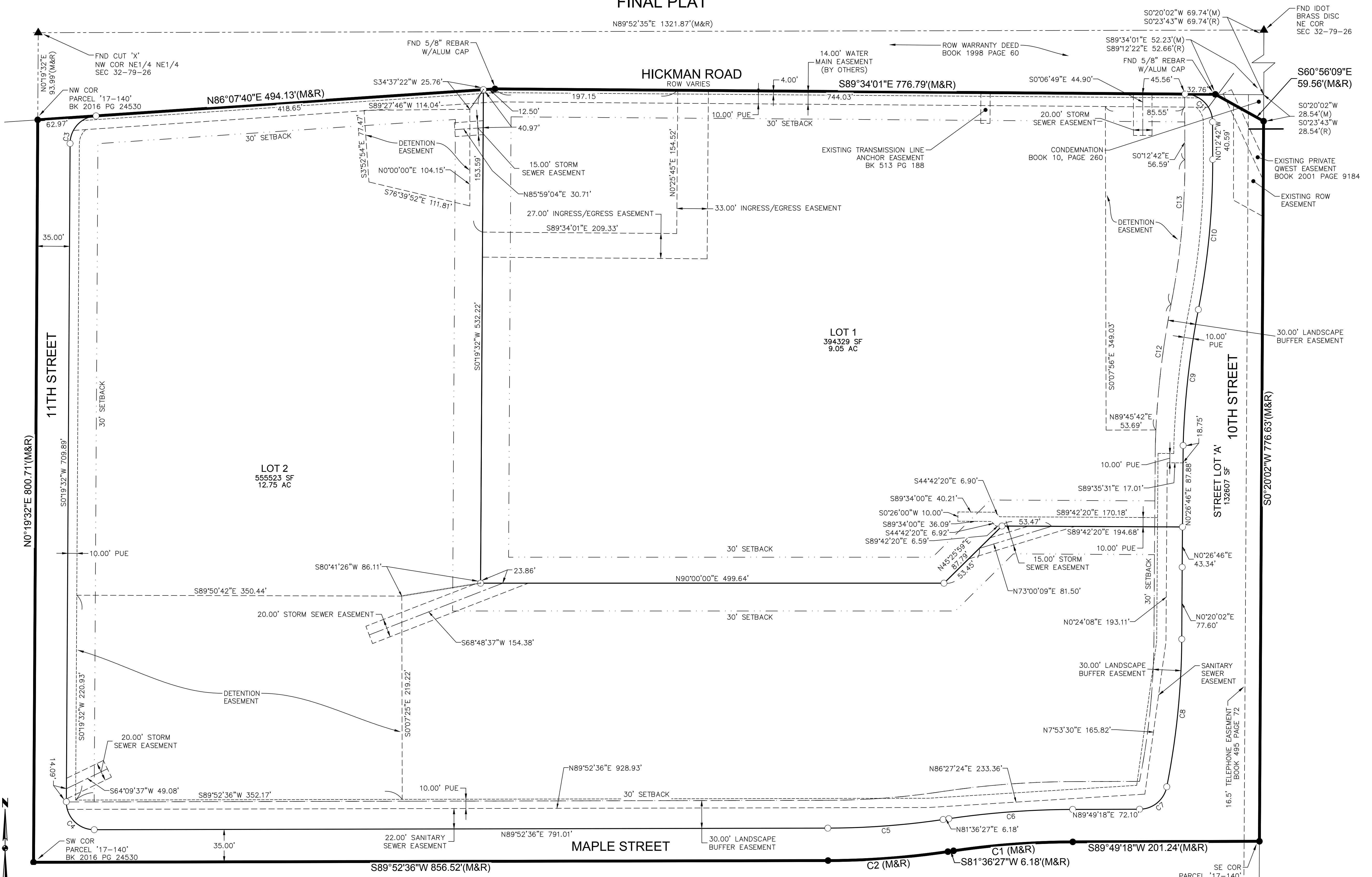
1 / 2

1512.634

DEERY BROTHERS WAUKEE DEVELOPMENT

FINAL PLAT

N89°52'35"E 1321.87'(M&R)



FILE: H:\1515283A\DWG\1515283A-FINAL PLAT.DWG
 COMMENT: DEERY BROTHERS WAUKEE DEVELOPMENT
 PLOTTED BY: PAUL HARDING
 DATE: 11/29/2017 12:25 PM
 TECH: JCH

SCALE 1"=50'

| NO. | DATE | REVISIONS |
|-----|------------|-----------------|
| 1 | 11/29/2017 | FIRST SUBMITTAL |

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 GRIMES, IOWA 50111
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 TECH: _____



WAUKEE, IOWA

DEERY BROTHERS WAUKEE DEVELOPMENT FINAL PLAT