

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

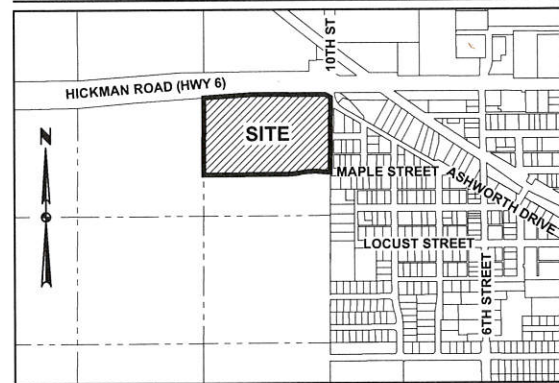
PROPRIETOR: DEERY, DEERY & DEERY, LLC
7404 UNIVERSITY AVENUE
CEDAR FALLS, IOWA 50613

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

OWNER / DEVELOPER

DEERY, DEERY & DEERY, LLC
7404 UNIVERSITY AVENUE
CEDAR FALLS, IOWA 50613

ENGINEER / SURVEYOR

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

ZONING

C-1

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

NOTES

- SIDEWALKS ARE TO BE INSTALLED AS EACH INDIVIDUAL 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.
- STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE.
- THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITIES AND LANDSCAPE BUFFERS.

PLAT DESCRIPTION

PARCEL '17-140', A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) 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.

PROPERTY CONTAINS 24.85 ACRES (1,082,460 SQUARE FEET).
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

JANUARY, 2017

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	=====	

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	0°50'33"	840.00'	12.35'	N14°59'38"E	12.35'
C4	15°04'52"	840.00'	221.10'	N7°52'28"E	220.46'
C5	9°23'58"	900.00'	147.64'	N6°24'11"E	147.48'
C6	11°18'52"	825.00'	162.91'	N5°26'44"E	162.65'
C7	89°21'19"	30.00'	46.79'	N44°53'21"W	42.19'
C8	8°25'08"	930.00'	136.65'	S6°53'36"W	136.53'
C9	11°18'52"	795.00'	156.99'	S5°26'44"W	156.74'



Doc ID: 007460310010 Type: PLAT
Recorded: 03/16/2018 at 11:10:04 AM
Fee Amt: \$52.00 Page 1 of 10
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2018 PG 4059

Slide F 25

DATE	REVISIONS
11/09/17 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL
11/16/17 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
12/13/17 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
12/20/17 <td>SIGNED SUBMITTAL</td>	SIGNED SUBMITTAL

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



ENGINEER: WAUKEE, IOWA

DEERY BROTHERS
WAUKEE DEVELOPMENT
FINAL PLAT

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 12/18/2017
SIGNED: *[Signature]*



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.

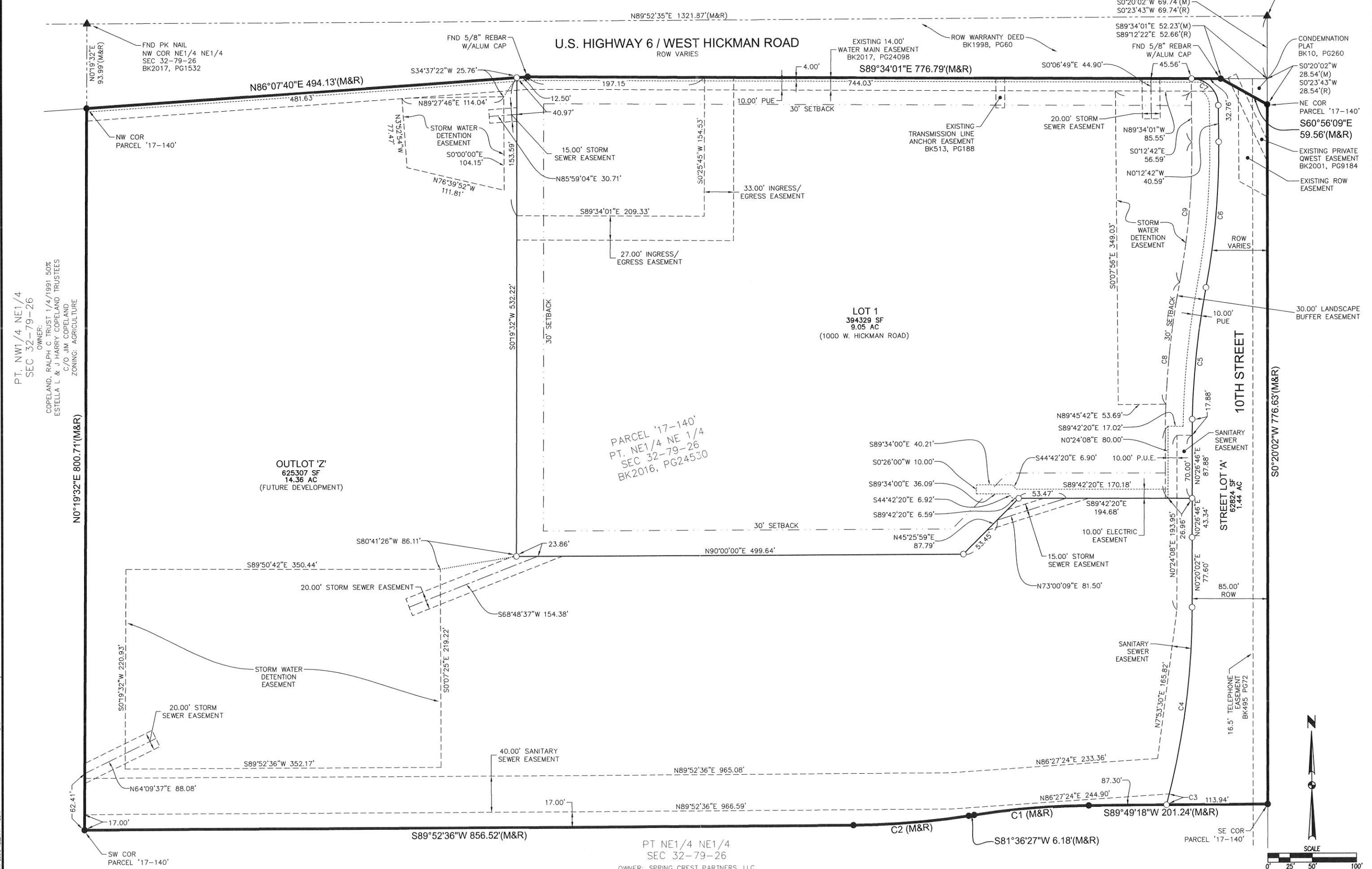
[Signature] 12/20/17
LOUIS M. KELEHAN, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

FILE: H:\2015\150224\150224-FINAL PLAT.DWG COMMENTS: DATE: 12/20/2017 7:48 AM
PLOTTED BY: LOUIS KELEHAN

DEERY BROTHERS WAUKEE DEVELOPMENT

FINAL PLAT



PT. NW1/4 NE1/4
 SEC 32-79-26
 OWNER:
 COPELAND, RALPH C TRUST 1/4/1991 50%
 ESTELLA L & J HARRY COPELAND TRUSTEES
 C/O JIM COPELAND
 ZONING: AGRICULTURE

OUTLOT 'Z'
 625307 SF
 14.36 AC
 (FUTURE DEVELOPMENT)

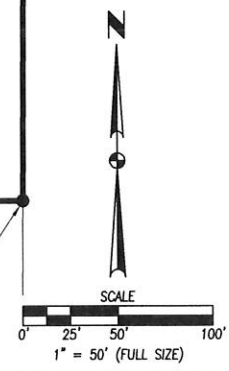
PARCEL '17-140'
 PT. NE1/4 NE 1/4
 SEC 32-79-26
 BK2016, PG24530

LOT 1
 394329 SF
 9.05 AC
 (1000 W. HICKMAN ROAD)

10TH STREET

STREET LOT 'A'
 62824 SF
 1.44 AC

PT NE1/4 NE1/4
 SEC 32-79-26
 OWNER: SPRING CREST PARTNERS, LLC
 ZONING: R-4



DATE	12/20/17
SIGNED SUBMITTAL	12/13/17
THIRD SUBMITTAL	11/16/17
SECOND SUBMITTAL	11/16/17
FIRST SUBMITTAL	11/09/17

REVISIONS

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

TECH: _____
 ENGINEER: _____

ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

**DEERY BROTHERS
 WAUKEE DEVELOPMENT
 FINAL PLAT**

2 / 2
 1512.634