

PRELIMINARY - NOT FOR CONSTRUCTION

THE COMMONS AT GREENWAY PARK PLAT 1 FINAL PLAT

INDEX LEGEND

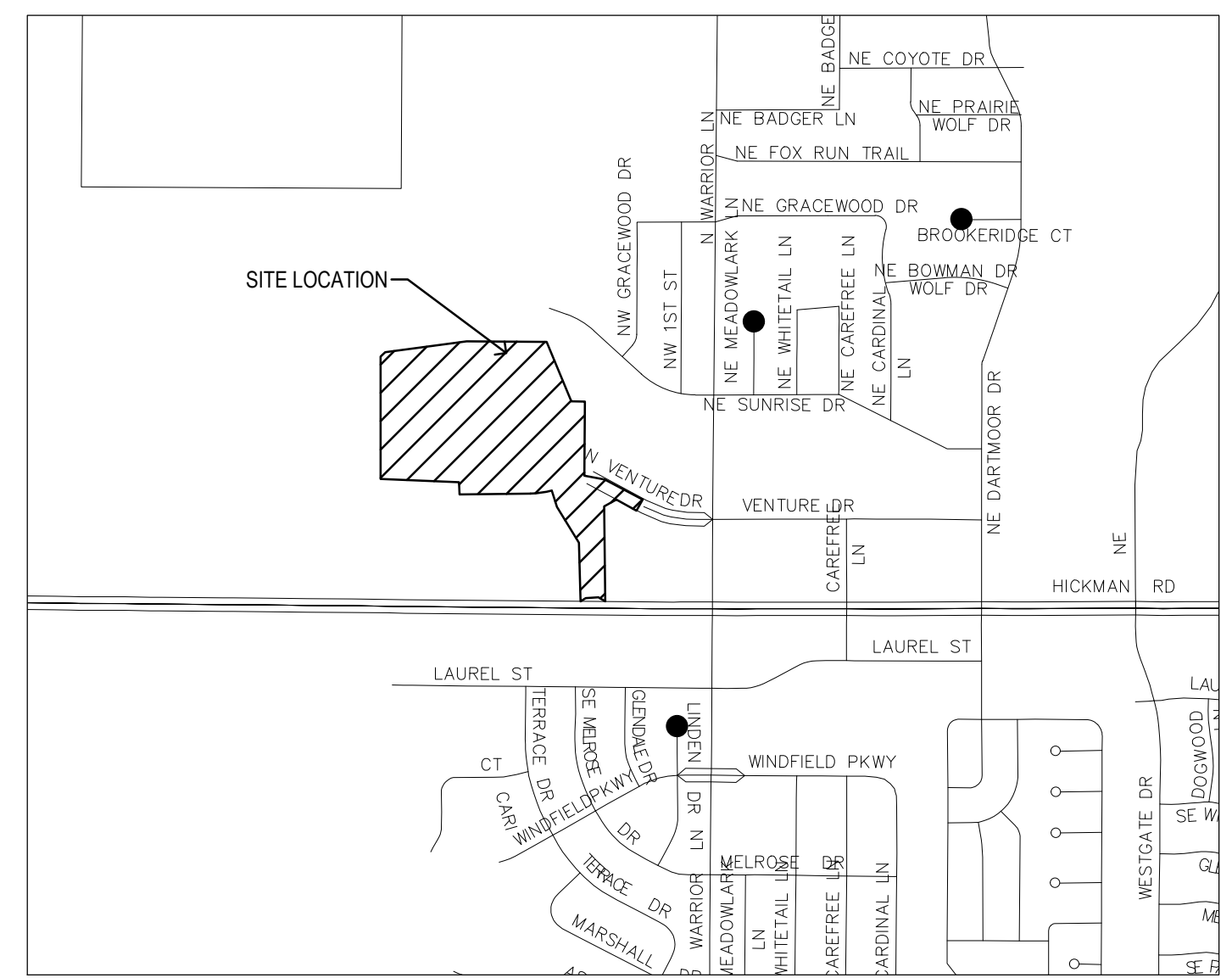
NW 1/4 OF THE SE 1/4 - NE 1/4 OF THE SE 1/4
SW 1/4 OF THE SE 1/4 - SE 1/4 OF THE SE 1/4
OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M.,
DALLAS COUNTY

OWNER & PREPARED FOR:
SIGNATURE DEVELOPMENT OF IOWA, LLC
4800 E 57TH ST SUITE A
SIOUX FALLS, SD 57108

AND

PHILIP E BRODERICK, LLC
CHARLOTTE R BRODERICK, LLC
22 GLENVIEW DR
DES MOINES, IA 50312

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50222



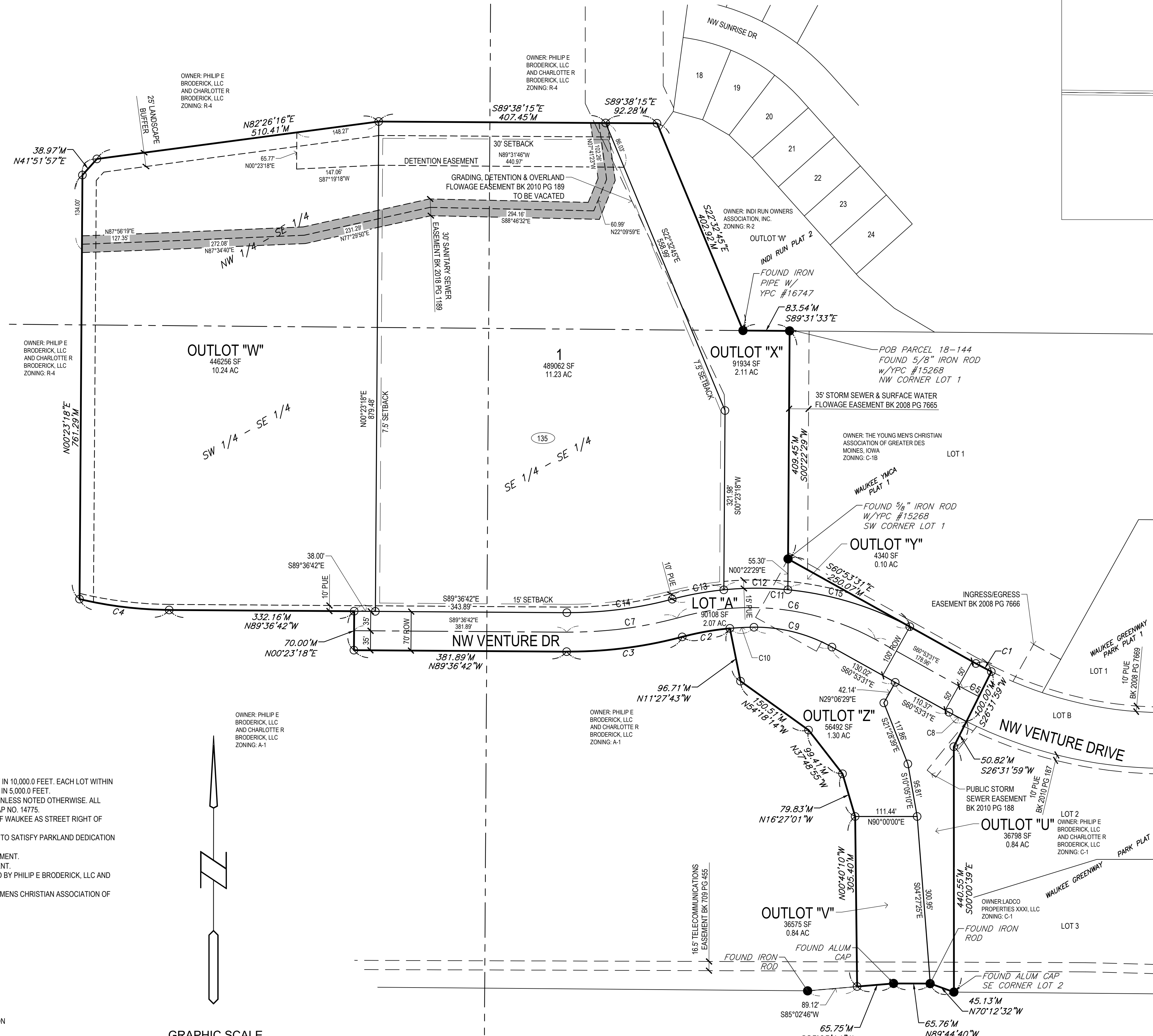
VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:
PARCEL 18-144, PARCEL 18-145, PARCEL 18-146, PARCEL 18-147, AND PARCEL 18-148 ALL SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2018 PAGE 23747, DALLAS COUNTY IOWA

AND
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, WAUKEE GREENWAY PARK PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N70°12'32"W ALONG THE NORTH RIGHT OF WAY LINE OF HICKMAN ROAD AS IT IS PRESENTLY, A DISTANCE OF 45.13 FEET; THENCE N89°44'00"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 65.76 FEET; THENCE S85°05'14"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 65.75 FEET; THENCE N00°40'10"W, A DISTANCE OF 305.40 FEET; THENCE N16°27'01"W, A DISTANCE OF 79.83 FEET; THENCE N37°48'55"W, A DISTANCE OF 99.41 FEET; THENCE N54°18'14"W, A DISTANCE OF 150.51 FEET; THENCE N11°27'43"W, A DISTANCE OF 96.71 FEET TO THE SOUTH LINE OF PARCEL 18-146 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018 AT PAGE 23747; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL 18-146 AND ALONG A 515.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 43.47 FEET, SAID CURVE HAVING A CHORD BEARING OF N87°09'15"E AND A CHORD LENGTH OF 43.46 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL 18-146 AND ALONG A 283.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 146.14 FEET, SAID CURVE HAVING A CHORD BEARING OF S75°39'35"E AND A CHORD LENGTH OF 144.53 FEET; THENCE S60°53'31"E ALONG THE SOUTH LINE OF SAID PARCEL 18-146, A DISTANCE OF 240.39 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL 18-146 AND ALONG A 800.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 35.50 FEET TO THE NORTHWEST CORNER OF LOT 2 IN SAID WAUKEE GREENWAY PARK PLAT 1, SAID CURVE HAVING A CHORD BEARING OF S62°28'05"E AND A CHORD LENGTH OF 35.50 FEET; THENCE S26°31'59"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 50.82 FEET; THENCE S00°00'39"E ALONG THE WEST LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 440.55 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 28.73 ACRES MORE OR LESS.

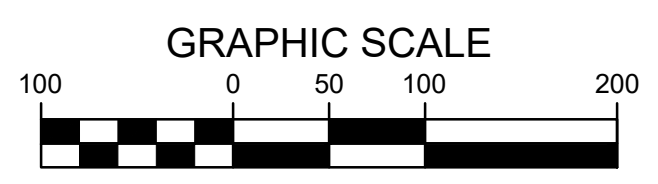
ZONING:
R-4/ID-1
PLANNED DEVELOPMENT RECORDED IN BOOK 2019 PAGE 6005
AREA BY 1/4 - 1/4:
NW 1/4 - SE 1/4 5.74 AC
NE 1/4 - SE 1/4 3.21 AC
SE 1/4 - SE 1/4 10.83 AC
SW 1/4 - SE 1/4 8.54 AC

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	31.25	700.00	31.25	S62°27'40"E	2°33'29"
C2	86.87	515.00	86.77	S79°54'13"W	9°39'54"
C3	209.86	785.00	209.23	S82°43'47"W	15°19'02"
C4	162.55	715.00	162.20	N83°05'56"W	13°01'32"
C5	33.37	760.82	33.37	N62°19'24"W	2°30'48"
C6	367.20	467.31	357.83	N83°50'30"W	45°01'17"
C7	200.50	750.00	199.90	S82°43'47"W	15°19'02"
C8	35.50	800.00	35.50	S62°26'05"E	2°32'33"
C9	146.14	283.50	144.53	S75°39'35"E	29°32'09"
C10	43.47	515.00	43.46	N87°09'15"E	4°50'10"
C11	439.72	585.00	429.44	N83°23'44"W	43°04'00"
C12	115.30	585.00	115.11	S89°56'53"W	11°17'34"
C13	94.25	585.00	94.14	S79°41'11"W	9°13'50"
C14	191.14	715.00	190.58	S82°43'47"W	15°19'02"
C15	230.17	585.00	228.69	N73°08'02"W	22°32'36"

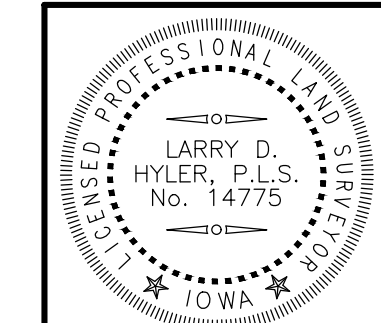


- SURVEY NOTES:**
- THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.
 - ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.
 - LOTS "A" IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF WAUKEE AS STREET RIGHT OF WAY.
 - OUTLOT "X" AND OUTLOT "Z" SHALL BE DEDICATED TO THE CITY TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
 - LOT 1 WILL BE COVERED BY A BLANKET INGRESS/EGRESS EASEMENT.
 - LOT 1 WILL BE COVERED BY A BLANKET PUBLIC UTILITY EASEMENT.
 - OUTLOT "U" AND OUTLOT "V" SHALL BE OWNED AND MAINTAINED BY PHILIP E BRODERICK, LLC AND CHARLOTTE R BRODERICK, LLC.
 - OUTLOT "Y" SHALL BE OWNED AND MAINTAINED BY THE YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER DES MOINES, IOWA.

- ABBREVIATIONS:**
- AC ACRES
 - PUE PUBLIC UTILITY EASEMENT
 - TYP TYPICAL
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - YPC YELLOW PLASTIC CAP
 - MPE MINIMUM PROTECTION ELEVATION
 - SF SQUARE FOOTAGE



- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - ⊗ CUT "X" IN PAVEMENT
 - ADDRESS



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.
SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: _____

THE COMMONS AT GREENWAY PARK PLAT 1
WAUKEE, IOWA

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Established 1959

REFERENCE NUMBER: 070600
DRAWN BY: JMR
CHECKED BY: JEJ
REVISION DATE: 5/21/19 1ST SUBMITTAL 6/5/19 2ND SUBMITTAL 6/18/19 3RD SUBMITTAL
PROJECT NUMBER: 180300
SHEET NUMBER: 1 OF 1

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