

INDEX LEGEND

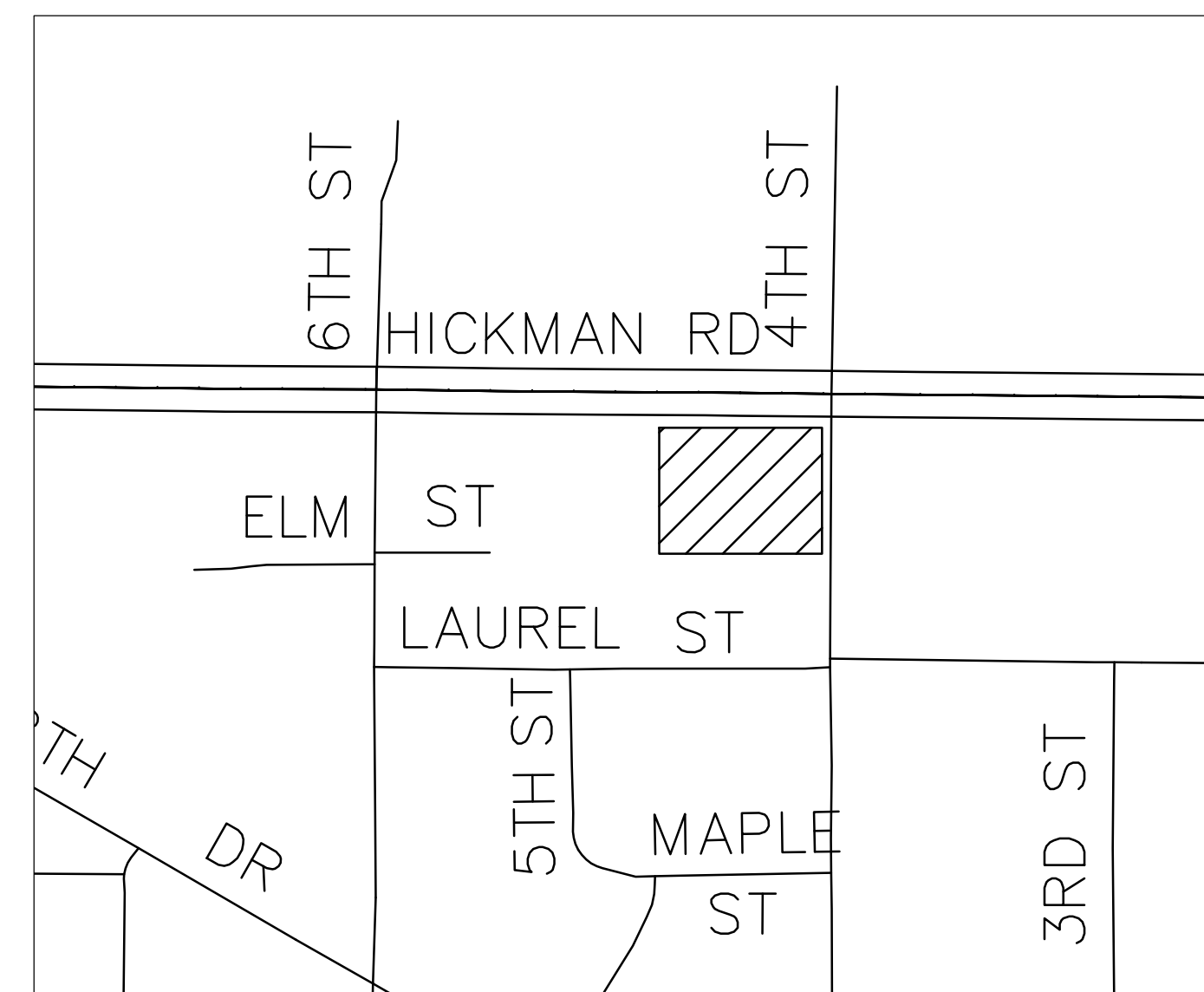
PART OF THE NE1/4 - NW1/4 SECTION 33, T79N, R26W

OWNER:
RJM, LLC
2121 NW 100TH ST
DES MOINES, IA 50325

PREPARED FOR:
RICH WILLIS
WILLIS AUTO CAMPUS
2121 NW 100TH STREET
CLIVE, IOWA 50325

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

WILLIS WAUKEE FINAL PLAT



VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2018, PAGE 24215)
COMMENCING AT A POINT WHERE THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST ALONG THE NORTH SIDE BLOCK THREE (3) OF THE RE-PLAT OF THE FIRST ADDITION TO THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA, INTERSECTS THE WEST LINE OF FOURTH STREET IN SAID TOWN, THENCE NORTH ALONG WEST LINE OF FOURTH STREET, 80 FEET, THENCE WEST 8 RODS, LESS 2 FEET, THENCE SOUTH 80 FEET, THENCE EAST 8 RODS, LESS 2 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

AND
THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., IN THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 213 FEET WEST OF THE NORTHEAST CORNER OF SAID NE 1/4 NW 1/4 OF SECTION 33-79-26, THENCE SOUTH 109 FEET, THENCE WEST 130 FEET, THENCE NORTH 109, THENCE EAST 130 FEET TO SAID POINT OF BEGINNING OF THIS DESCRIPTION.

AND
THAT PART OF THE NORTHEAST QUARTER OF THE THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF THE SECTION THIRTY-THREE (33), TOWNSHIP (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., IN THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 213 FEET WEST AND 109 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE 1/4 NW 1/4 OF 33-79-26 AND THENCE SOUTH 75 FEET; THENCE WEST 130; THENCE NORTH 75 FEET; THENCE EAST 130 FEET TO SAID POINT OF BEGINNING.

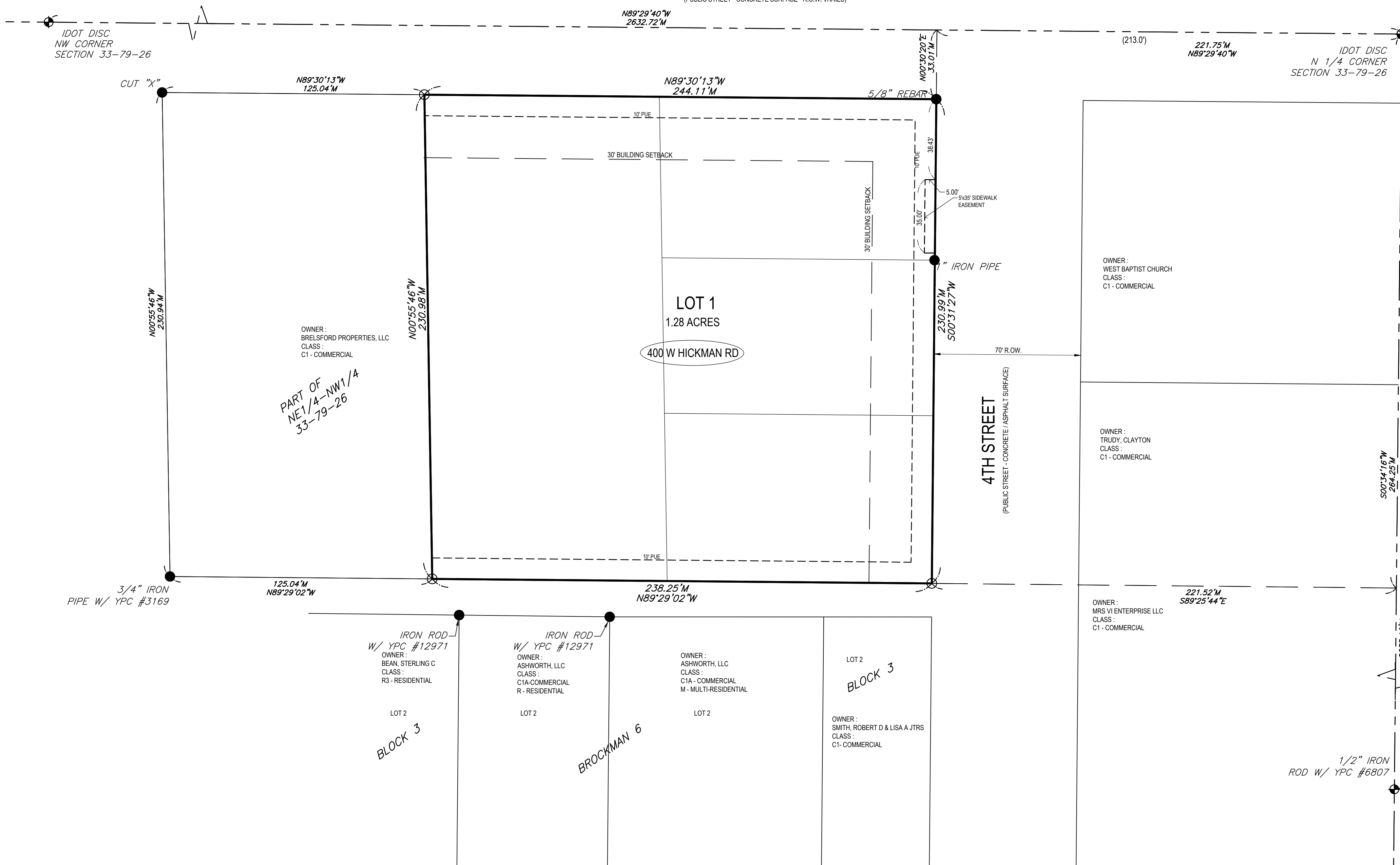
AND
(WARRANTY DEED BOOK 2018, PAGE 223828)
THE WEST 112 FEET OF THE EAST 455 FEET OF THE NORTH 264 FEET OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE N89°41'30"W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 466.65 FEET; THENCE S01°04'14"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6 AS IT IS PRESENTLY ESTABLISHED, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°04'14"E, A DISTANCE OF 231.00 FEET; THENCE S89°41'30"E, A DISTANCE OF 12.00 FEET; THENCE N01°19'41"W, A DISTANCE OF 231.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 6; THENCE N89°41'30"W PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 33 AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY NO. 6, A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 0.59 ACRES MORE OR LESS

SAID TRACT OF LAND CONTAINS A TOTAL OF 55,701.92 SQ.FT., 1.28 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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.



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

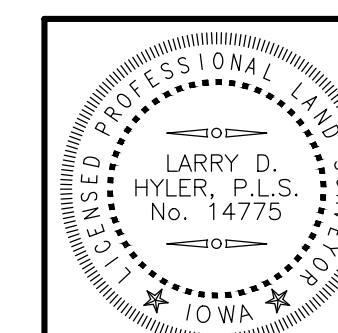
ABBREVIATIONS:

- 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

GRAPHIC SCALE



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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: _____

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Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

WILLIS WAUKEE
WAUKEE, IA

REFERENCE NUMBER:
DRAWN BY:
DJS
CHECKED BY:
REVISION DATE:
PROJECT NUMBER:
180621
SHEET NUMBER:
1 OF 1

FINAL PLAT