

WAUKEE ELEMENTARY #10 PLAT 1 FINAL PLAT



VICINITY MAP
NOT TO SCALE

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

**WAUKEE ELEMENTARY #10 PLAT 1
WAUKEE, IA**

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
JMR

CHECKED BY:
LDH

REVISION DATE:

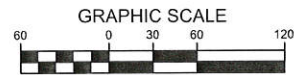
PROJECT NUMBER:

170538

SHEET NUMBER:

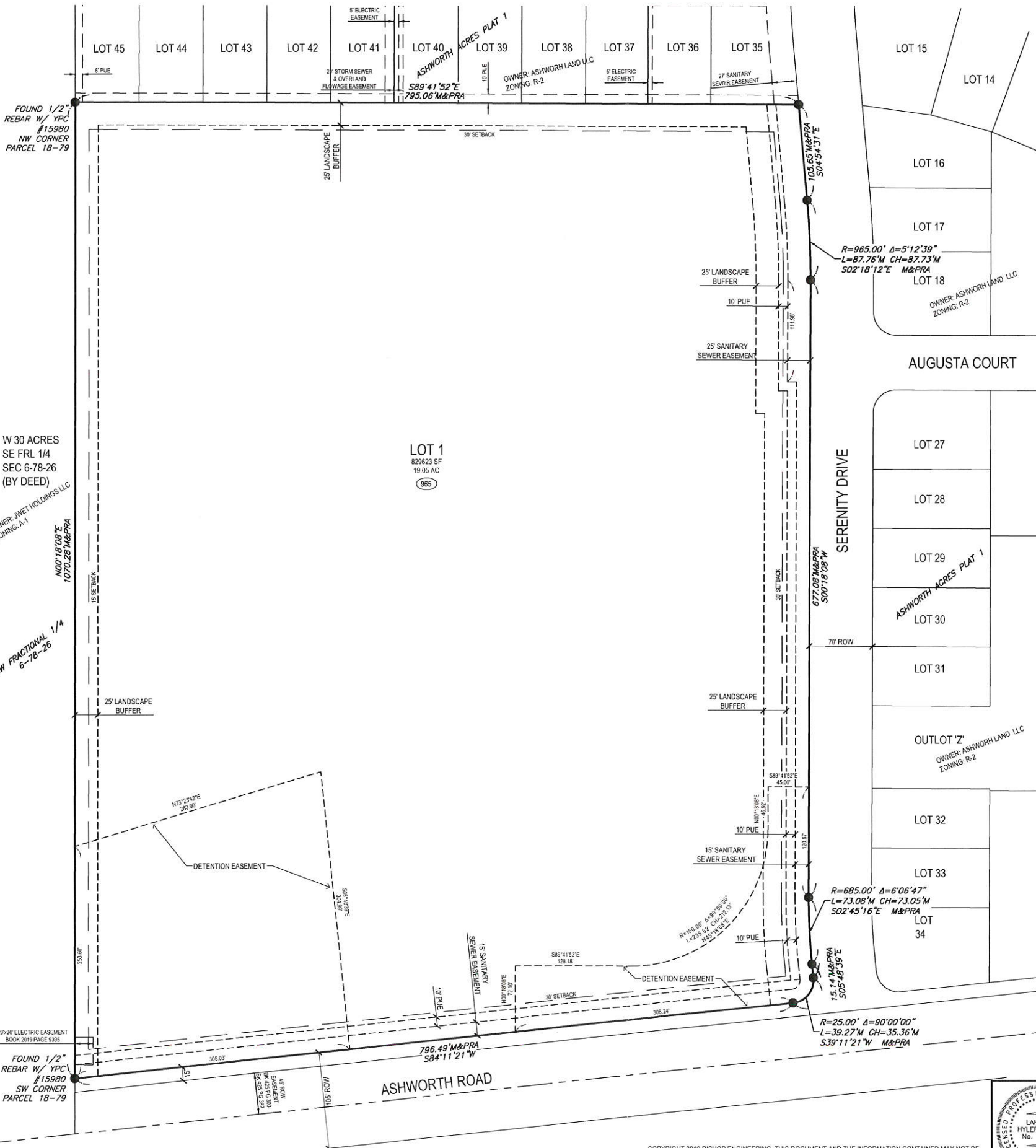
1 OF 1

INDEX LEGEND
PARCEL '18-79' AS RECORDED IN BOOK 2018 PAGE 11472
SE 1/4 SECTION 6-78-26 R26W
DALLAS COUNTY, IOWA
OWNER/PREPARED FOR:
WAUKEE COMMUNITY SCHOOL DISTRICT
ATTN: KIRK JOHNSON
560 SE UNIVERSITY AVE
WAUKEE, IA 50263
PH: 515-987-5161
PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322



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
M MEASURED DISTANCE
PRA PREVIOUSLY RECORDED AS

LEGEND:
● PROPERTY CORNER - FOUND 1/2" REBAR WITH YPC # 15980
○ SECTION CORNER - FOUND AS NOTED
⊗ CUT "X" IN PAVEMENT
○ ADDRESS



PROPERTY DESCRIPTION:
WARRANTY DEED - BOOK 2018, PAGE 13659
PARCEL '18-79' OF PLAT OF SURVEY RECORDED IN
BOOK 2018 PAGE 11472, BEING A PART OF PARCEL 'A'
AND PART OF PARCEL 'B' OF PLAT OF SURVEY
RECORDED IN BOOK 1998 PAGE 390, ALL BEING A
PART OF THE SE 1/4 OF SECTION 6, TOWNSHIP 78
NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS
COUNTY, IOWA.
SUBJECT TO AND TOGETHER WITH ANY AND ALL
EASEMENTS AND RESTRICTIONS OF RECORD.

Said tract contains 19.05 acres.

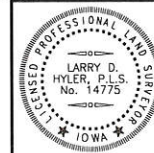
ZONING:
R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
BUILDING SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 15 FEET
REAR YARD = 40 FEET

ADDRESS:
LOT 1:
965 ASHWORTH RD
WAUKEE, IA 50263

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.
- CORNER MONUMENTS ARE ANTICIPATED TO BE DESTROYED DUE TO CONSTRUCTION. AFTER CONSTRUCTION ALL MISSING MONUMENTS WILL BE REPLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED WILL HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.
- THE OWNER (WAUKEE COMMUNITY SCHOOL DISTRICT) SHALL BE RESPONSIBLE FOR OWNING AND MAINTAINING THE DETENTION BASINS.

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 12/10/2019
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.
SIGNED: [Signature] DATE: 1-16-2020
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020 THIS PAGE ONLY
PAGES OR SHEETS COVERED BY THIS SEAL: