

# FINAL PLAT

# ALYVIA PLAT I

## WAUKEE, IOWA

Doc ID: 008132110029 Type: PLAT  
 Recorded: 07/31/2020 at 09:40:40 AM  
 Fee Amt: \$147.00 Page 1 of 29  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
**BK 2020 PG 19424**

Slide F239-241

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
 DATE: 7/20/2020  
 SIGNED: Central J. Smith

**PROPERTY OWNERS:**  
 SILO 9 PLAT I, LLC  
 6205 HILLS CIVIC PARKWAY, SUITE 200  
 WEST DES MOINES, IOWA 50266-8004  
 ATTN: JAKE RIED

**PREPARED FOR:**  
 SILO 9 PLAT I, LLC  
 6205 HILLS CIVIC PARKWAY, SUITE 200  
 WEST DES MOINES, IOWA 50266-8004  
 ATTN: JAKE RIED

**PARCEL 19-140 NW 1/4 NW 1/4**  
 SEC. 27-14-26  
 (LOT 1, ALYVIA PLAT I)  
 BRIAN J & ANGELA R HELGENS  
 825 N HARRIOT LANE  
 WAUKEE IA 50263

**PROPERTY LOCATION:**  
 825 N HARRIOT LANE  
 WAUKEE, IA 50263

**PROJECT MANAGER**  
 ED ARP  
 CIVIL ENGINEERING CONSULTANTS INC.  
 PHONE: 515-276-4884  
 EMAIL: ARP@CECLAC.COM

**LEGAL DESCRIPTION:**  
 PARCEL 19-140, AN OFFICIAL PARCEL RECORDED IN BOOK 2019, PAGE 25117 AT THE DALLAS COUNTY RECORDERS OFFICE, OF NW 1/4 NW 1/4 OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST, OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND THE WEST 658.75 FEET OF THE NORTH 661.25 FEET OF THE NW 1/4 NW 1/4 OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST, OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID NW 1/4 NW 1/4; THENCE N81°54'13"E, 658.77 FEET ALONG THE NORTH LINE OF SAID NW 1/4 NW 1/4 TO THE NE CORNER OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET, SAID NE CORNER ALSO BEING ON THE WEST LINE OF FOX CREEK ESTATES PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 19271 AT THE DALLAS COUNTY RECORDERS OFFICE; THENCE S00°24'16"W, 222.45 FEET ALONG THE EAST LINE OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET, SAID EAST LINE ALSO COINCIDING WITH THE SAID WEST LINE OF FOX CREEK ESTATES PLAT 9, TO THE SW CORNER OF LOT 12 OF SAID FOX CREEK ESTATES PLAT 9; THENCE S00°21'16"W, 438.75 FEET ALONG SAID EAST LINE AND SAID WEST LINE OF FOX CREEK ESTATES PLAT 9 TO THE SE CORNER OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET; THENCE S89°54'31"W, 658.84 FEET ALONG THE SOUTH LINE OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET TO THE SW CORNER OF SAID WEST 658.75 FEET OF THE NORTH 661.25 FEET, SAID POINT ALSO BEING ON THE WEST LINE OF SAID NW 1/4 NW 1/4; THENCE N00°22'56"E, 661.14 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES INCLUDING 0.77 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS.

**LAND AREA - NW 1/4, NW 1/4**  
 10.00 ACRE GROSS  
 0.72 ACRES PUBLIC RIGHT OF WAY  
 9.28 ACRES NET

**ZONING**  
 LOTS 1-6, 8-13 R-2 SINGLE FAMILY RESIDENTIAL  
 LOT 7 A-1 AGRICULTURAL

**BULK REGULATIONS**

**R-2**  
 FRONT YARD SETBACK: 30'  
 REAR YARD SETBACK: 30'  
 SIDE YARD SETBACK: 15' TOTAL (MIN. SIDE 7')  
 LOT WIDTH: 65'  
 LOT AREA: 8,000 SF

**A-1**  
 FRONT YARD SETBACK: 75'  
 REAR YARD SETBACK: 50'  
 SIDE YARD SETBACK: 50' TOTAL - MIN. SIDE 20' (DWELLING)  
 75' (CORNER LOT ADJACENT TO STREET)  
 50' EACH SIDE (OTHER PERMITTED USES)  
 200'  
 3 ACRES (DWELLING USE ONLY)  
 NO MINIMUM LOT AREA (OTHER PERMITTED USES)

**FEMA F.I.R.M. CLASSIFICATION**  
 OUTLOTS '4A', '5A', '6A' AND OUTLOT 'X' LIE WITHIN FLOODWAY ZONE 'AE' AND OUTLOT 'X' LIE PARTIALLY WITHIN ZONE 'AE', THE REMAINING PORTIONS OF THIS SUBDIVISION LIE WITHIN ZONE 'X', ALL BEING IDENTIFIED ON FEMA FLOOD INSURANCE RATE MAP NO. 19153C0165F WITH EFFECTIVE DATE OF FEBRUARY 1, 2019

\*\*\* FEMA MAPS ARE SUBJECT TO CHANGE \*\*\*  
 PLEASE SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS  
 WEB: WWW.FEMA.GOV  
 MAIL: FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114  
 PHONE: 1-877-336-2621  
 EMAIL: FEMA.MAPSPECIALIST@RISKMAPCDS.COM



VICINITY SKETCH SCALE: 1" = 500'

- NOTES**
- LOT 'A' AND LOT 'B' IS TO BE DEDICATED TO THE CITY OF WAUKEE AS STREET RIGHT-OF-WAY.
  - OUTLOT 'X' IS TO BE DEDICATED TO THE CITY OF WAUKEE.
  - WATER SUPPLY TO BE PROVIDED BY THE CITY OF WAUKEE, IOWA. SANITARY SUPPLY TO BE PROVIDED BY THE CITY OF WAUKEE, IOWA.
  - ALL OVERLAND FLOWAGE EASEMENTS SHALL BE STAKED PRIOR TO LOT DEVELOPMENT TO VERIFY PROPER GRADE CHANGE ACROSS EACH LOT THROUGHOUT THE EASEMENT AREA.
  - 5 FOOT WIDE PUBLIC SIDEWALKS ALONG PUBLIC STREETS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
  - A POST-CONSTRUCTION MANAGEMENT PLAN WILL NEED TO BE PROVIDED FOR REVIEW AS PART OF THE COSESCO APPLICATION. CONTACT JENNY CORKREAN AT PUBLIC WORKS 515-481-4363.
  - ALL UNITS SHALL HAVE SUMP SERVICES WITH A CHECK VALVE, SHUTOFF VALVE AND BURIED PIPE PER STD. DWS. NO. 41 OF THE WAUKEE STANDARD SPECIFICATIONS.
  - A HOME OWNER'S ASSOCIATION WILL BE CREATED FOR THE MAINTENANCE OF THE DETENTION PONDS, PRIVATE STORM SEWERS, AND ANY MONUMENT SIGNAGE FOR THE DEVELOPMENT.
  - ALL EASEMENTS ARE PROPOSED UNLESS LABELED EXISTING.
  - OUTLOT 4A IS TO BE OWNED BY THE OWNER OF LOT 4. OUTLOT 5A IS TO BE OWNED BY THE OWNER OF LOT 5. OUTLOT 6A IS TO BE OWNED BY THE OWNER OF LOT 6.
  - LOT 7 WILL REQUIRE REZONING FROM A-1 TO R-2 PRIOR TO ANY HOME CONSTRUCTION.
  - LOTS 8-10 REQUIRE 2 TREES PER LOT ALONG THE EAST LINE IN ADDITION TO THE CITY ORDINANCE AT THE TIME OF HOME CONSTRUCTION.

**SHEET INDEX**

SHEET #	SHEET TITLE
1	COVER
2	DIMENSION PLAN
3	EASEMENT PLAN

**INDEX LEGEND**

COUNTY	DALLAS	SECTION	TOWNSHIP	RANGE	1/4	1/4
ALIQUOT PART:		27	79	26	NW 1/4	NW 1/4
PARCEL 19-140		27	79	26	NW 1/4	NW 1/4

CITY: WAUKEE  
 PROPRIETOR (S): SILO 9 PLAT I, LLC, BRIAN J & ANGELA R HELGENS  
 REQUESTED BY: SILO 9 PLAT I, LLC.  
 PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381  
 COMPANY: CIVIL ENGINEERING CONSULTANTS, INC.  
 RETURN TO: ATTN: JEFFREY A. GADDIS  
 2400 86TH STREET, URBANDALE, IA 50322

**LEGEND**

—	PLAT BOUNDARY
- - -	SECTION LINES
- - - -	LOT LINES
—+—	CENTERLINE
- - - -	EASEMENT LINES
—+—+—	BUILDING SETBACK LINE
.....	100 YEAR ELEVATION
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER (5' IR. W/ YELLOW CAP #16747)
○	SET PROPERTY CORNER (5' IR. W/ BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING AND DISTANCE
P.	PREVIOUSLY RECORDED BEARING AND DISTANCE
IR.	IRON ROD
P.O.B.	POINT OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
BK. XX, PG. XXX	COUNTY RECORDER'S INDEX BOOK & PAGE
XXX	ADDRESS

**CERTIFICATIONS**

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE 1/30/2020  
 BY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 - 3



Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884, Fax: 515.276.7084, mail@cecinc.com

**CEC**

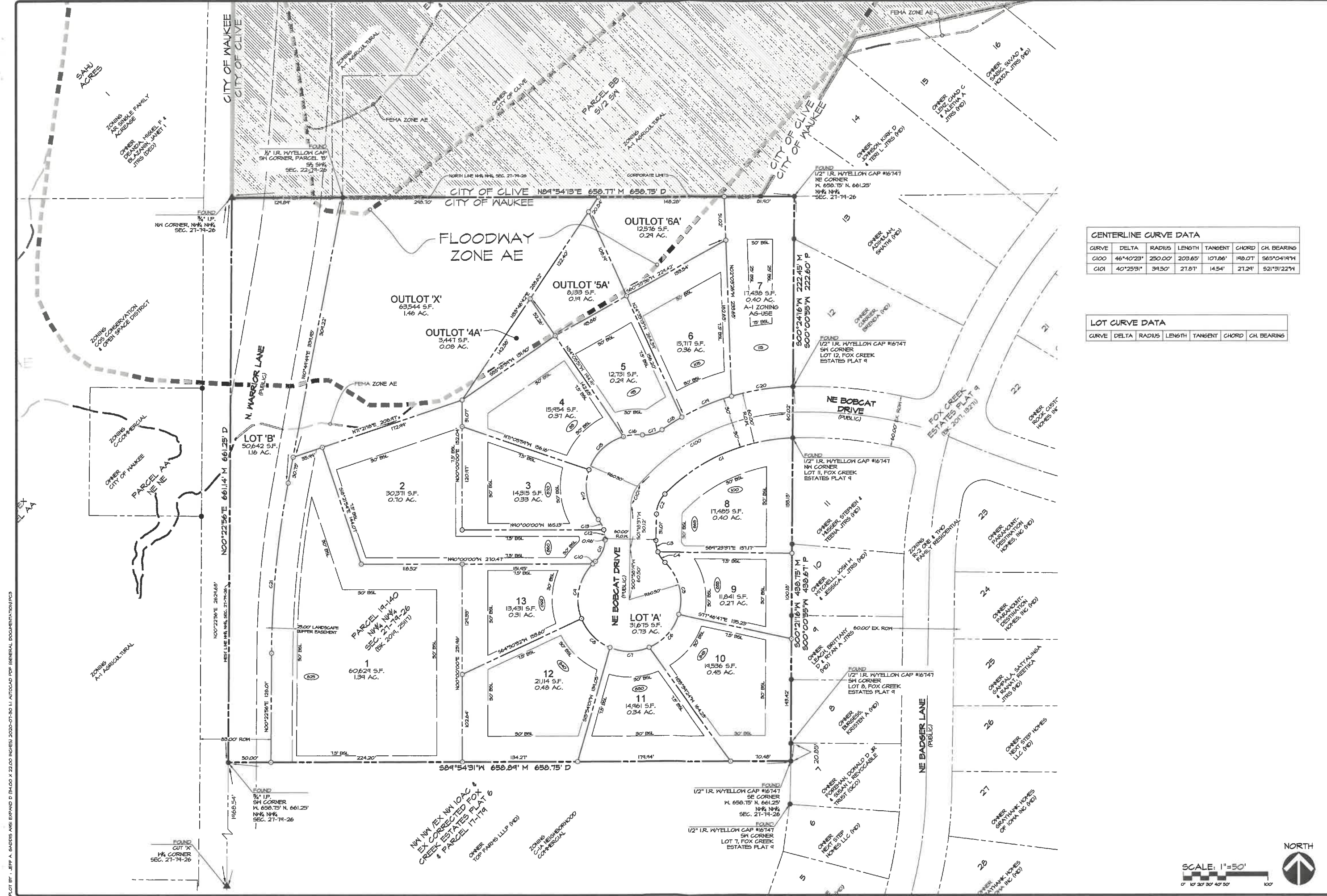
DATE: 07/16/2020  
 11/22/2019  
 10/22/2019  
 09/26/2019  
 03/14/2019

DATE OF SURVEY: 03/14/2019  
 DESIGNED BY: ARP  
 DRAWN BY: CM

ALYVIA PLAT I - FINAL PLAT  
 WAUKEE, IOWA  
 COVER

SHEET 3  
 1883





**CENTERLINE CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	46°40'23"	250.00'	203.65'	107.86'	198.07'	S65°04'19"W
C101	40°25'31"	345.0'	271.87'	145.4'	271.29'	S21°31'22"W

**LOT CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	46°40'23"	250.00'	203.65'	107.86'	198.07'	S65°04'19"W
C101	40°25'31"	345.0'	271.87'	145.4'	271.29'	S21°31'22"W

**ALYVIA PLAT 1**  
WAUKEE, IOWA  
**DIMENSION PLAN**

SHEET  
2  
of  
3

A1883

DATE: 07/16/2020

DATE OF SURVEY: 11/22/2019

DESIGNED BY: 09/26/2019

DRAWN BY: 09/14/2019

Scale: 1"=50'

0' 10' 20' 30' 40' 50' 100'

NORTH

**CEC**

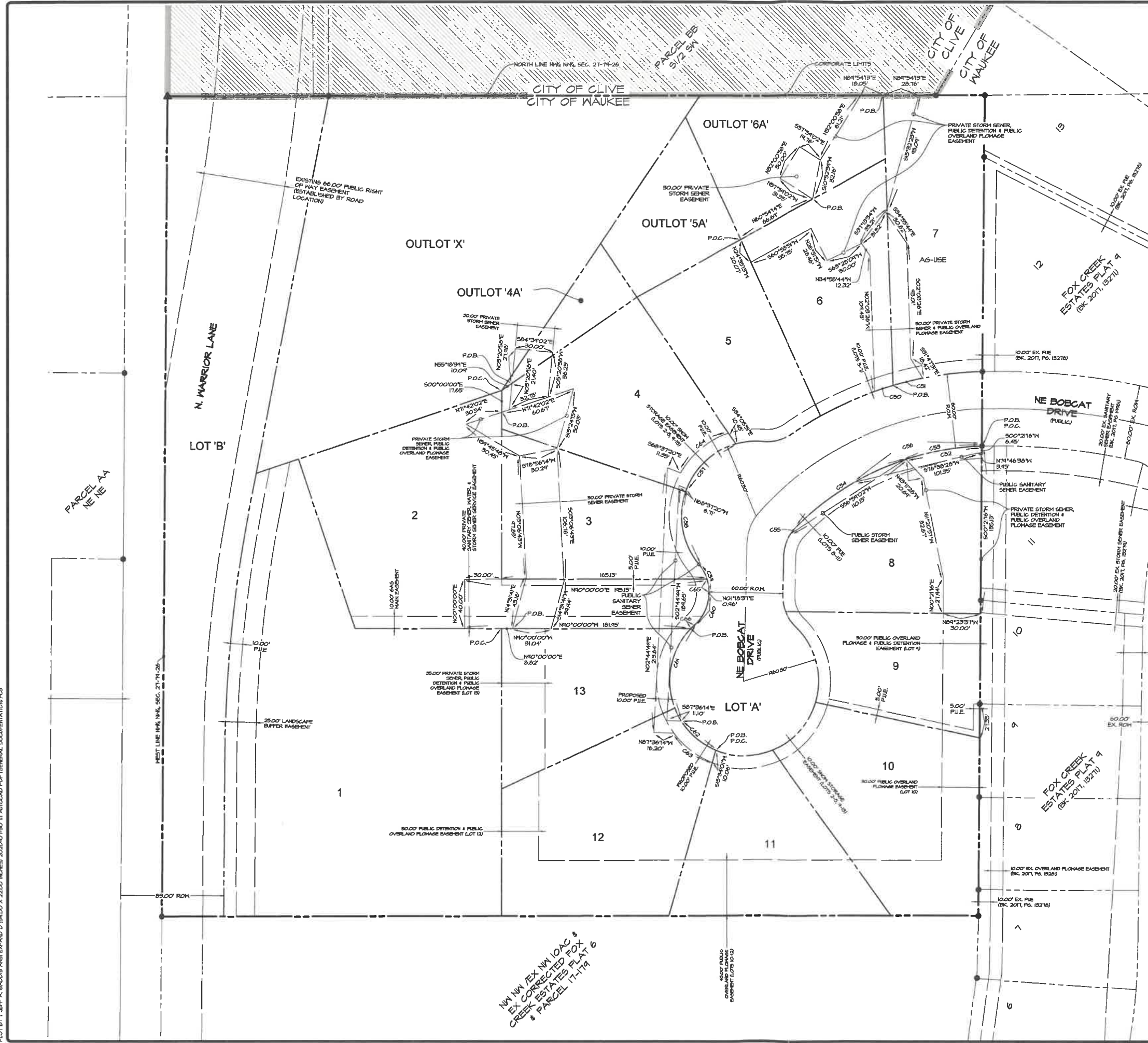
Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322

515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

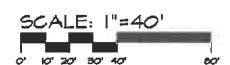


PLOT BY: EPT A, 6402915 ANS1 EXPAND D (BLDG X 22.00 INCHES) 2020-07-30 11:40:00 PDF (GENERAL DOCUMENTATION) P03



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C50	3°11'28"	280.00'	15.60'	7.80'	15.59'	S72°04'51"W
C51	5°02'47"	280.00'	24.66'	12.34'	24.65'	S76°11'59"W
C52	16°12'26"	220.00'	62.23'	31.32'	62.02'	N80°02'22"E
C53	16°21'44"	220.00'	62.83'	31.63'	62.61'	S79°57'43"W
C54	27°16'41"	220.00'	104.75'	53.34'	103.76'	S58°08'27"E
C55	11°13'20"	34.50'	6.76'	3.34'	6.75'	N88°53'24"E
C56	28°02'23"	220.00'	107.61'	54.43'	106.54'	N14°07'23"E
C57	52°44'37"	60.50'	55.64'	30.00'	53.75'	S47°44'54"W
C58	58°52'45"	60.50'	62.17'	34.15'	54.41'	N10°32'22"W
C59	41°17'21"	34.50'	24.86'	13.00'	24.33'	N14°20'04"W
C60	46°56'40"	34.50'	28.27'	14.93'	27.48'	N24°46'57"E
C61	80°46'08"	60.50'	85.24'	51.46'	78.40'	N01°52'13"E
C62	35°05'21"	60.50'	37.05'	19.13'	36.48'	S50°03'32"E
C63	31°34'14"	10.50'	38.95'	19.44'	38.46'	S52°42'02"W
C64	41°56'00"	10.50'	51.60'	27.02'	50.45'	N50°24'51"E
C65	18°35'03"	34.50'	11.14'	5.64'	11.14'	S07°58'55"E
C66	4°10'41"	60.50'	4.41'	2.21'	4.41'	S46°04'56"W

NW 1/4, 7E4 NW 10AC  
EX-CORRECTED FOX  
CREEK ESTATES PLAT 9  
& PARCEL 17-179



**Civil Engineering Consultants, Inc.**  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

**CEC**

DATE:	01/16/2020	CM
DATE OF SURVEY:	11/22/2019	
DESIGNED BY:	10/22/2019	
DRAWN BY:	09/26/2019	
	03/11/2018	ARP

**ALYVIA PLAT 1**  
WAUKEE, IOWA  
**EASEMENT PLAN**

9 of 3  
A1883