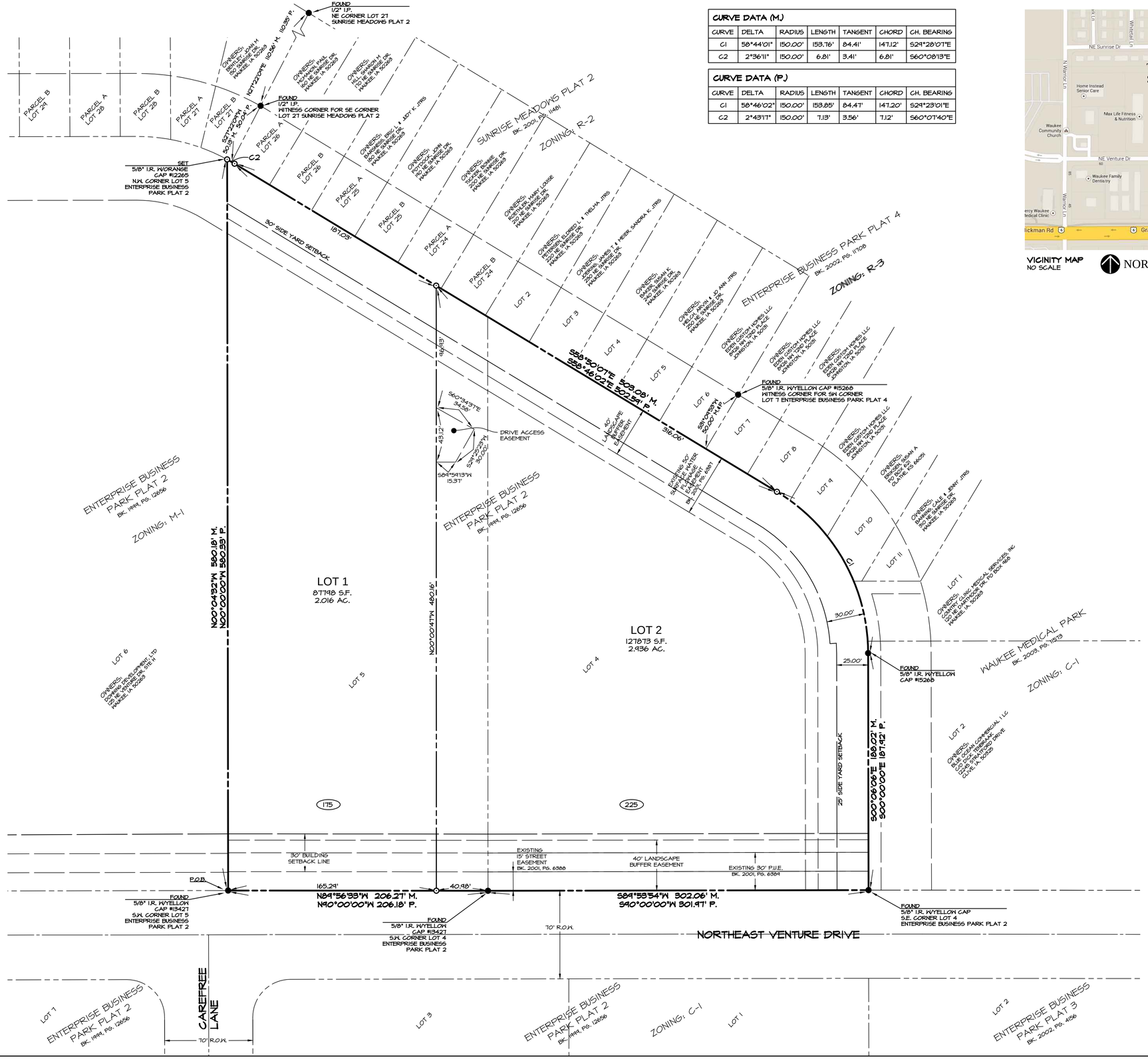
CURVE DATA (M.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	58°44'01"	150.00'	153.76'	84.41'	147.12'	S24°28'07"E
C2	2°36'11"	150.00'	6.81'	3.41'	6.81'	S60°08'13"E

CURVE DATA (P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	58°46'02"	150.00'	153.85'	84.47'	147.20'	S24°23'01"E
C2	2°43'17"	150.00'	7.13'	3.56'	7.12'	S60°07'40"E



VICINITY MAP
NO SCALE

NORTH

FINAL PLAT
ENTERPRISE BUSINESS PARK PLAT 5
WAUKEE, IOWA

PROPERTY OWNER:
JM EQUITY HOLDINGS LLC
75 NE VENTURE DRIVE UNIT N
WAUKEE, IOWA 50263
PH: 515-262-6300

PREPARED FOR:
JM EQUITY HOLDINGS LLC
75 NE VENTURE DRIVE UNIT N
WAUKEE, IOWA 50263
PH: 515-262-6300

LEGAL DESCRIPTION
LOTS 4 AND 5, ENTERPRISE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 1999, PAGE 12656, IN THE DALLAS COUNTY RECORDER'S OFFICE THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 5; THENCE N00°04'52"W, 580.18 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE NW CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF S60°08'13"E, AN ARC LENGTH 6.81 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO A POINT OF TANGENCY; THENCE S58°50'07"E, 503.08 FEET ALONG THE NORTH LINE OF SAID LOTS 5 AND 4 TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF S24°28'07"E, AN ARC LENGTH OF 153.76 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 4; THENCE S00°06'06"E, 188.02 FEET ALONG SAID EAST LINE TO THE SE CORNER OF SAID LOT 4; THENCE S89°53'54"W, 302.06 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 5; THENCE N89°56'33"W, 206.27 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING AND CONTAINING 4.951 ACRES.

SITE ADDRESS
175 & 225 NORTHEAST VENTURE DRIVE
WAUKEE, IOWA

ZONING
M-1 LIGHT INDUSTRIAL

LAND USE
LOT 1 WAREHOUSE / LOT 2 SELF STORAGE

BULK REQUIREMENTS

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM FRONT AND REAR SETBACK:	30 FEET
MINIMUM SIDE YARD SETBACK:	NONE, 25' ADJACENT TO RESIDENTIAL OR C-1 ZONED PROPERTIES.
MAXIMUM HEIGHT:	40 FEET
MAXIMUM NUMBER OF STORIES:	3 STORIES
MINIMUM OPEN SPACE ON SITE:	15% OF TOTAL SITE
PARKING REQUIREMENTS:	LOT 2 SELF STORAGE - MINI WAREHOUSE 1 SPACE PER 20,000 S.F. OF GFA.
	LOT 1 WAREHOUSE 1 SPACE PER 1,000 S.F. OF GFA OR 1 SPACE PER 2 EMPLOYEES, WHICHEVER IS GREATER.

NOTES:
1. SIDEWALKS TO BE INSTALLED AS INDIVIDUAL LOT DEVELOPMENT OCCURS. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING #35 IN THE WAUKEE STANDARD SPECIFICATIONS.
1. ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNCATED DOMES AND WARNING PANELS.
2. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF ENTERPRISE BUSINESS PARK PLAT 2, RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
3. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
4. BUFFER PLANTINGS TO BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.

LEGEND

	PROPERTY BOUNDARY
	SECTION LINES
	PROPOSED LOT LINES
	EXISTING LOT LINES
	CENTERLINE
	EASEMENT LINES
	BUILDING SETBACK LINE
●	FOUND PROPERTY CORNERS
⊙	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
P.O.B.	POINT OF BEGINNING
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
445	ADDRESS
M.P.E.	MINIMUM PROTECTION ELEVATION
FFE	FINISHED FLOOR ELEVATION
BK. XXX, PG. XXX	

CERTIFICATION

PROFESSIONAL LAND SURVEYOR PATRICK J. SHEPARD 12265 IOWA

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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

FINAL PLAT
ENTERPRISE BUSINESS
PARK PLAT 5

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

Scale: 1"=40'
0' 10' 20' 30' 40' 80'

NORTH

DATE SURVEY:	DEC 30, 2013
DATE CREATED:	FEB. 24, 2014
REVISIONS:	

SHEET 1 OF 1

DWG BY: J.D.S.
E-7131