

END.  
3/4" G.P.

END.  
1/2" G.P.

N 00°17'08" W 242.50'

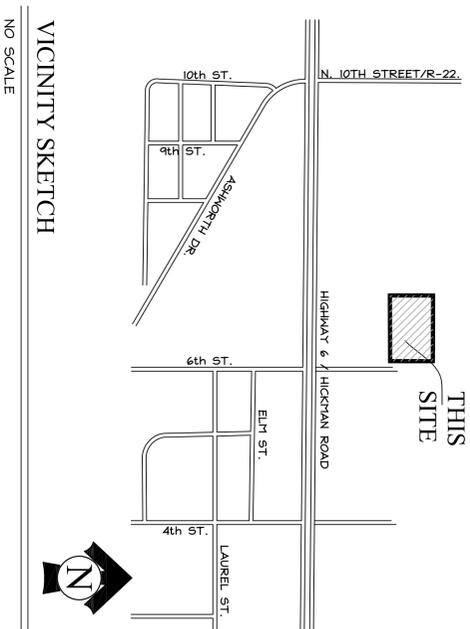
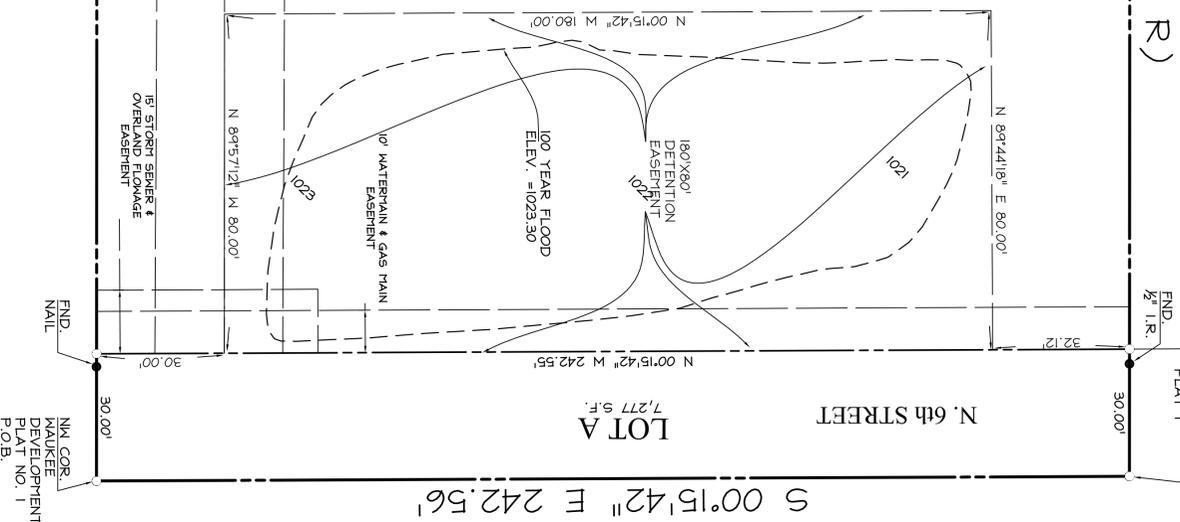
S 89°57'48" E 329.10' (M & R)

OWNER:  
Shotttenkirk Maucke Properties  
190 N 6TH ST MAUCKE

LOT 1  
72,527 S.F.  
MPE=1025.00  
(150)

N 89°57'12" W 329.00'

OWNER:  
The Northway Corporation  
100 N 6TH ST MAUCKE



# FINAL PLAT

# SHOTTENKIRK WAUKEE

## PLAT 2 WAUKEE, IOWA

OWNER / DEVELOPER  
SHOTTENKIRK PARTNERSHIP, LP  
PO BOX 1030  
MAUCKE, IA

### LEGAL DESCRIPTION

THE SOUTH 242.56' OF THE NORTH 772' LOT 2 WAUKEE DEVELOPMENT PLAT NO. 1, CITY OF MAUCKE, DALLAS COUNTY IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WAUKEE DEVELOPMENT PLAT NO. 1, AN OFFICIAL PLAT, MAUCKE, DALLAS COUNTY, IOWA; THENCE N84°57'12"W, 329.00 FEET TO THE WEST LINE OF LOT 2 OF SAID WAUKEE DEVELOPMENT PLAT NO. 1; THENCE N00°17'08"W, 252.50 FEET ALONG SAID WEST LINE, TO THE SOUTH LINE OF INTERSTATE BUSINESS VENTURES PLAT 1, AN OFFICIAL PLAT, MAUCKE, DALLAS COUNTY, IOWA; THENCE S89°57'48"E, 329.10 FEET ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF LOT "A" SAID INTERSTATE BUSINESS VENTURES PLAT NO. 1; THENCE S00°15'42"E, 242.56 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 1 OF SAID MAUCKE DEVELOPMENT PLAT NO. 1 AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.832 ACRES MORE OR LESS. SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

### ZONING

M-1A

### SETBACKS

FRONT YARD - 30 FEET  
REAR YARD - 30 FEET  
SIDE YARD - NONE EXCEPT WHEN ADJACENT TO AN 'R' DISTRICT THEN IS 5'

### NOTE

1. LOTS 'A' TO BE DEDICATED TO THE CITY OF MAUCKE FOR RIGHT-OF-WAY PURPOSES.

### SURVEYOR'S NOTES

1. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000'
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000'
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.

### LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- ▲ FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #18156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- H. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ③③③ ADDRESS SETBACK LINE
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVIN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

PAGES OR SHEETS COVERED BY THIS SEAL.  
THIS SHEET ONLY

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345  
DATE: 01/15/2014

JOB NUMBER  
**CC 1587**

SCALE: 1"=20'

APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)

FINAL PLAT SHEET 1 OF 1

SHOTTENKIRK CHEVROLET



OWNER:  
Shotttenkirk Partnership, LP  
755 W HICKMAN MAUCKE