PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

WILLOW PINES PLAT 2 FINAL PLAT

WAUKEE, IOWA

OWNER / APPLICANT

WILLOW PINES, LLC
1213 PARK HILL DRIVE
NORWALK, IA 50211
(515)360-5063
dvdlbrght2@aol.com
ATTN: DAVID ALBRIGHT

ENGINEER/SURVEYOR

MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
cschafbuch@mecresults.com
ATTN: CASEY SCHAFBUCH

ZONING

PROPOSED - R-1 SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK: 30 FEET MINIMUM
SIDE YARD SETBACK: 15 FEET MINIMUM
- MINIMUM 7 FEET ON 1 SIDE
REAR YARD SETBACK: 30 FEET MINIMUM

LEGAL DESCRIPTION

OUTLOT V OF WILLOW PINES PLAT 1, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA. DESCRIBED AREA CONTAINS 10.39 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES

1) LOT A IS TO DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY

2) LOTS 9 THRU 13 ARE ASSOCIATED WITH THE POND OWNERS ASSOCIATION (LOTS 8 THRU 14 OF WILLOW PINES PLAT 1 ARE ASSOCIATED WITH THE POND OWNERS ASSOCIATION)

3) BENCHMARK ELEVATION: 1007.34' -NEAR NORTH LINE OF LOT 1 OF WILLOW PINES PLAT 1
- SOUTH BOLT OF 36 INCH EXTENSION PLATE ON WATEROUS FIRE HYDRANT

4) 5 FOOT PUBLIC SIDEWALK INSTALLATION REQUIRED ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT

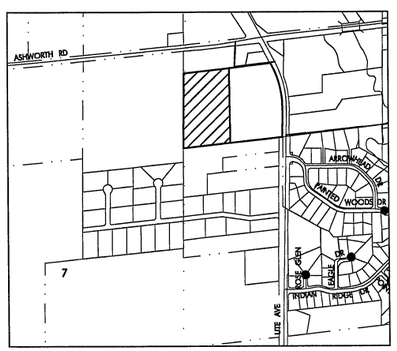
5) THE 35 FOOT CONTINUOUS SEPTIC FIELD EASEMENT ACROSS THE SOUTH 35 OF WILLOW PINES PLATS 1 & 2 IS TO BE ABANDONED

6) REQUIRED PLANTINGS IN THE LANDSCAPE BUFFER EASEMENT ACROSS LOTS 1 AND LOTS 33 THRU 39 OF WILLOW PINES PLAT 1 SHALL BE MAINTAINED BY THE POND OWNERS ASSOCIATION.

NORTH

0 60 120

GRAPHIC SCALE
1" = 120'



VICINITY MAP - NTS

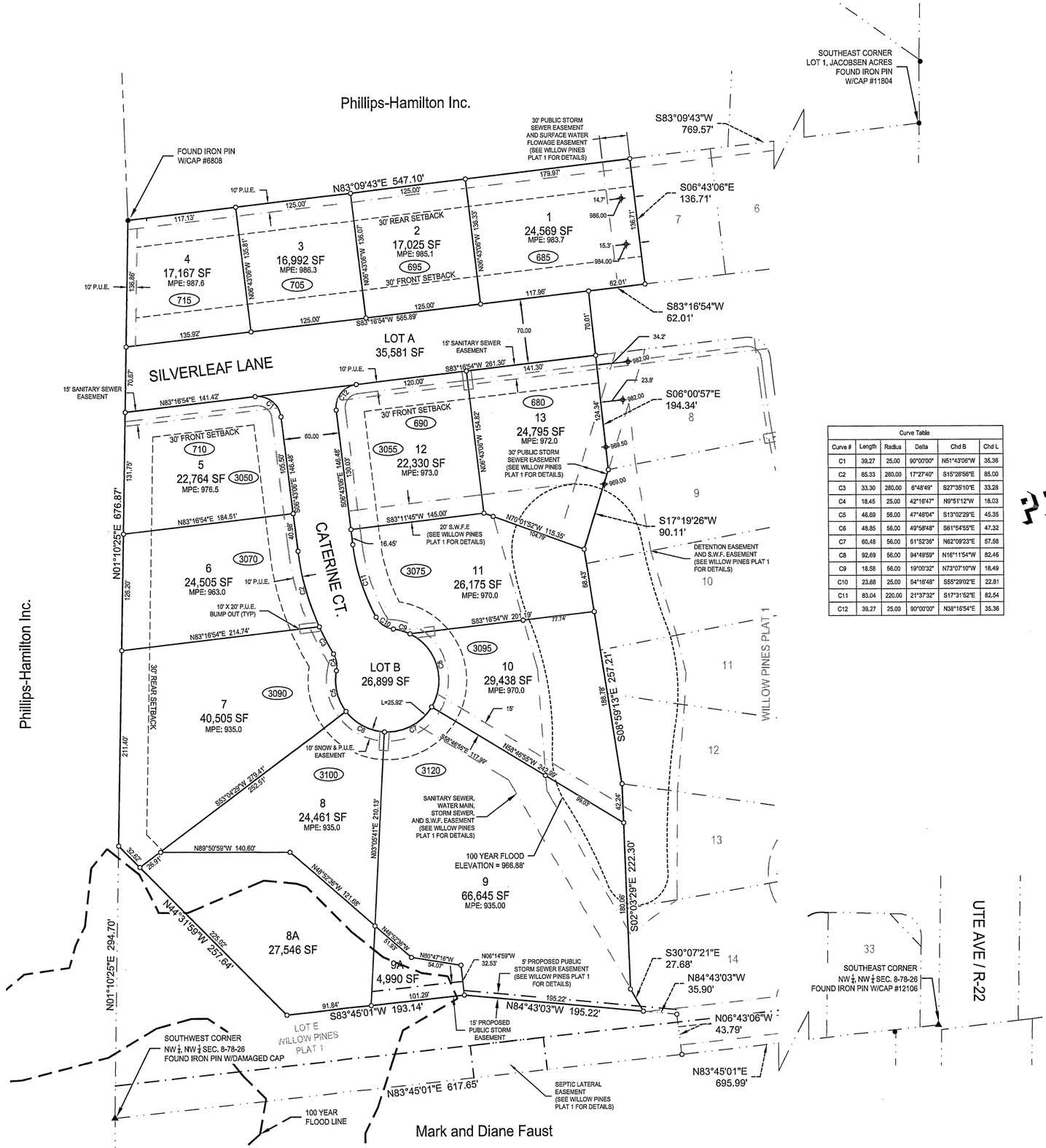
LEGEND

- SETBACKS
- EASEMENTS
- EXISTING PROPERTY LINES
- PROPERTY LINES
- PLAT BOUNDARY

DATE SURVEYED: SEPTEMBER 1, 2014

CORNERS FOUND:
▲ – SECTION COR. (AS NOTED)
● – IRON PIN YPC #11804 (UNLESS NOTED OTHERWISE)

CORNERS SET:
o – 1/2" REBAR & OPC #19828
PUE – PUBLIC UTILITY EASEMENT
SWFE – SURFACE WATER FLOWAGE EASE
(1001) – LOT ADDRESSES



Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C1	39.27	25.00	90°00'00"	N51°43'06"W	35.36
C2	85.33	280.00	17°27'40"	S15°28'56"E	85.00
C3	33.30	280.00	6°48'49"	S27°35'10"E	33.28
C4	18.45	25.00	42°16'47"	N9°51'12"W	18.03
C5	46.69	56.00	47°46'04"	S13°02'29"E	45.35
C6	48.85	56.00	49°58'48"	S61°54'55"E	47.32
C7	60.48	56.00	61°52'36"	N62°09'23"E	57.58
C8	92.69	56.00	94°49'59"	N16°11'54"W	82.46
C9	18.58	56.00	19°00'32"	N73°07'10"W	18.49
C10	23.68	25.00	54°16'48"	S55°29'02"E	22.81
C11	83.04	220.00	21°37'32"	S17°31'52"E	82.54
C12	39.27	25.00	90°00'00"	N38°16'54"E	35.36

McCLURE ENGINEERING Co™
building strong communities.

1360 NW 121ST. Street
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LICENSED LAND SURVEYOR BRADLEY R. GEATER 19828 IOWA

PRELIMINARY

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE:
BRADLEY R. GEATER, PLS
NO. 19828

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

WILLOW PINES
PLAT 2 FINAL PLAT

WAUKEE, IOWA
2213008
09/25/2014

REVISIONS
10/07/2014

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CHECKED BY	FIELD BOOK NO.
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DRAWING NO.	SHEET NO.
FP-02	01/01