

# FINAL PLAT DREW'S ADDITION PLAT I SHEET 1 OF 1

## OWNER/DEVELOPER

RM MADDEN CONSTRUCTION INC  
5404 GRAND AVE.  
DES MOINES, IA 50312  
(515) 255-1557

## SITE ADDRESS

14705 & 14675 UNIVERSITY AVE. WAUKEE

## ZONING

R-1

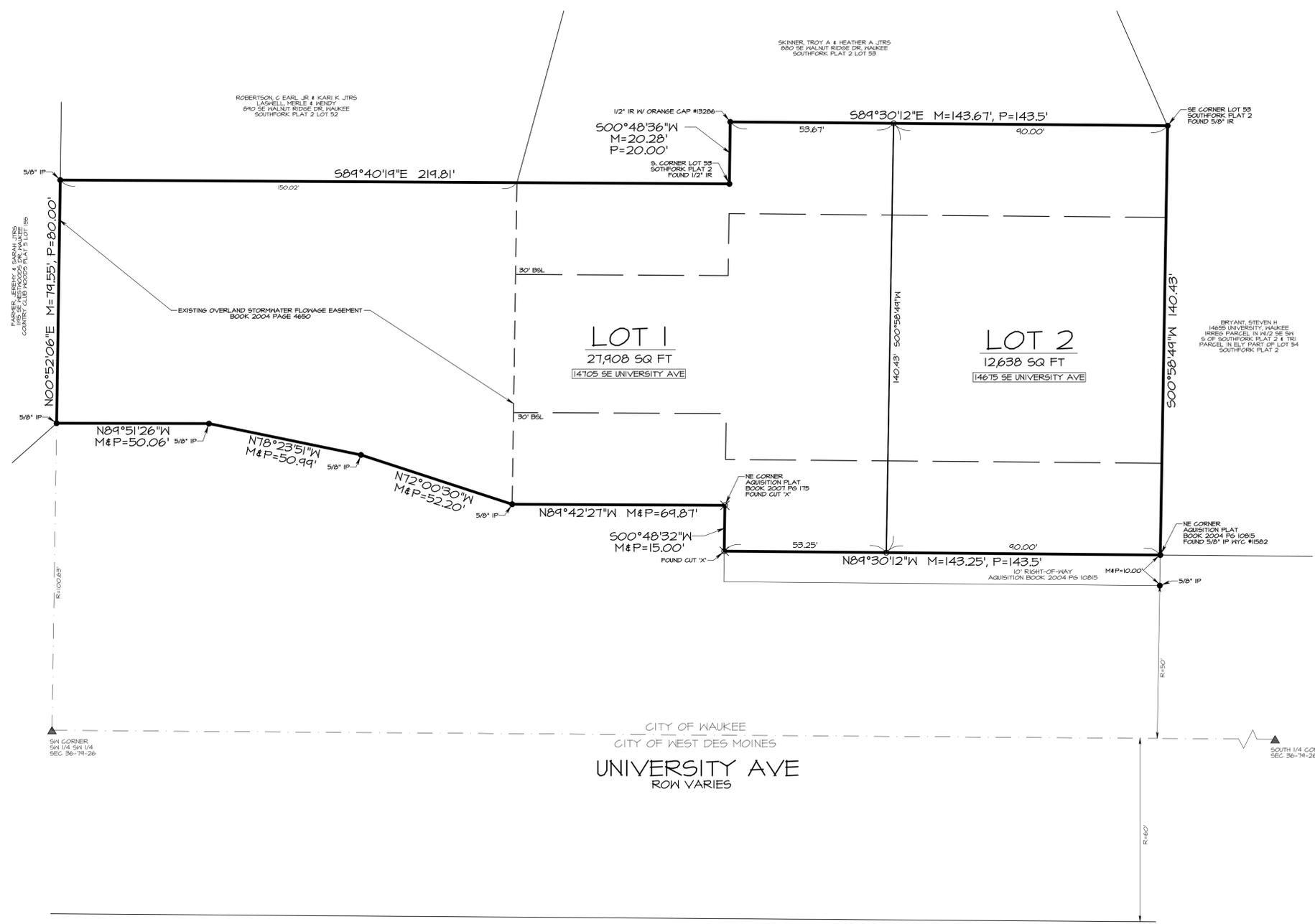
## BULK REGULATIONS

FRONT YARD SETBACK- 30'  
REAR YARD SETBACK- 30'  
SIDE YARD SETBACK- 15' TOTAL, 7' MIN

## LEGAL DESCRIPTION

THE SOUTH 180 FEET OF THE WEST 220 FEET OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH PM, WAUKEE, DALLAS COUNTY, IOWA. (AS SHOWN IN BOOK 2014 PAGE 389B)  
AND  
THE SOUTH 220 FEET OF THE EAST 143.5 FEET OF THE WEST 363.5 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH PM DALLAS COUNTY, IOWA. (AS RECORDED IN BOOK 2013 PAGE 15331)  
AND  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 IN SOUTHFORK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 00°58'44" WEST, A DISTANCE OF 140.43 FEET TO THE NORTH RIGHT OF WAY LINE OF UNIVERSITY AVE, AS PRESENTLY ESTABLISHED; THENCE NORTH 84°30'12" WEST ALONG SAID LINE, A DISTANCE OF 143.25 FEET; THENCE NORTH 00°48'32" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 84°42'27" WEST, A DISTANCE OF 64.87 FEET; THENCE NORTH 72°00'30" WEST, A DISTANCE OF 52.20 FEET; THENCE NORTH 78°23'51" WEST, A DISTANCE OF 50.99 FEET; THENCE NORTH 84°51'26" WEST, A DISTANCE OF 50.06 FEET; THENCE NORTH 00°52'06" EAST, A DISTANCE OF 79.55 FEET; THENCE SOUTH 84°40'19" EAST, A DISTANCE OF 219.81 FEET; THENCE NORTH 00°48'36" EAST, A DISTANCE OF 20.28 FEET; THENCE SOUTH 84°30'12" EAST, A DISTANCE OF 143.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

## VICINITY SKETCH

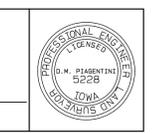


CITY OF WAUKEE  
CITY OF WEST DES MOINES  
UNIVERSITY AVE  
ROW VARIES

## CERTIFICATION

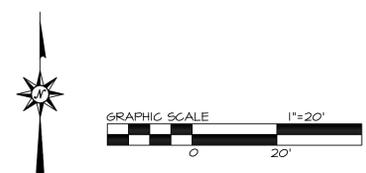
I hereby certify that this plat, plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer and Land Surveyor, under the laws of the State of Iowa.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
D.M. PIAGENTINI, P.E. & L.S. Iowa Reg. No. 5228  
My registration expires December 31, 2016



## LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ PINK CAP #13226
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING



**ASSOCIATED ENGINEERING COMPANY OF IOWA**  
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