

PRELIMINARY 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

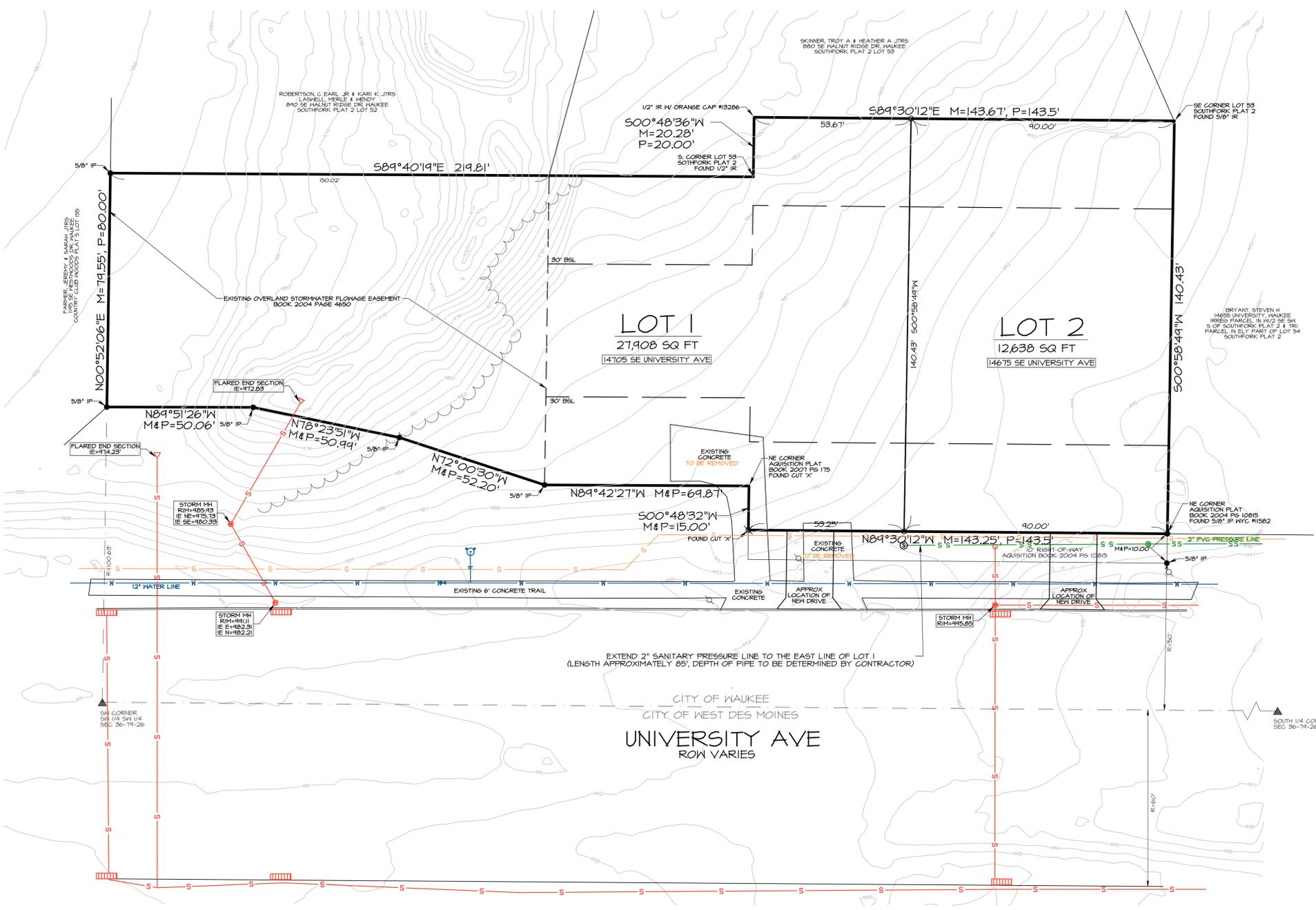
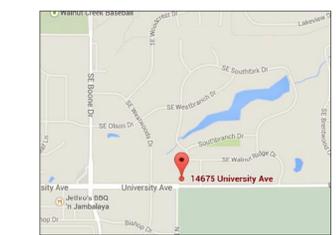
THE SOUTH 180 FEET OF THE WEST 220 FEET OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH PM, WAUKEE, DALLAS COUNTY, IOWA. (AS SHOWN IN BOOK 2014 PAGE 3848)
AND
THE SOUTH 220 FEET OF THE EAST 143.5 FEET OF THE WEST 363.5 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST 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)

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°42'21" 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°40'14" 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 0.83 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO PUBLIC INFRASTRUCTURE OR PRIVATE PROPERTY DURING THE INSTALLATION OF UTILITIES OR DRIVEWAYS.
2. ANY PAVEMENT REMOVAL AND RECONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE EXTENSIONS AND TIE-INS TO CITY UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
4. THE EXTENSION OF THE SANITARY SEWER SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

VICINITY SKETCH

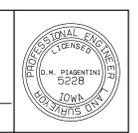


CITY OF WAUKEE
CITY OF WEST DES MOINES
UNIVERSITY AVE
ROW VARIES

CERTIFICATION

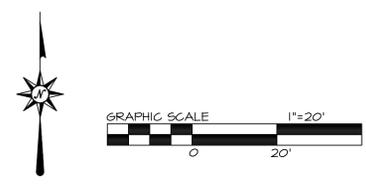
I hereby certify that this plat, plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer and Land Surveyor, under the laws of the State of Iowa.

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/CAP #5226
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- ⊙ STORM MANHOLE AS NOTED
- ⊙ TRAFFIC MANHOLE AS NOTED
- ⊙ UTILITY MANHOLE AS NOTED
- ⊙ PHONE MANHOLE AS NOTED
- ⊙ ELECTRIC MANHOLE AS NOTED
- ⊙ GAS METER AS NOTED
- ⊙ GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- ⊕ FIREHYDRANT AS NOTED
- ⊕ EXISTING WATER VALVE
- ⊕ PROPOSED WATER VALVE
- ⊕ CURB INTAKE AS NOTED
- ⊕ AREA ILLUMINATION AS NOTED
- ⊕ HANDICAPPED PARKING AS NOTED
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ UTILITY BOX AS NOTED
- ⊕ PERK TEST SITE AS NOTED
- ⊕ EXISTING SPOT ELEVATION
- ⊕ PROPOSED SPOT ELEVATION
- ⊕ MEASURED DISTANCE OR BEARING
- ⊕ RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- 100' PROPOSED CONTOUR
- FENCE LINE AS NOTED
- T.V.C. BURIED TELEVISION AS NOTED
- E OVER-HEAD UTILITIES
- G GAS MAIN AS NOTED
- W WATER MAIN AS NOTED
- S SANITARY SEWER AS NOTED
- ST SANITARY SEWER AS NOTED
- UT BURIED TELEPHONE
- UC BURIED CABLE/UTILITIES



**ASSOCIATED ENGINEERING
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