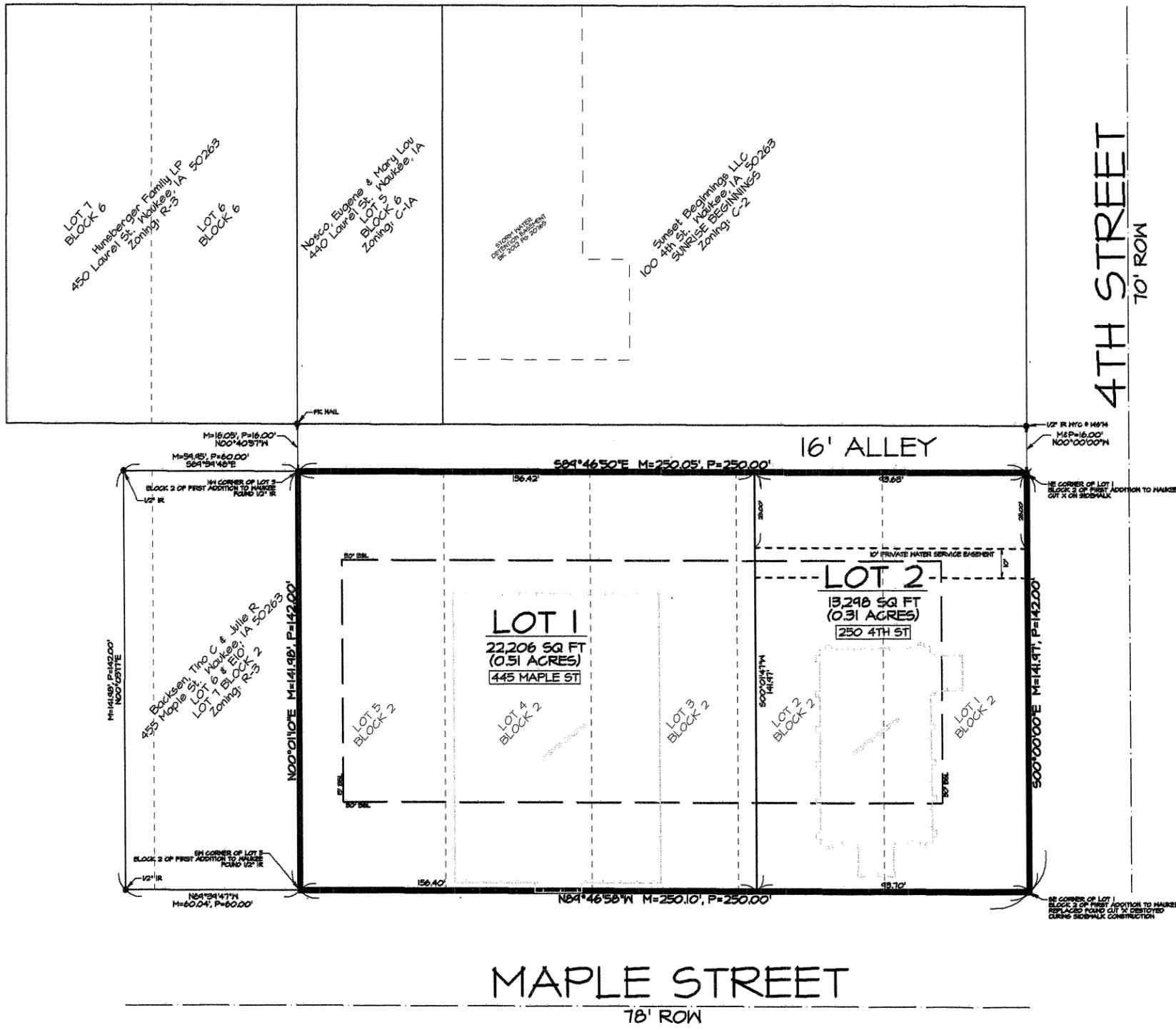


# LAUREL STREET

# FINAL PLAT BOAST PLAT I SHEET 1 OF 1

THE FEB 25, 2014, 11:11:44AM



**OWNER/DEVELOPER**  
JOHN BORMANN  
BONIFACE PROPERTIES LLC  
1000 N WARRIOR LN  
WAUKEE, IA 50263  
(515) 224-0264

**ZONING**  
C1-A

**BULK REGULATIONS**  
FRONT YARD SETBACK- 30'  
REAR YARD SETBACK- 30'  
SIDE YARD SETBACK- 15' ADJACENT TO RESIDENTIAL PROPERTIES

**LEGAL DESCRIPTION**  
LOTS 1, 2, 3, 4 AND 5 IN BLOCK 2 IN THE ORIGINAL TOWN OF WAUKEE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 84°46'58" WEST ALONG THE SOUTH LINE OF SAID LOTS 1 THROUGH 5, A DISTANCE OF 250.10 FEET; THENCE NORTH 00°0'0" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 141.91 FEET; THENCE SOUTH 84°46'58" EAST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 5, A DISTANCE OF 250.05 FEET; THENCE SOUTH 00°0'0" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 141.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.82 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

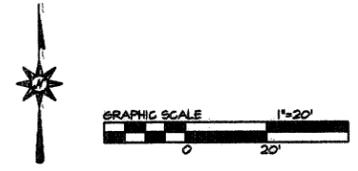
**NOTES**  
1) THE EXISTING BUILDING ON THE SUBJECT PROPERTIES ARE PERMITTED NON-CONFORMING STRUCTURES.

**APPROVED**  
APPROVED BY City Council  
DATE 02/18/2014  
SIGNED Juliana P. Schmitt

**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: [Signature] Date: 2-24-14  
DAN FERGUSON, P.E. & L.S. (Iowa Reg. No. 5228)  
My registration expires December 31, 2014.

**LEGEND**  
 ■ MONUMENT FOUND AS NOTED  
 ○ SET 1/2" IR. W/ PINK CAP #5228  
 \* 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**  
2917 Martin Luther King Jr. Pkwy, Des Moines, IA 50310  
Phone: (515) 255-3156 Fax: (515) 255-3157  
PROJECT #: 205294  
REVISED IOWA PER. CITY CORP. DATED 12/14/14



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