

# FINAL PLAT ENTERPRISE BUSINESS PARK PLAT 5 WAUKEE, IOWA

**PROPERTY OWNER:**  
JM COMMERCIAL HOLDINGS LLC  
15 NE VENTURE DRIVE UNIT N  
WAUKEE, IOWA 50263  
PH: 515-262-6300

**PREPARED FOR:**  
JM COMMERCIAL HOLDINGS LLC  
15 NE VENTURE DRIVE UNIT N  
WAUKEE, IOWA 50263  
PH: 515-262-6300

**LEGAL DESCRIPTION**  
LOTS 4 AND 5, ENTERPRISE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 1894, PAGE 1266, IN THE DALLAS COUNTY RECORDER'S OFFICE THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 5, THENCE N00°04'49.21"W, 500.18 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE NW CORNER OF SAID LOT 5, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF S60°00'00"E, AN ARC LENGTH 6.01 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO A POINT OF TANGENCY, THENCE S89°50'07"E, AN ARC LENGTH OF 153.76 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 4, THENCE S00°00'00"E, 100.02 FEET ALONG SAID EAST LINE TO THE SE CORNER OF SAID LOT 4, THENCE S01°53'54"W, 302.06 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SW CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 5, THENCE N04°56'53"W, 206.21 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING AND CONTAINING 4.951 ACRES.

**SITE ADDRESS**  
175 & 225 NORTHEAST VENTURE DRIVE  
WAUKEE, IOWA

**ZONING**  
M-1 LIGHT INDUSTRIAL

**LAND USE**  
LOT 1 WAREHOUSE / LOT 2 SELF STORAGE

**BULK REQUIREMENTS**

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM FRONT AND REAR SETBACK:	50 FEET
MINIMUM SIDE YARD SETBACK:	NONE, 25' ADJACENT TO RESIDENTIAL OR C-1 ZONED PROPERTIES, 40 FEET
MAXIMUM HEIGHT:	30 FEET
MAXIMUM NUMBER OF STORIES:	3 STORIES
MINIMUM OPEN SPACE ON SITE:	15% OF TOTAL SITE
PARKING REQUIREMENTS:	LOT 2 SELF STORAGE - MINI WAREHOUSE 1 SPACE PER 20,000 S.F. OF GFA, 1 SPACE PER 1000 S.F. OF GFA OR 1 SPACE PER 2 EMPLOYEES, WHICHEVER IS GREATER.

**NOTES:**

- SIDEWALKS TO BE INSTALLED AS INDIVIDUAL LOT DEVELOPMENT OCCURS. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING #35 IN THE WAUKEE STANDARD SPECIFICATIONS.
- ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRINGATED DOMES AND WARNING PANELS.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSMITTED FROM THE FINAL PLAT OF ENTERPRISE BUSINESS PARK PLAT 2, RECORDED AT THE DALLAS COUNTY RECORDER'S OFFICE.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
- BUFFER PLANTINGS TO BE INSTALLED AS INDIVIDUAL LOTS ARE DEVELOPED.

**LEGEND**

---	PROPERTY BOUNDARY
---	SECTION LINES
---	PROPOSED LOT LINES
---	EXISTING LOT LINES
---	CENTERLINE
---	EASEMENT LINES
---	BUILDING SETBACK LINE
●	FOUND PROPERTY CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
P.O.B.	POINT OF BEGINNING
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
445	ADDRESS
M.P.E.	MINIMUM PROTECTION ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION

**CERTIFICATION**

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**Patrick J. Shepard**, License No. 12265  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

**FINAL PLAT  
ENTERPRISE BUSINESS  
PARK PLAT 5**

**CEC**  
Civil Engineering Consultants, Inc.

Scale: 1"=40'

3400 16th Street, Unit 12 Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7081 mail@cecinc.com

DATE SURVEYED: FEB 26, 2014  
DATE PREPARED: FEB 24, 2014

**APPROVED**  
APPROVED BY City Council  
DATE 05/19/2014  
SIGNED Juliana Stewart

**CURVE DATA (M)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	58°44'01"	150.00'	153.76'	84.41'	147.12'	S24°28'01"E
C2	2°36'11"	150.00'	6.61'	3.41'	6.61'	S60°08'18"E

**CURVE DATA (F)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	58°46'02"	150.00'	153.85'	84.41'	147.20'	S24°28'01"E
C2	2°43'11"	150.00'	7.18'	3.56'	7.12'	S60°07'40"E

VICINITY MAP  
NO SCALE



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SLIDE E33

Chad Airhart, Recorder  
Dallas County IOWA

