LEGACY POINTE AT WAUKEE PLAT 8

MISCELLANEOUS INFORMATION
OWNER:
EWING LAND DEVELOPMENT AND SERVICES, LLC
909 WEST 16TH STREET
PELLA, IOWA 50219
PHONE: 641-628-0073

DEVELOPER:
CAJM INVESTMENTS
4201 WESTOWN PKWY SUITE 250
WEST DES MOINES, IA 50266
PHONE: 515-988-4567

ENGINEER AND SURVEYOR:
GARDEN AND ASSOCIATES, LTD.
1701 3RD AVE. EAST SUITE 1
P.O. BOX 451
OSKALOOSA, IOWA 52577
PHONE: 641-672-2526
PROJECT MANAGER: ERIN VAN ROEKEL, P.E.

AREA OF SUBDIVISION:
4.75 ACRES (206,725 SQ. FT.)

ZONING:
R3 – PD (PLANNED DEVELOPMENT DISTRICT)
(INFO OBTAINED FROM CITY OF WAUKEE ZONING MAP)

BASIS OF BEARING:
BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS
DATUM: IOWA STATE PLANE COORDINATE SYSTEM NAD83
IOWA SOUTH
ELEVATION DATUM: NAVD88 (GEOID03)

MISCELLANEOUS INFORMATION
BUILDING SETBACK REQUIREMENTS:

FRONT YARD	16 FEET
SIDE YARD	7 FEET
REAR YARD	8 FEET
STREET REAR YARD	30 FEET

(INFO OBTAINED FROM CITY OF WAUKEE)

DEDICATIONS:
LOT A SHALL BE DEDICATED TO PUBLIC USE
OUTLOT A SHALL BE DEDICATED FOR DETENTION BASIN AND TO BE OWNED AND MAINTAINED CAJM INVESTMENTS.
OUTLOT B SHALL BE DEDICATED AND TRANSFERRED TO LOT 23 OF LEGACY POINTE AT WAUKEE – PLAT 1

SIDEWALKS:
SIDEWALKS SHALL BE INSTALLED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS OF THE CITY OF WAUKEE, IOWA.

ERROR OF CLOSURE:
THE UNADJUSTED ERROR OF CLOSURE DOES NOT EXCEED ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND DOES NOT EXCEED ONE IN FIVE THOUSAND FOR INDIVIDUAL LOTS.

UTILITIES:
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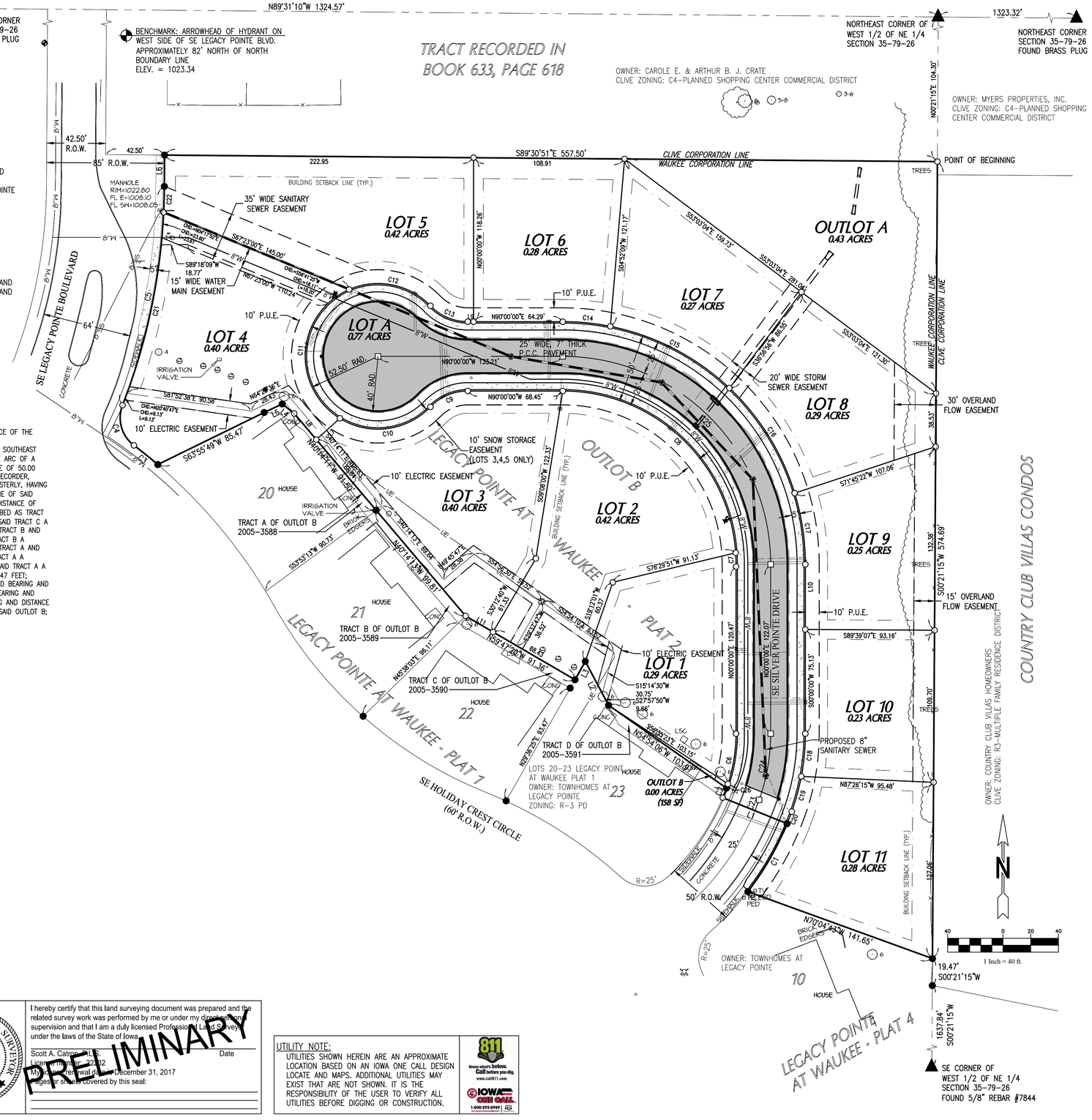
HYDRANTS TO BE INSTALLED 2' BEHIND SIDEWALK

PROPERTY DESCRIPTION:
A PART OF OUTLOT B OF LEGACY POINT AT WAUKEE PLAT 2, CITY OF WAUKEE, DALLAS COUNTY, IOWA AS RECORDED IN BOOK 2004 ON PAGE 6453 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE S00°11'15"W ALONG THE EAST LINE OF SAID OUTLOT B A DISTANCE OF 574.69 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT B; THENCE N70°04'43"W ALONG THE SOUTHERLY LINE OF SAID OUTLOT B A DISTANCE OF 141.65 FEET; THENCE 56.72 FEET ALONG THE ARC OF A 212.50 FEET RADIUS CURVE, CONCAVED NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N29°59'40"E 56.55 FEET; THENCE N67°59'05"W A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT D AND SHOWN IN BOOK 2005 ON PAGE 3591 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE 7.42 FEET ALONG THE EAST LINE OF SAID TRACT D AND ALONG THE ARC OF A 162.50 FEET RADIUS CURVE, CONCAVED NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N21°08'25"E 7.42 FEET; THENCE N54°54'06" A DISTANCE OF 103.97 FEET; THENCE N54°54'06"W ALONG THE NORTHERLY LINE OF SAID TRACT D A DISTANCE OF 103.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT D; THENCE N27°57'50"W ALONG THE SOUTHERLY LINE OF SAID OUTLOT B A DISTANCE OF 35.79 FEET; THENCE S29°11'50"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 15.18 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT C AND SHOWN IN BOOK 2005 ON PAGE 3590 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE N59°47'20"W ALONG THE NORTHERLY LINE OF SAID TRACT C A DISTANCE OF 91.36 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT C AND THE NORTHEASTERLY CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT B AND SHOWN IN BOOK 2005 ON PAGE 3589 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE N40°14'13"W ALONG THE NORTHERLY LINE OF SAID TRACT B A DISTANCE OF 99.81 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B AND THE NORTHEASTERLY CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS TRACT A AND SHOWN IN BOOK 2005 ON PAGE 3588 IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA; THENCE N40°14'11"W ALONG THE NORTHERLY LINE OF SAID TRACT A A DISTANCE OF 91.50 FEET; THENCE N51°35'15"W ALONG SAID NORTHERLY LINE A DISTANCE OF 11.06 FEET; THENCE S64°45'05"W ALONG THE WESTERLY LINE OF SAID TRACT A A DISTANCE OF 14.39 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT B; THENCE S63°55'49"W ALONG THE SOUTHERLY LINE OF SAID OUTLOT B A DISTANCE OF 85.47 FEET; THENCE ALONG THE WESTERLY LINE OF SAID OUTLOT B 22.07 FEET ALONG THE ARC OF A 380 FEET RADIUS CURVE, CONCAVED SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N51°11'40"W 22.047 FEET; THENCE, 32.35 FEET ALONG THE ARC OF A 25.00 FEET RADIUS CURVE, CONCAVED NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N15°47'40"W 30.14 FEET; THENCE 161.50 FEET ALONG THE ARC OF A 442.50 FEET RADIUS CURVE, CONCAVED WESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N10°48'55"E 160.60 FEET, THENCE N00°22'20"E ALONG SAID WESTERLY LINE OF OUTLOT B A DISTANCE OF 22.60 FEET TO THE NORTHWESTERLY CORNER OF SAID OUTLOT B; THENCE S89°30'51"E ALONG THE NORTH LINE OF SAID OUTLOT B A DISTANCE OF 557.50 FEET TO THE POINT OF BEGINNING.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHD BRG	DELTA
C1	56.72'	212.50'	56.55'	N29°59'40"E	15°17'39"
C2	7.42'	162.50'	7.42'	N21°08'25"E	2°36'59"
C3	22.07'	380.00'	22.07'	N51°11'40"W	3°19'40"
C4	32.35'	25.00'	30.14'	N15°47'40"W	74°07'48"
C5	161.49'	442.50'	160.60'	N10°48'55"E	20°54'39"
C6	36.92'	115.51'	1023.36'	S09°09'25"W	18°18'49"
C7	9.94'	125.00'	1022.74'	S01°32'35"E	4°33'20"
C8	188.02'	125.00'	1036.86'	S46°54'45"E	86°11'01"
C9	30.12'	37.50'	29.32'	N66°59'30"E	46°01'01"
C10	71.15'	52.50'	1027.17'	N82°48'35"E	77°39'10"
C11	114.52'	52.50'	93.13'	S04°07'40"W	124°59'07"
C12	63.59'	52.50'	1026.80'	N78°40'50"W	69°23'46"
C13	30.12'	37.50'	29.32'	N66°59'30"W	46°01'01"
C14	34.55'	175.00'	34.50'	N84°20'35"W	11°18'47"
C15	98.01'	175.00'	96.73'	N62°38'35"W	32°05'19"
C16	90.20'	175.00'	89.21'	N31°49'55"W	29°32'00"
C17	52.12'	175.00'	51.93'	N08°31'55"W	17°03'53"
C18	31.05'	165.51'	31.00'	N05°22'25"E	10°44'50"
C19	26.34'	165.51'	26.32'	N15°18'25"E	9°07'11"
C20	9.32'	212.50'	1022.74'	N21°05'25"E	2°30'51"
C21	142.89'	442.50'	142.29'	N12°01'15"E	18°30'06"
C22	18.61'	442.50'	18.75'	N01°33'55"E	2°24'33"
C23	8.37'	187.50'	8.37'	N21°06'45"E	2°33'30"
C24	48.74'	140.51'	48.49'	N09°56'10"E	19°52'22"
C25	235.62'	150.00'	212.13'	N45°00'00"W	90°00'00"
C26	3.16'	115.51'	3.16'	N19°05'50"E	1°34'05"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°59'06"W	50.00'
L2	N27°57'50"W	35.79'
L3	S29°11'52"W	15.18'
L4	N51°35'16"W	11.06'
L5	S64°45'07"W	14.39'
L6	N00°22'22"E	22.60'
L7	N47°56'16"E	22.88'
L8	N40°14'11"W	24.66'
L9	N90°00'00"W	4.16'
L10	N00°00'00"W	46.94'
L11	N59°47'20"W	22.93'

PARCEL AREA TABLE		
PARCEL #	AREA (AC)	AREA (SF)
1	0.29 AC.	12,460 SF
2	0.42 AC.	18,336 SF
3	0.40 AC.	17,565 SF
4	0.40 AC.	17,555 SF
5	0.42 AC.	18,309 SF
6	0.28 AC.	12,281 SF
7	0.27 AC.	11,886 SF
8	0.29 AC.	12,417 SF
9	0.25 AC.	11,044 SF
10	0.23 AC.	10,047 SF
11	0.28 AC.	12,200 SF
LOT A	0.77 AC.	33,623 SF
OUTLOT A	0.43 AC.	18,843 SF
OUTLOT B	0.00 AC.	158 SF
TOTAL	4.75 AC.	206,725 SF

PROFESSIONAL LAND SURVEYOR SCOTT A. CATRON 22232 IOWA

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.

PRELIMINARY

Scott A. Catron, P.L.S.
Date
License Number 22232
My license renewal date is December 31, 2017
Pages or sheets covered by this seal:

UTILITY NOTE:
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IOWA ONE CALL 1-800-292-8989

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LEGACY POINTE AT WAUKEE
PLAT 8
WAUKEE, DALLAS COUNTY, IOWA

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SHEET TITLE
PRELIMINARY PLAT

SCALE: 1"=40'
FIELD BOOK:
DRAWN BY: TRH
APPROVED: SAC
REVISIONS:
DATE: JUNE 14, 2016
PROJECT NO.: 7016107
SHEET NO.: 1 OF 2

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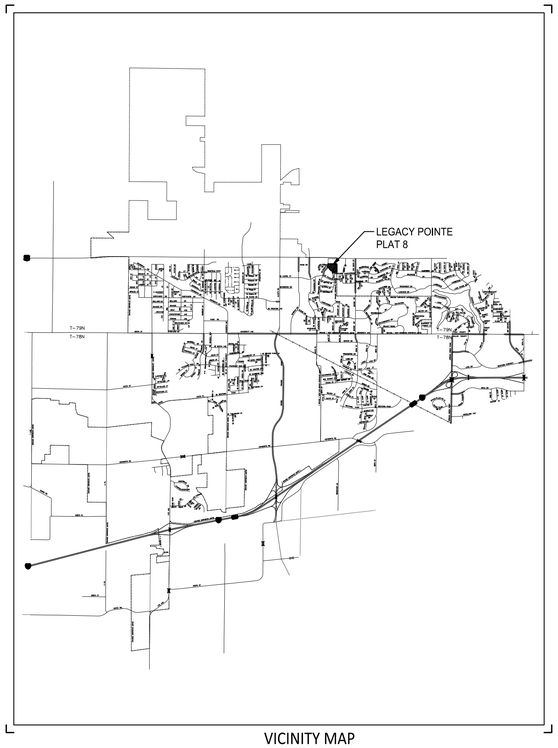
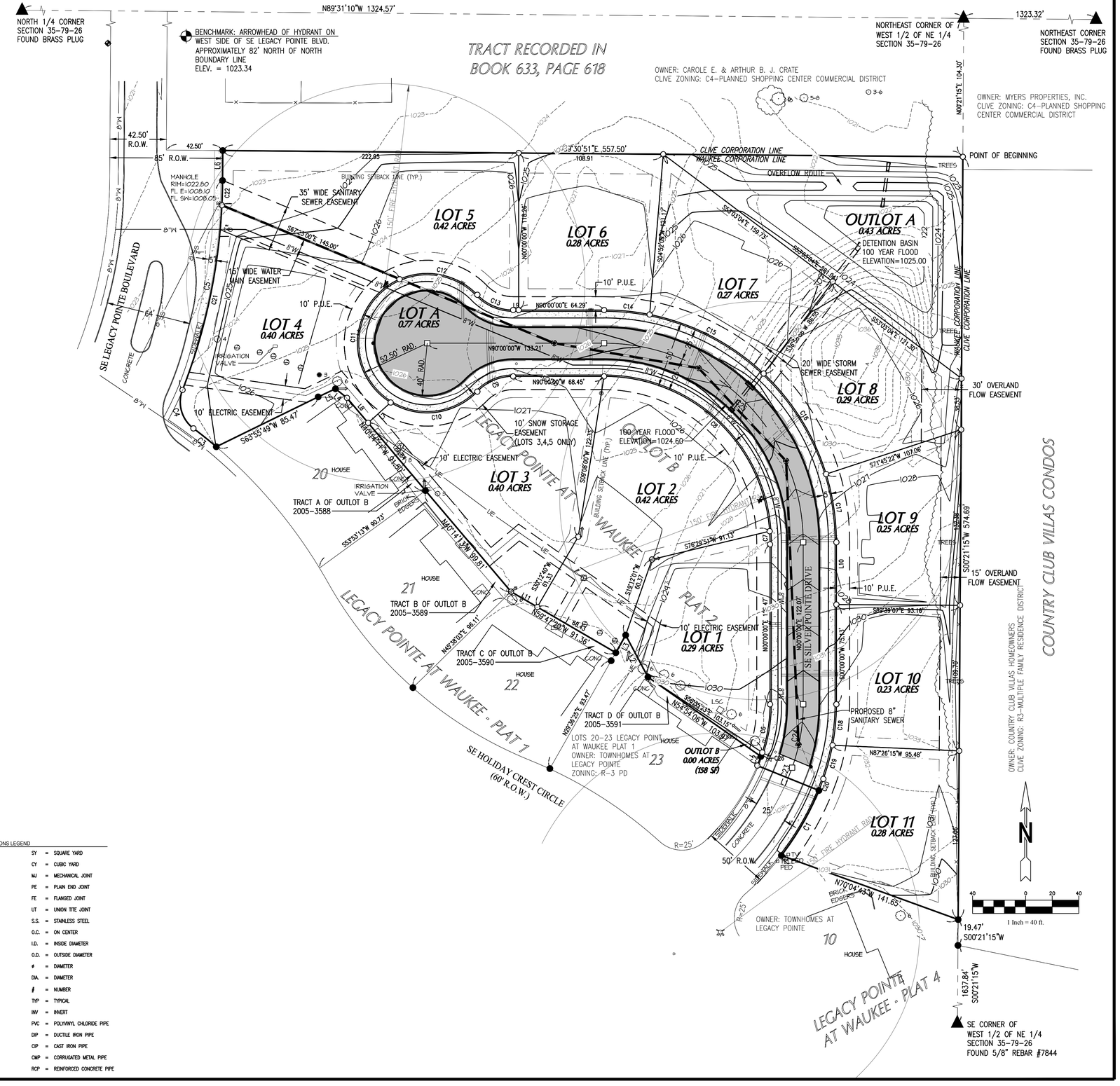
LEGACY POINTE AT WAUKEE
PLAT 8



VICINITY MAP



GENERAL SYMBOLS LEGEND

●	= PROPERTY CORNER FOUND		= SIGN
▲	= SECTION CORNER FOUND		= BOLLARD
800	= EXISTING GROUND CONTOUR LINE		= RAILROAD GATE OR SIGNAL
W	= EXISTING WATER LINE (SIZE VARIES)	MB	= MAILBOX
	= EXISTING FIRE HYDRANT		= FLAGPOLE
	= EXISTING WATER VALVE	DS	= DOWNSPOUT
	= EXISTING WATER SERVICE SHUTOFF		= TREE OR SHRUB
	= EXISTING WATER METER PIT		= FIELD FENCELINE
	= EXISTING WATER WELL		= CHAIN LINK FENCELINE
WM	= WATER METER		= WOOD FENCELINE
ST	= EXISTING STORM SEWER LINE (SIZE VARIES)		= SILT FENCE
	= EXISTING STORM SEWER ACCESS		= BENCHMARK OR ELEVATION MARKER
ST	= EXISTING SEPTIC TANK		= PROPERTY CORNER SET (5/8" REBAR W/ YPC #22232)
	= EXISTING SANITARY SEWER ACCESS		= SECTION CORNER SET (LARGE MAG NAIL IN CONCRETE)
SS	= EXISTING SANITARY SEWER MAIN (SIZE VARIES)	W	= PROPOSED WATER MAIN (SIZE VARIES)
	= CLEANOUT		= PROPOSED FIRE HYDRANT
	= ELECTRIC MANHOLE		= PROPOSED WATER VALVE
OE	= OVERHEAD ELECTRIC LINE		= PROPOSED WATER SHUTOFF
UE	= UNDERGROUND ELECTRIC LINE		= PROPOSED SANITARY SEWER MANHOLE
EM	= ELECTRIC METER		= PROPOSED SANITARY SEWER END LINE CLEANOUT
FO	= FIBEROPTIC LINE		= PROPOSED SANITARY SEWER DOUBLE CLEANOUT
	= TELEPHONE MANHOLE		= PROPOSED SANITARY SEWER MAIN (SIZE VARIES)
TELE PED	= TELEPHONE PEDESTAL		= PROPOSED LIFT STATION
UT	= TELEPHONE LINE	FM	= PROPOSED SANITARY SEWER FORCE MAIN
TV PED	= TELEVISION PEDESTAL		= PROPOSED STORM SEWER ACCESS
TV	= TELEVISION LINE		= PROPOSED STORM SEWER MAIN
GM	= GAS METER	SST	= PROPOSED SECONDARY STORM SEWER
	= GAS VALVE	800	= PROPOSED GROUND CONTOUR LINE
G	= EXISTING GAS LINE		= SURFACING REMOVAL
	= UTILITY POLE	CP	= CONCRETE SURFACING REPLACEMENT
	= GUY WIRE		= FLOW DIRECTION ARROW
	= LUMINAIRE	1000.00	= FINISH GRADE ELEVATION MARKER
T	= TRANSFORMER		

GENERAL ABBREVIATIONS LEGEND

R/W	= RIGHT OF WAY	SY	= SQUARE YARD
R.O.W.	= RIGHT OF WAY	CY	= CUBIC YARD
P.C.	= POINT OF CURVATURE	MJ	= MECHANICAL JOINT
P.I.	= POINT OF INTERSECTION	PE	= PLAIN END JOINT
P.T.	= POINT OF TANGENCY	FE	= FLANGED JOINT
℄	= CENTERLINE	UT	= UNION TITE JOINT
TC	= TOP OF CURB	S.S.	= STAINLESS STEEL
GU	= GUTTER	O.C.	= ON CENTER
FL	= FLOW LINE	I.D.	= INSIDE DIAMETER
SB	= SOIL BORING	O.D.	= OUTSIDE DIAMETER
R	= RADIUS	ø	= DIAMETER
BTM	= BOTTOM	DIA.	= DIAMETER
HWL	= HIGH WATER LEVEL	#	= NUMBER
LWL	= LOW WATER LEVEL	TYP	= TYPICAL
EA	= EACH	INV	= INVERT
YPC	= YELLOW PLASTIC CAP	PVC	= POLYVINYL CHLORIDE PIPE
IN.	= INCHES	DIP	= DUCTILE IRON PIPE
FT	= FOOT OR FEET	CIP	= CAST IRON PIPE
SF	= SQUARE FEET	CMP	= CORRUGATED METAL PIPE
LF	= LINEAR FOOT	RCP	= REINFORCED CONCRETE PIPE

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PLAT 8
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