

# THE COMMONS AT GREENWAY PLAT 2 FINAL PLAT

## INDEX LEGEND

OUTLOT W, THE COMMONS AT GREENWAY PLAT 1  
SW 1/4 - SE 1/4 AND NW 1/4 - SE 1/4 SEC 28-T19N-R26W  
DALLAS COUNTY, IOWA

OWNER:  
SIGNATURE DEVELOPMENT OF IOWA, LLC  
4800 E 57TH STREET  
SUITE A  
SIOUX FALLS, SD 57108

PREPARED FOR:  
SIGNATURE DEVELOPMENT OF IOWA, LLC  
4800 E 57TH STREET  
SUITE A  
SIOUX FALLS, SD 57108

PREPARED BY:  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322



Doc ID: 008283640015 Type: PLAT  
Recorded: 12/04/2020 at 12:43:39 PM  
Fee Amt: \$77.00 Page 1 of 15  
Dallas County Iowa  
Chad C. Airhart RECORDER  
File#

BK 2020 PG 34574

Slide F296-301

## PROPERTY DESCRIPTION:

OUTLOT W, THE COMMONS AT GREENWAY PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 9.46 ACRES (412,150 SQUARE FEET)

## ZONING:

R-4PD-1  
PLANNED DEVELOPMENT RECORDED IN  
BOOK 2019 PAGE 6005

## SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

OUTLOT 'X' IS A PRIVATE STREET LOT.

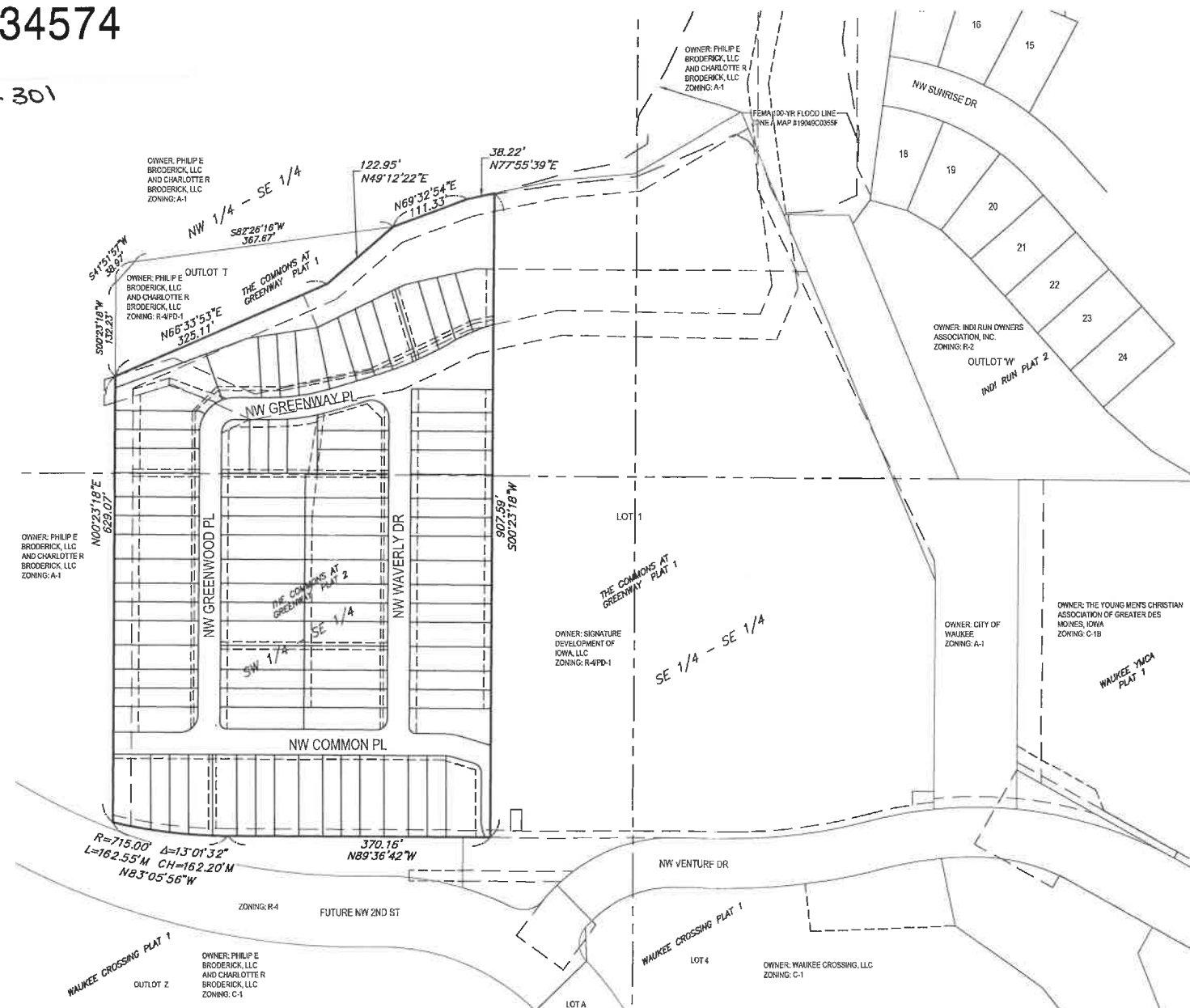
OUTLOT 'X' EASEMENT IS BLANKET IN NATURE AND COVERS PRIVATE STORM SEWER, PRIVATE WATER, SANITARY SEWER, PUBLIC UTILITY EASEMENTS (PUE), AND PUBLIC INGRESS/EGRESS.

HOMEOWNERS WITHIN THIS PLAT WILL HAVE ACCESS TO THE PRIVATE SITE AMENITIES INCLUDED WITHIN THE COMMONS AT GREENWAY PARK PLAT 1.

OUTLOT 'X' AND 'Y' SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.



VICINITY MAP  
SCALE: 1" = 1,000'



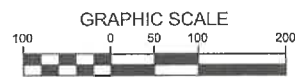
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	30.39	325.00	30.38	S89°37'50"W	5°21'25"
C2	26.81	325.00	26.81	S84°35'18"W	4°43'38"
C3	11.01	325.00	11.01	S81°15'15"W	1°58'29"
C4	16.09	499.00	16.09	N61°12'25"E	1°50'49"
C5	34.97	499.00	34.96	N64°08'17"E	4°00'54"
C6	35.73	499.00	35.72	N68°11'49"E	4°06'10"
C7	26.51	499.00	26.51	N71°46'13"E	3°02'38"
C8	2.42	499.00	2.42	N73°25'53"E	0°16'41"
C9	44.53	299.00	44.49	N77°50'15"E	8°32'02"
C10	26.52	299.00	26.52	N84°38'45"E	5°04'57"
C11	16.71	299.00	16.70	N88°47'16"E	3°12'05"
C12	18.74	50.00	18.63	S79°38'59"W	21°28'38"
C13	31.51	50.00	30.95	S50°51'32"W	36°06'16"
C14	23.70	50.00	23.47	S19°13'46"W	27°09'11"
C15	4.59	50.00	4.59	S03°01'16"W	5°15'55"
C16	29.85	19.00	26.67	S45°23'19"W	89°59'59"
C17	26.53	330.00	26.52	N88°05'07"E	4°36'22"
C18	43.23	330.00	43.19	N82°01'48"E	7°30'18"
C19	27.11	330.00	27.10	N75°55'26"E	4°42'25"
C20	46.61	25.00	40.15	N53°01'14"W	106°49'05"
C21	39.27	25.00	35.36	N45°23'18"E	90°00'00"
C22	14.14	9.00	12.73	S44°36'42"E	90°00'00"
C23	23.98	15.00	21.21	N45°23'18"E	90°00'00"
C24	14.14	9.00	12.73	S44°36'42"E	90°00'00"
C25	22.92	80.00	22.84	N81°24'20"W	16°24'43"
C26	3.27	49.00	3.27	N87°42'07"W	3°49'10"
C27	10.77	49.00	10.75	N79°29'45"W	12°35'33"
C28	17.98	14.00	16.77	S33°24'20"E	73°35'17"
C29	27.82	61.41	27.58	S12°16'08"E	25°57'16"

## LEGEND:

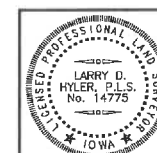
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

## ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



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SIGNED: *Larry D. Hyler* DATE: 11-10-2020  
LARRY D. HYLER, P.L.S. 14775  
LICENSE RENEWAL DATE: DEC. 31, 2020  
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DRAWN BY:  
LM

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:  
180300-2

SHEET NUMBER:  
1 OF 6

THE COMMONS AT GREENWAY PLAT 2  
WAUKEE, IOWA

Bishop Engineering  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-3467 Fax: (515) 276-0217  
Civil Engineering & Land Surveying  
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FINAL PLAT



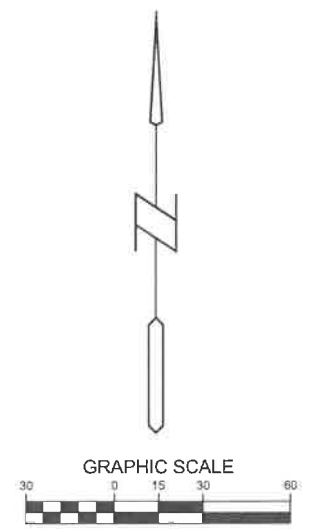
# THE COMMONS AT GREENWAY PLAT 2 FINAL PLAT



LOT 1  
THE COMMONS AT  
GREENWAY PLAT 1

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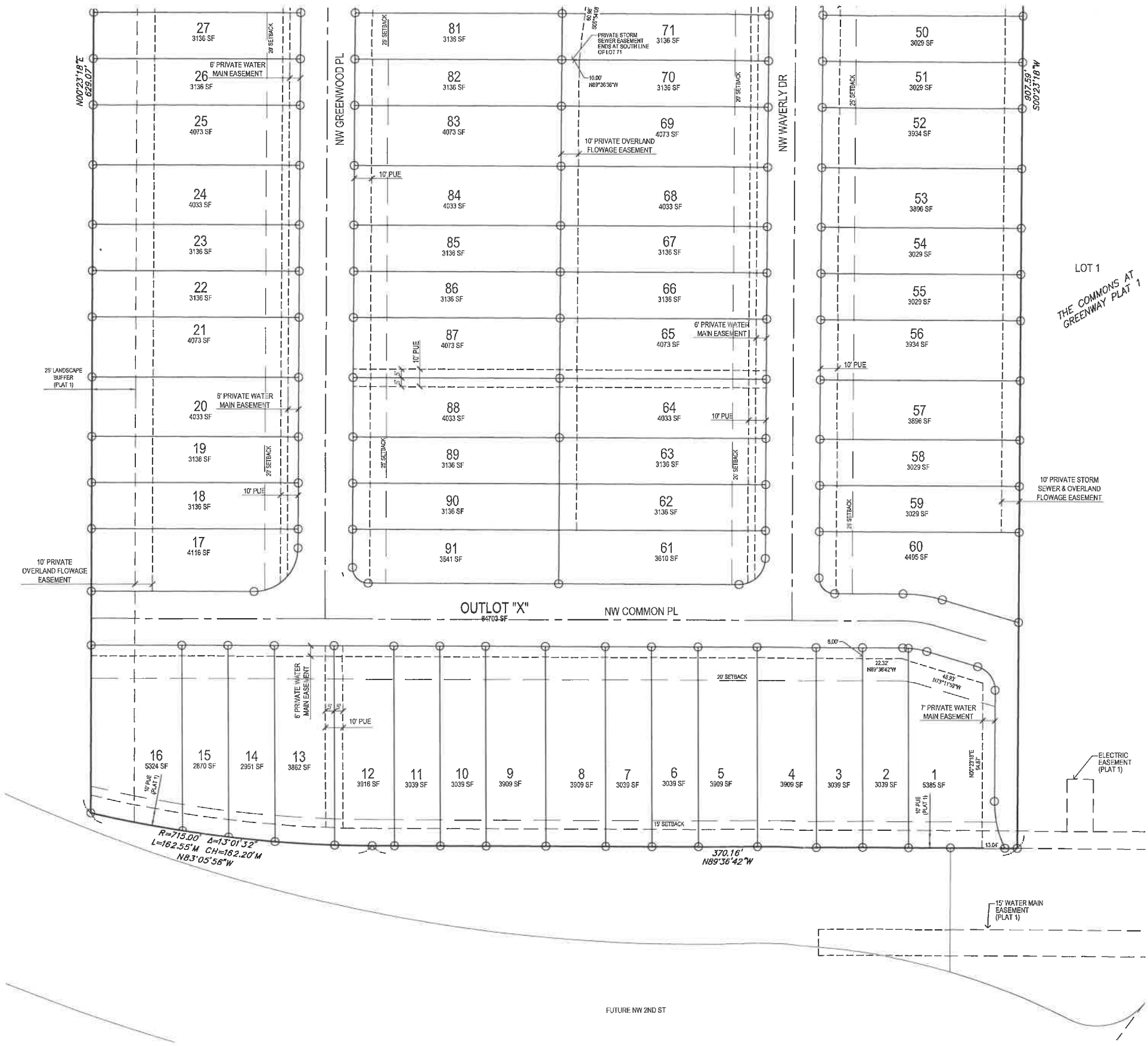
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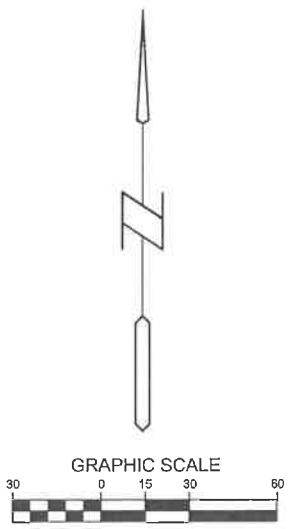


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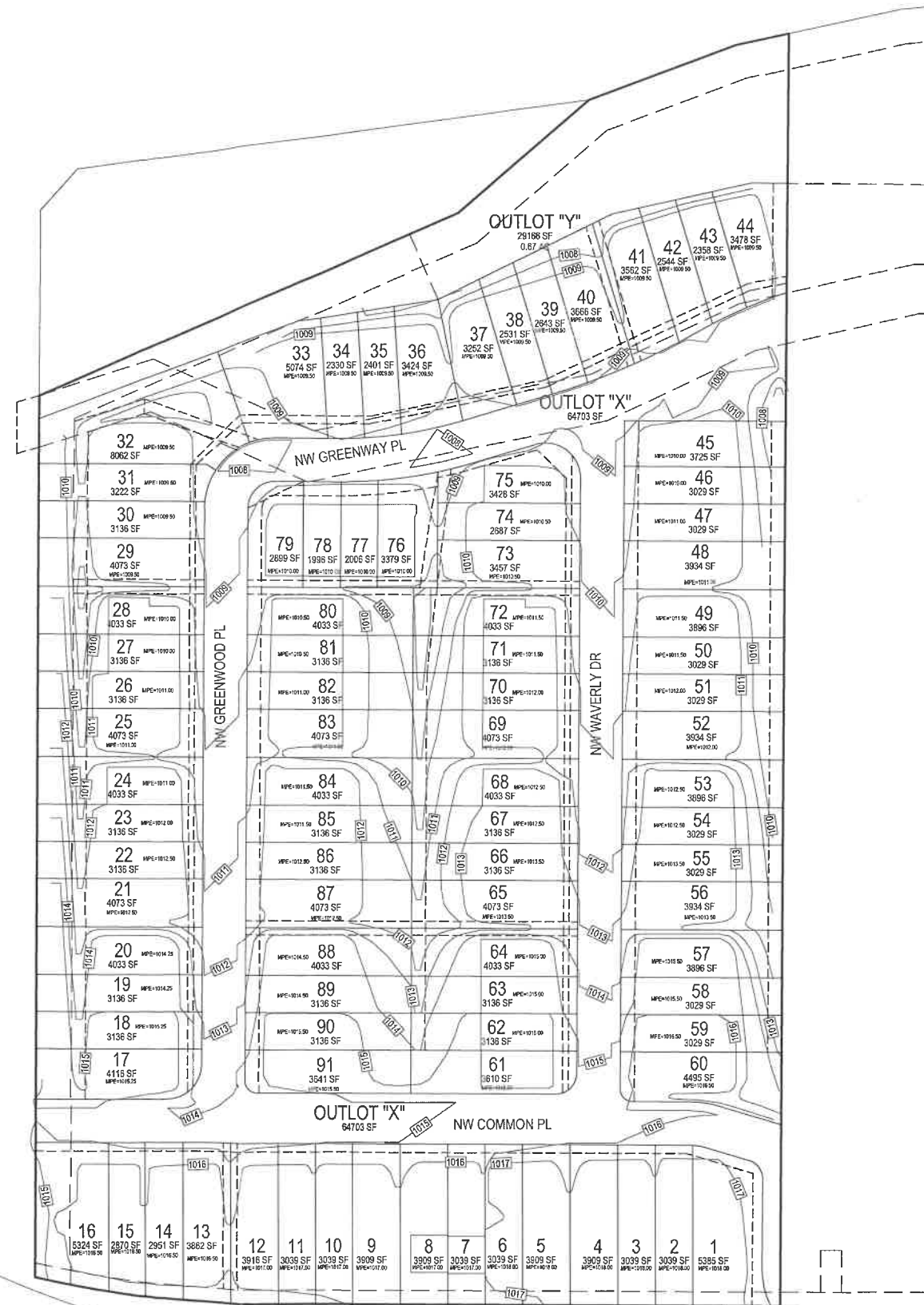
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**180300-2**

SHEET NUMBER:  
**5 OF 6**

# THE COMMONS AT GREENWAY PLAT 2 ELEVATION PLAN



**BENCHMARK:**  
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = NAVD88, GEOID 12A

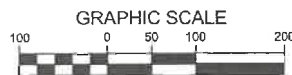
**SITE CONTROL:**  
NORTHING = 589154.38  
EASTING = 1538314.92  
ELEVATION = 1019.20  
DESCRIPTION: BURY BOLT ON HYDRANT LOCATED SOUTH OF N VENTURE DRIVE, SE OF YMCA BUILDING

**LEGEND:**

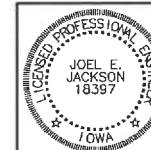
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JOEL E. JACKSON, P.E. 18397  
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