

FINAL PLAT OF WAUKEE MARKET PLACE PLAT 3

LOTS 1 & 2, WAUKEE MARKET PLACE PLAT 2
1090 E. HICKMAN ROAD & 150 SE ALICES ROAD, WAUKEE, IA 50263



Doc ID: 008283360012 Type: PLAT
Recorded: 12/04/2020 at 11:55:06 AM
Fee Amt: \$62.00 Page 1 of 12
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK **2020** PG **34546**

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 11/16/20
SIGNED: William O. Gaddis

SHEET INDEX
SHEET # SHEET TITLE
1 COVER
2 FINAL PLAT

APPLICANTS:
HURD WAUKEE 2 LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265

HURD WAUKEE 2 LLC
2000 FULLER RD
WEST DES MOINES IA 50265

**PROFESSIONAL
LAND SURVEYOR:**
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18301
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4084 EXT 21
FAX: 515-276-7084
EMAIL: GADDIS@CECLAC.COM

PROPRIETOR:
HURD WAUKEE 2 LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265

HURD WAUKEE 2 LLC
2000 FULLER RD
WEST DES MOINES IA 50265

PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS
ATTN: ED ARP
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4084 EXT 21
FAX: 515-276-7084
EMAIL: ARP@CECLAC.COM

LEGAL DESCRIPTION

LOTS 1 AND 2, WAUKEE MARKET PLACE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2018, PAGE 17411 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.00 ACRES MORE OR LESS.

INDEX LEGEND

COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	WAUKEE MARKET PLACE PLAT 2
LOTS:	1 & 2
PROPRIETOR (S):	HURD WAUKEE 2 LLC & HURD WAUKEE 2 LLC
REQUESTED BY:	HURD WAUKEE 2 LLC & HURD WAUKEE 2 LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS #18301
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322
RETURN TO:	

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF NE₄ OF SECTION 34-79-26 ASSUMED AS N89°37'30"E.

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
5. THIS PROPERTY IS SUBJECT TO CONTROLLED ACCESS RIGHTS AS RECORDED IN BOOK 1981, PAGE 11021 AT THE DALLAS COUNTY RECORDER'S OFFICE.
6. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE DETENTION POND(S) WITHIN EACH LOT.
7. THIS PROPERTY IS COVERED BY A BLANKET INGRESS/EGRESS EASEMENT RECORDED BOOK 2017, PAGE 1915 & BOOK 2014, PAGE 2594.

FLOOD ZONE

ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #18040C0355F MAP REVISED DECEMBER 7, 2018.
*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)



VICINITY SKETCH

NO SCALE

LAND AREA

125,392 S.F.
2.88 AC.

LAND USE

LARGE SCALE COMMERCIAL DISTRICT

ZONING/LAND USE

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY) ORDINANCE NO. 2390

BULK REGULATIONS

- FRONT YARD = 30 FEET
- SIDE YARD = 0 FEET
- SIDE YARD = 15 FEET / IF ADJACENT TO 'R' DISTRICT
- REAR YARD = 30 FEET

LEGEND

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. IWBUE GAP #18301 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- - - PROPOSED LOTS
- - - EASEMENT LINES
- - - BUILDING SETBACK LINES (BSL)
- - - CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.M. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: December 5, 2020
EXPIRES: December 31, 2022

DATE OF SURVEY: OCT. 21, 2020
SHEETS COVERED BY THIS DEED: SHEETS 1 - 2

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4084
EMAIL: GADDIS@CECLAC.COM



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com

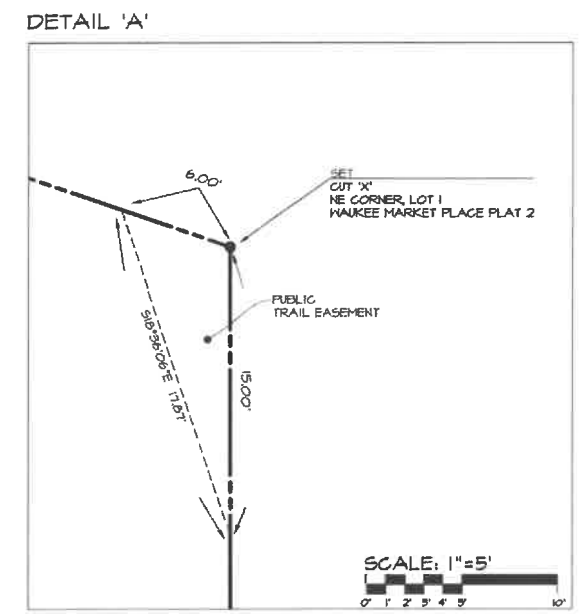
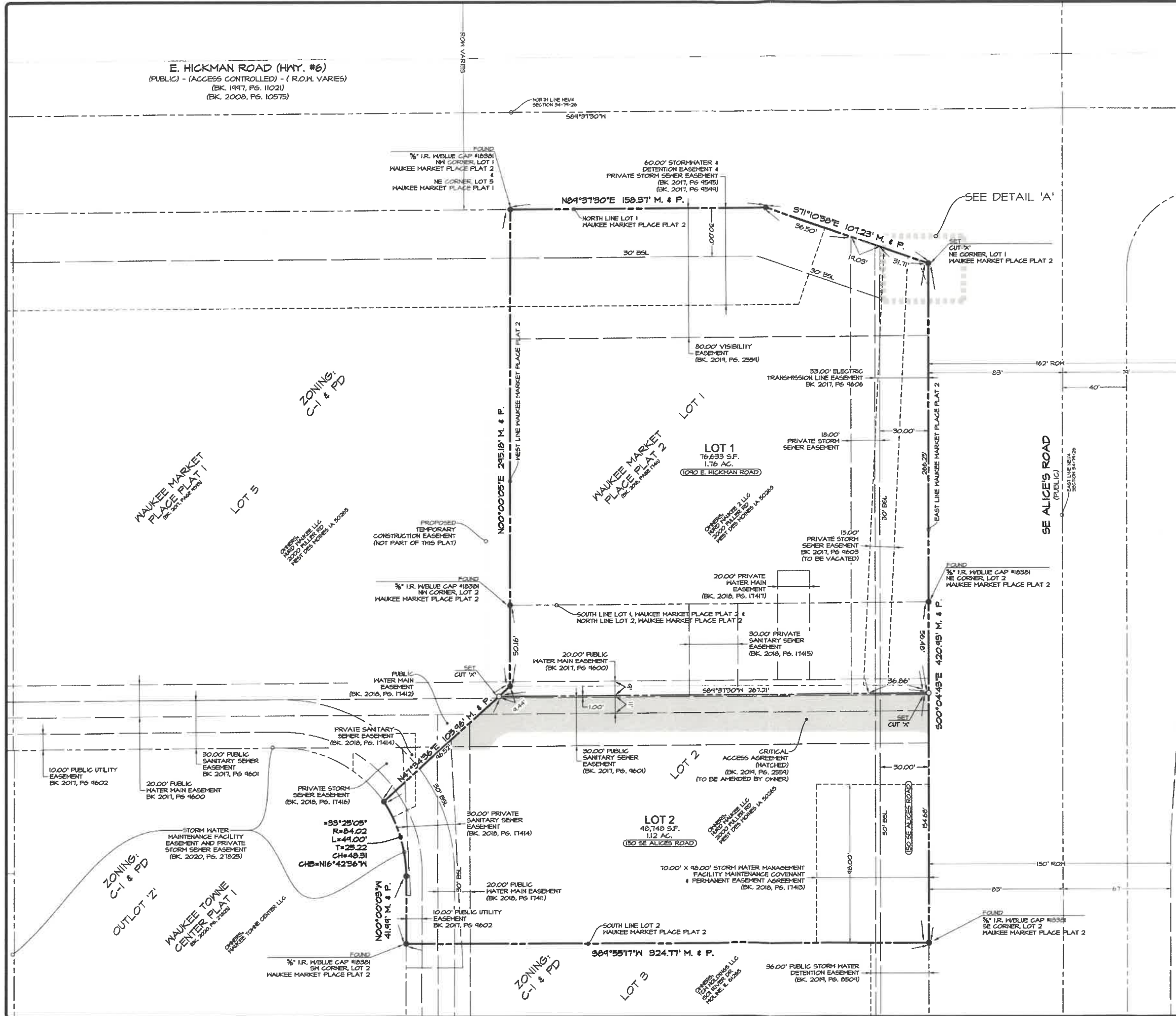
CEC

DATE	FINAL SUB	REVISIONS	COMMENTS
2020-10-08	6TH SUB - 2020-09-04	1	
2020-11-22	5TH SUB - 2019-11-22	2	
2020-11-12	4TH SUB - 2019-11-12	3	
2020-10-21	DATE OF SURVEY: OCT. 21, 2020	4	
2020-10-21	DESIGNED BY: ARP	5	
2020-10-21	DRAWN BY: JAG	6	

WAUKEE MARKET PLACE PLAT 3
1090 E. HICKMAN ROAD & 150 SE ALICES ROAD, WAUKEE, IA 50263

COVER

SHEET
1
OF 2
A-2084



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 • mail@cecinc.com

CEC

DATE:	DEC. 3, 2020
3RD SUB.:	NOV. 19, 2020
2ND SUB.:	OCT. 24, 2020
1ST SUB.:	OCT. 21, 2020
DATE OF SURVEY:	OCT. 21, 2020
DESIGNED BY:	ARP
DRAWN BY:	JMG

WAUKEE MARKET PLACE PLAT 3
 1040 E. HICKMAN ROAD & 150 SE ALICES ROAD, WAUKEE, IA 50263

FINAL PLAT

SHEET 2 OF 2
 A-2084