MAPLE GROVE PLACE

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

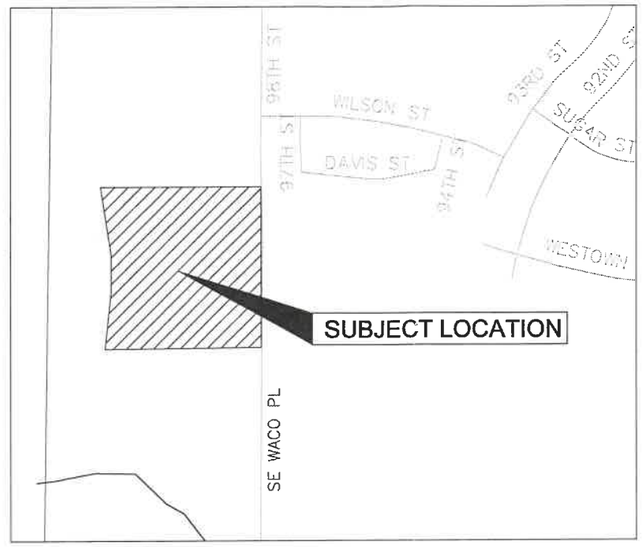
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES. COM
SURVEY LOCATED:
PT. NW1/4 SW1/4
SEC. 3-78-26
REQUESTED BY:
MAPLE GROVE PLACE, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

Doc ID: 008911960025 Type: PLAT
Recorded: 09/20/2022 at 11:07:34 AM
Fee Amt: $127.00 Page 1 of 25
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 20373

Slide G125-127

*ALL STREETS ARE PRIVATE

LOT	ADDRESS	LOT	ADDRESS
1	1395 SE QUINN DRIVE	58	2653 SE ZOEL LANE OR 1335 SE MENLO DRIVE
2	1385 SE QUINN DRIVE	59	2649 SE ZOEL LANE
3	1375 SE QUINN DRIVE	60	2643 SE ZOEL LANE
4	1365 SE QUINN DRIVE	61	2639 SE ZOEL LANE
5	1355 SE QUINN DRIVE	62	2633 SE ZOEL LANE
6	1345 SE QUINN DRIVE	63	2629 SE ZOEL LANE
7	1335 SE QUINN DRIVE	64	2623 SE ZOEL LANE
8	1325 SE QUINN DRIVE	65	2619 SE ZOEL LANE
9	1315 SE QUINN DRIVE	66	2613 SE ZOEL LANE 1320 SE QUINN DRIVE
10	1305 SE QUINN DRIVE	67	2614 SE ZOEL LANE OR 1290 SE QUINN DRIVE
11	1295 SE QUINN DRIVE	68	2620 SE ZOEL LANE
12	1285 SE QUINN DRIVE	69	2624 SE ZOEL LANE
13	1275 SE QUINN DRIVE	70	2630 SE ZOEL LANE
14	1265 SE QUINN DRIVE	71	2634 SE ZOEL LANE
15	2602 SE STEELE DRIVE	72	2640 SE ZOEL LANE
16	2606 SE STEELE DRIVE	73	2644 SE ZOEL LANE
17	2612 SE STEELE DRIVE	74	2650 SE ZOEL LANE
18	2616 SE STEELE DRIVE	75	2654 SE ZOEL LANE OR 1305 SE MENLO DRIVE
19	2622 SE STEELE DRIVE	76	2663 SE STEELE DRIVE
20	2626 SE STEELE DRIVE	77	2647 SE STEELE DRIVE
21	2632 SE STEELE DRIVE	78	2643 SE STEELE DRIVE
22	2636 SE STEELE DRIVE	79	2637 SE STEELE DRIVE
23	2642 SE STEELE DRIVE	80	2633 SE STEELE DRIVE
24	2646 SE STEELE DRIVE	81	2627 SE STEELE DRIVE
25	2652 SE STEELE DRIVE	82	2623 SE STEELE DRIVE
26	2656 SE STEELE DRIVE	83	2617 SE STEELE DRIVE OR 1270 SE QUINN DRIVE
27	2662 SE STEELE DRIVE		
28	2666 SE STEELE DRIVE		
29	1290 SE MENLO DRIVE		
30	1300 SE MENLO DRIVE		
31	1310 SE MENLO DRIVE		
32	1320 SE MENLO DRIVE		
33	1330 SE MENLO DRIVE		
34	1340 SE MENLO DRIVE		
35	1350 SE MENLO DRIVE		
36	1360 SE MENLO DRIVE		
37	1370 SE MENLO DRIVE		
38	1380 SE MENLO DRIVE		
39	1390 SE MENLO DRIVE		
40	1385 SE MENLO DRIVE OR 2651 SE HAWES LANE		
41	2645 SE HAWES LANE		
42	2641 SE HAWES LANE		
43	2635 SE HAWES LANE		
44	2631 SE HAWES LANE		
45	2625 SE HAWES LANE		
46	2621 SE HAWES LANE		
47	2615 SE HAWES LANE		
48	2611 SE HAWES LANE OR 1380 SE QUINN DRIVE		
49	2612 SE HAWES LANE OR 1340 SE QUINN DRIVE		
50	2616 SE HAWES LANE		
51	2622 SE HAWES LANE		
52	2626 SE HAWES LANE		
53	2632 SE HAWES LANE		
54	2636 SE HAWES LANE		
55	2642 SE HAWES LANE		
56	2646 SE HAWES LANE		
57	2652 SE HAWES LANE OR 1345 SE MENLO DRIVE		



FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 05/02/2022
SIGNED: [signature]

PLAT DESCRIPTION

PARCEL "B" OF THE AMENDED SURVEY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., CITY OF WAUKEE, AS SHOWN IN BOOK 2009 AT PAGE 20329 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA EXCEPT PARCEL 19-13 AS RECORDED IN BOOK 2019, PAGE 2401 OF THE DALLAS COUNTY RECORDER'S OFFICE.

AND

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION THREE (3), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL "A" OF THE SURVEY RECORDED IN BOOK 2009, PAGE 18393 AND EXCEPT PARCEL "B" OF THE AMENDED SURVEY RECORDED IN BOOK 2009, PAGE 20329 AND EXCEPT PARCEL 19-13 AS RECORDED IN BOOK 2019, PAGE 2401 OF THE DALLAS COUNTY RECORDER'S OFFICE.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

OWNER

MAPLE GROVE PLACE LLC
PO BOX 373
JOHNSTON IA, 50131

SITE AREA

18.20 ACRES (792,854 SF)

DATE OF SURVEY

MARCH 24, 2022

BULK REGULATIONS AND SETBACKS

FRONT YARD SETBACK (ALONG SE WACO PLACE) = 30'
FRONT YARD FROM PRIVATE DRIVE AND OR SIDEWALK = 20'
SIDE YARD SETBACK = 10' MIN. (5' EACH SIDE)
REAR YARD SETBACK = 35' MIN.
MINIMUM VILLA LOT WIDTH = 43'
MINIMUM ROW HOUSE LOT WIDTH = 27'
MAXIMUM ROW HOUSE UNITS = 6

NOTES

1. OUTLOT X IS A DETENTION BASIN EASEMENT IN ITS ENTIRETY AND IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO MAINTAIN.
2. LANDSCAPE BUFFER EASEMENT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO MAINTAIN.
3. STREET LOT A TO BE DEDICATED TO THE CITY OF WAUKEE.
4. ALL STREETS ARE PRIVATE EXCEPT SE WACO PLACE.

LINE TABLE

LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION
L1	38.84	S89° 32' 30"E	L23	50.34	S13° 17' 59"E
L2	19.00	N06° 31' 24"W	L24	50.36	N13° 22' 56"W
L3	6.20	N06° 33' 55"W	L25	51.88	S22° 01' 39"E
L4	19.00	N06° 31' 24"W	L26	51.86	N21° 56' 50"W
L5	6.20	N06° 33' 55"W	L27	21.14	S83° 26' 36"W
L6	14.86	N83° 26' 05"E	L28	33.20	N25° 24' 01"W
L7	4.88	N39° 11' 38"W	L29	20.00	N64° 35' 59"E
L8	34.93	N58° 06' 45"W	L30	40.04	S25° 24' 01"E
L9	15.14	N83° 26' 05"E	L31	20.27	S89° 32' 30"E
L10	30.00	N83° 26' 05"E	L32	27.23	N08° 54' 47"W
L11	30.00	S83° 26' 05"W	L33	20.00	N81° 05' 13"E
L12	40.00	N06° 33' 55"W	L34	30.53	S08° 54' 47"E
L13	65.00	S06° 33' 55"E	L35	35.30	N35° 26' 37"E
L14	50.00	N06° 33' 55"W	L36	20.00	S54° 33' 23"E
L15	15.00	N06° 33' 55"W	L37	27.00	S35° 26' 37"W
L16	51.35	N19° 45' 02"W	L38	10.18	N16° 40' 50"E
L17	51.37	S19° 49' 58"E	L39	36.45	N86° 40' 00"E
L18	57.40	S33° 23' 28"E	L40	51.11	S86° 40' 00"W
L19	57.07	N33° 32' 58"W	L41	10.18	S18° 40' 50"W
L20	50.00	S00° 27' 30"W	L42	18.00	N06° 37' 21"W
L21	50.00	N00° 27' 30"E	L43	35.00	N00° 01' 37"E
L22	70.48	N83° 47' 10"E	L44	33.90	S06° 37' 21"E
			L45	8.99	N15° 11' 38"W
			L46	6.71	S15° 11' 38"E
			L47	27.48	N26° 48' 07"W
			L48	5.04	N00° 27' 30"E
			L49	30.22	N83° 29' 20"E
			L50	15.11	S00° 27' 30"W
			L51	28.52	N52° 36' 49"W

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	5°00'23"	825.00'	72.09'	36.07'	S87°10'47"W 72.07'
C2	1°14'31"	825.00'	17.88'	8.94'	S84°03'20"W 17.88'
C3	90°00'00"	12.50'	19.63'	12.50'	N51°33'55"W 17.88'
C4	5°35'25"	475.00'	46.34'	23.19'	S3°46'13"E 46.33'
C5	1°26'00"	475.00'	11.88'	5.94'	S0°15'30"E 11.88'
C6	7°35'01"	165.00'	21.84'	10.94'	S3°20'01"E 21.82'
C7	16°06'13"	165.00'	46.47'	23.39'	S15°11'36"E 46.32'
C8	16°02'03"	165.00'	46.18'	23.24'	S31°16'46"E 46.02'
C9	16°02'03"	165.00'	46.18'	23.24'	S47°18'49"E 46.02'
C10	19°29'56"	165.00'	56.16'	28.35'	S65°04'50"E 55.88'
C11	21°41'34"	165.00'	62.47'	31.61'	S85°40'37"E 62.10'
C12	1°18'47"	775.00'	17.76'	8.88'	N84°07'59"E 17.76'
C13	4°24'04"	775.00'	59.53'	29.78'	N86°59'25"E 59.52'
C14	1°16'03"	775.00'	17.14'	8.57'	N89°49'28"E 17.14'
C15	4°40'57"	825.00'	67.42'	33.73'	S88°07'01"W 67.40'
C16	89°54'36"	12.50'	19.62'	12.48'	N49°16'09"W 17.66'
C17	4°46'21"	475.00'	39.56'	19.79'	N1°55'41"W 39.55'
C18	1°37'45"	795.00'	22.60'	11.30'	N0°21'23"W 22.60'
C19	87°46'43"	12.50'	19.15'	12.02'	N39°32'43"E 17.33'
C20	6°11'54"	775.00'	83.84'	41.96'	N86°32'02"E 83.80'
C21	3°10'23"	795.00'	44.03'	22.02'	N2°45'27"W 44.02'
C22	4°24'14"	525.00'	40.35'	20.19'	S2°20'56"E 40.34'
C23	88°01'38"	12.50'	19.20'	12.08'	S39°27'47"W 17.37'
C24	0°38'18"	525.00'	5.54'	2.77'	S0°09'20"W 5.54'
C25	0°07'50"	745.00'	1.70'	0.85'	S0°23'35"W 1.70'
C26	92°26'56"	12.50'	20.17'	13.05'	S50°20'27"E 18.05'
C27	4°26'39"	745.00'	57.78'	28.91'	S1°53'40"E 57.77'
C28	91°26'51"	12.50'	19.95'	12.82'	N50°47'59"W 17.90'
C29	3°47'19"	745.00'	49.26'	24.64'	N3°10'54"W 49.25'
C30	1°44'44"	745.00'	22.70'	11.35'	N0°24'52"W 22.70'
C31	3°41'07"	525.00'	33.77'	16.89'	N1°23'04"W 33.76'
C32	86°39'43"	12.50'	18.91'	11.79'	N40°06'14"E 17.16'
C33	2°52'14"	795.00'	38.83'	19.92'	S3°46'31"E 39.83'
C34	88°41'13"	12.50'	19.35'	12.22'	S39°07'59"W 17.47'
C35	9°28'25"	115.00'	19.01'	9.53'	S88°12'48"W 18.99'
C36	2°47'53"	795.00'	38.82'	19.42'	S0°56'27"E 38.82'
C37	93°52'49"	12.50'	20.48'	13.38'	S49°37'31"E 18.27'
C38	3°08'36"	475.00'	26.06'	13.03'	S1°06'48"E 26.06'
C39	78°44'52"	115.00'	158.06'	94.37'	N47°40'33"W 145.91'
C40	8°45'37"	115.00'	17.58'	8.81'	N3°55'19"W 17.57'
C41	82°58'35"	12.50'	18.10'	11.05'	N41°56'47"E 16.56'
C42	6°58'54"	800.00'	97.48'	48.80'	S86°58'03"W 97.42'
C43	96°58'54"	140.00'	236.97'	158.19'	N48°01'57"W 209.68'
C44	7°01'25"	500.00'	61.29'	30.68'	N3°03'13"W 61.25'
C45	7°01'25"	800.00'	98.07'	49.09'	N86°58'47"E 98.01'
C46	6°58'54"	770.00'	93.83'	46.97'	N3°01'57"W 93.77'
C47	7°01'25"	500.00'	61.29'	30.68'	N3°03'13"W 61.25'
C48	6°58'54"	500.00'	60.93'	30.50'	N3°01'57"W 60.89'
C49	7°01'25"	770.00'	94.39'	47.25'	N3°03'13"W 94.33'
C50	4°32'55"	115.00'	9.13'	4.57'	N84°46'32"W 9.13'
C51	10°48'17"	115.00'	21.69'	10.88'	N77°05'56"W 21.65'
C52	84°41'50"	22.50'	25.41'	14.25'	N51°01'45"E 24.08'
C53	67°59'11"	22.50'	26.70'	15.17'	N52°40'25"E 25.16'
C54	71°29'50"	7.50'	9.36'	5.40'	N50°55'05"E 8.78'
C55	5°12'38"	165.00'	15.01'	7.51'	S74°49'50"E 15.00'
C56	71°29'50"	22.50'	28.08'	16.20'	S50°55'05"W 26.29'
C57	67°59'11"	7.50'	8.90'	5.06'	S52°40'25"W 8.39'
C58	84°41'50"	37.50'	42.34'	23.75'	S51°01'45"W 40.13'
C59	10°25'55"	165.00'	30.04'	15.06'	S74°49'50"E 30.00'
C60	2°35'22"	775.00'	35.03'	17.52'	S88°20'18"W 35.02'
C61	0°44'27"	775.00'	10.02'	5.01'	S86°43'38"W 10.02'
C62	0°41'41"	825.00'	10.00'	5.00'	N84°40'36"E 10.00'
C63	3°36'32"	775.00'	48.81'	24.42'	N85°14'21"E 48.81'
C64	9°35'13"	110.00'	18.41'	9.22'	N88°16'12"E 18.38'
C65	4°00'37"	740.00'	51.79'	25.91'	N1°40'42"W 51.78'
C66	3°51'13"	165.00'	11.10'	5.55'	S85°24'12"W 11.10'

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊠	⊡
Yellow Plastic Cap	YPC	
Orange Plastic Cap	OPC	
Measured Bearing & Distance	M	
Recorded As	R	

Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
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.

Erin D. Griffin, PLS 7/20/22
Date

License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheets 1 to 3, of 3

MARK	REVISION	DATE	BY
4	REVISED P.U.E. PER MID AMERICAN	6-22-22	JWM
3	REVISED P.U.E. PER MID AMERICAN	5-31-22	JWM
2	REVISED AS PER CITY COMMENTS	5-02-22	AJD
1	REVISED AS PER CITY COMMENTS	4-19-22	AJD

Engineer: Checked By: EDG
Scale: 1" = 51'
Technician: AJD Date: 03-23-2022
T-R-S: T78-R26W-3
Project No: 116.0698.01
Sheet 1 of 3

WAUKEE, IA

MAPLE GROVE PLACE
FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 116.0698.01
Sheet 1 of 3

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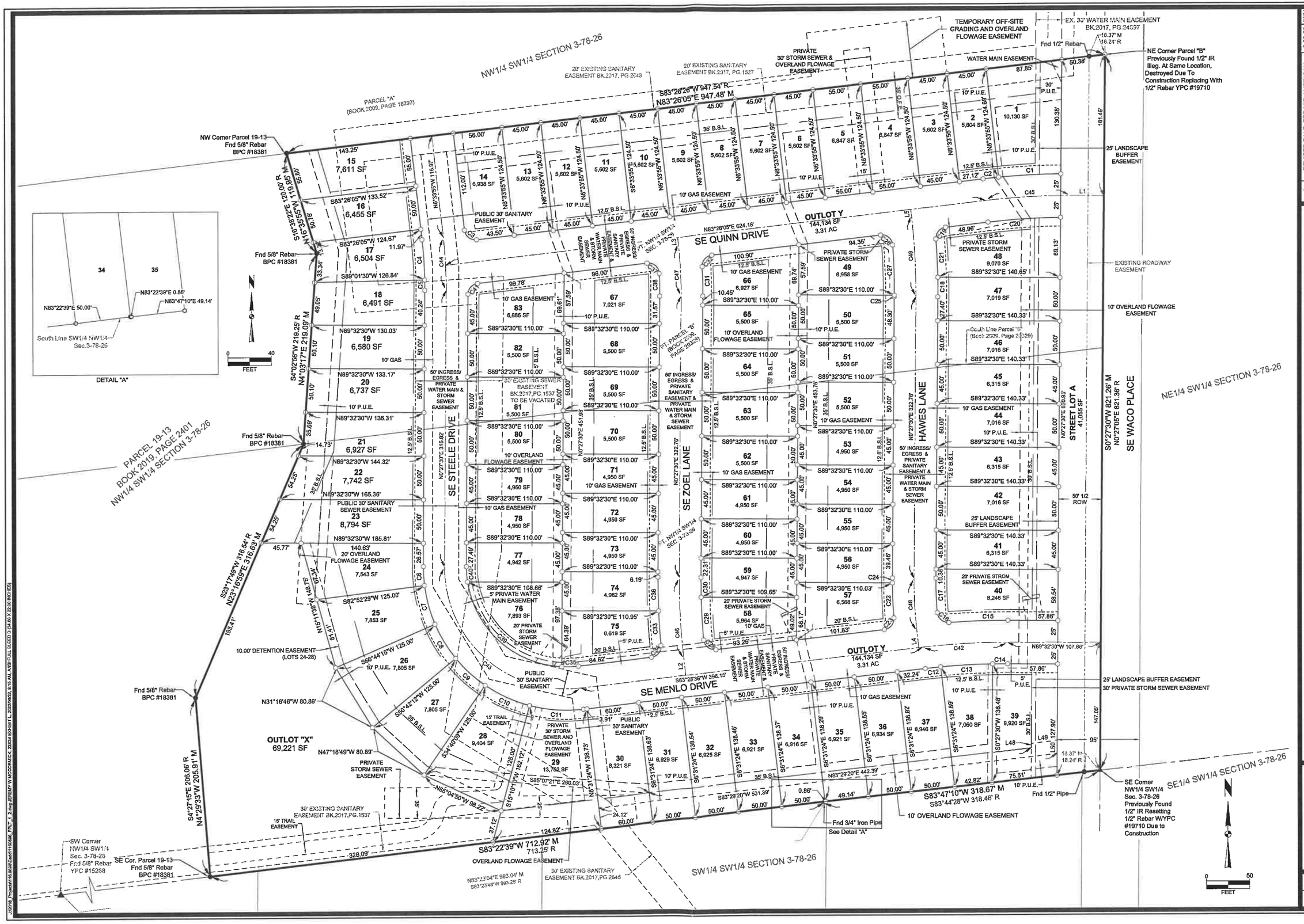


MARK	REVISION	DATE	BY
4	REVISED P.U.E. PER MID AMERICAN	6-22-22	JWM
3	REVISED P.U.E. PER MID AMERICAN	5-31-22	JWM
2	REVISED AS PER CITY COMMENTS	5-02-22	AJD
1	REVISED AS PER CITY COMMENTS	4-19-22	AJD

Engineer: Checked By: EDG Scale: 1" = 50'
Technician: AJD Date: 03-23-2022 T-R-S: T78N-R26W-3
Project No: 116.0698.01

Sheet 2 of 3

WAUKEE, IA

MAPLE GROVE PLACE

FINAL PLAT

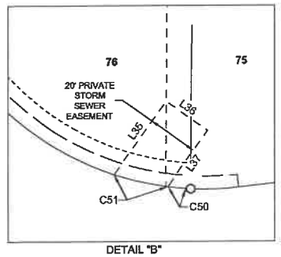
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 116.0698.01

Sheet 2 of 3



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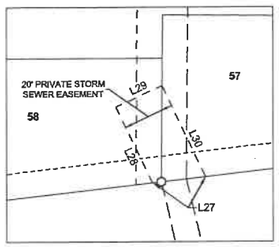

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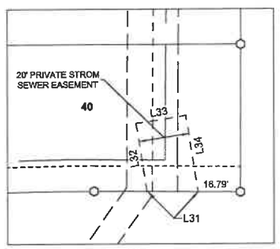

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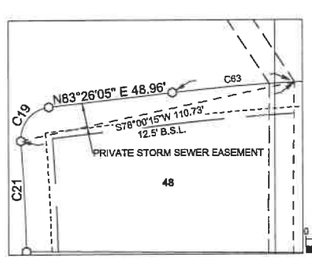

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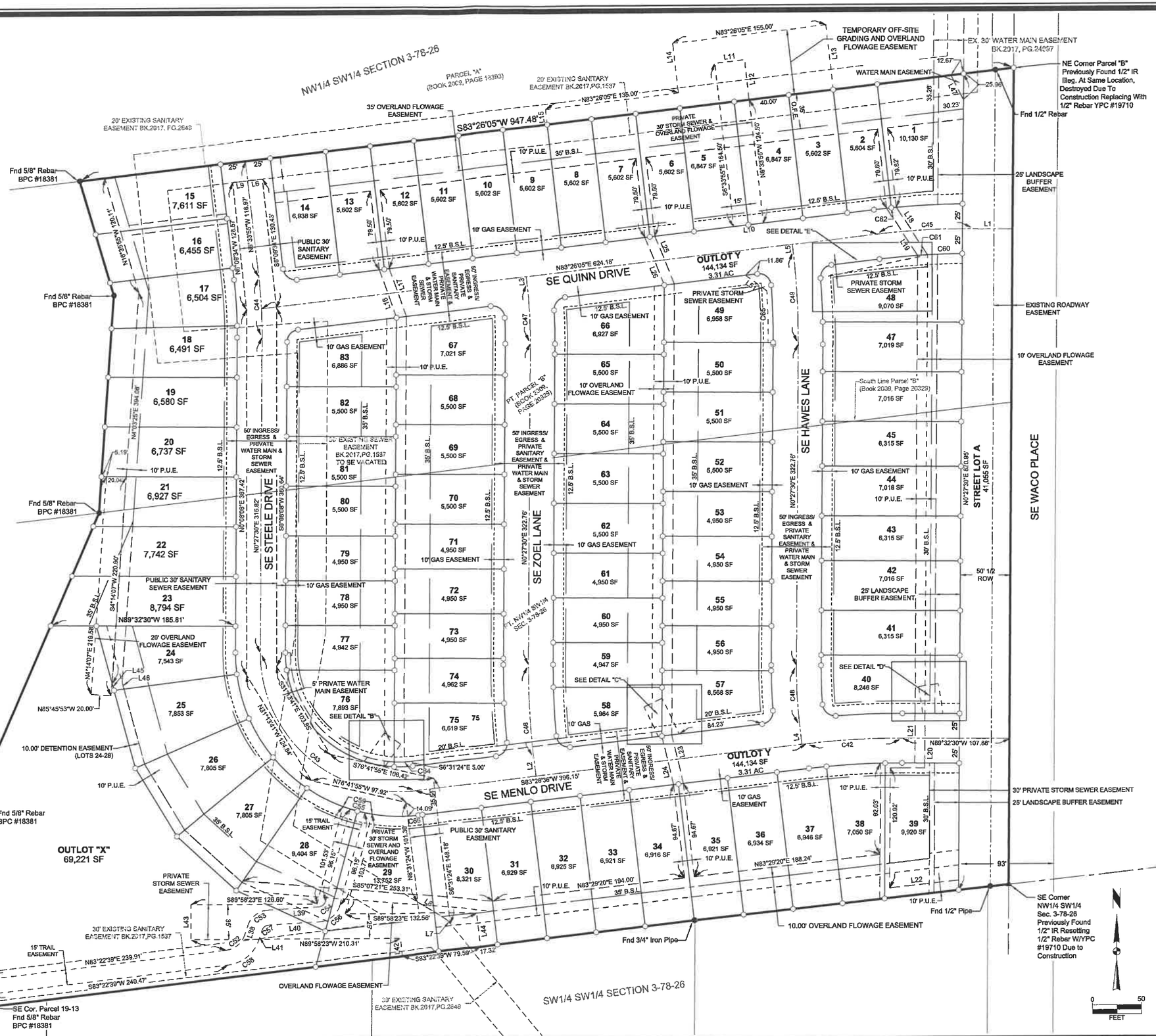

MARK	REVISION	DATE	BY
4	REVISED P.U.E. AS PER MID AMERICAN	8-22-22	JWM
3	REVISED P.U.E. AS PER MID AMERICAN	5-31-22	JWM
2	REVISED AS PER CITY COMMENTS	5-02-22	AJD
1	REVISED AS PER CITY COMMENTS	4-19-22	AJD

Engineer: Checked By: EDG Scale: 1" = 50'

Technician: AJD Date: 03-23-2022 T-R-S: T78N-R26W-3

Project No: 116.0698.01

Sheet 3 of 3

MAPLE GROVE PLACE

FINAL PLAT (EASEMENT DIMENSIONS NOT SHOWN ON SHEET 1) WAUKEE, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 116.0698.01

Sheet 3 of 3