

FINAL PLAT

APPROVED BY *Waukeke City Council*

DATE *10/20/14*

SIGNED *Bradley R. Geater*

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS. MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

WILLOW PINES PLAT 1 FINAL PLAT WAUKEE, IOWA

OWNER / APPLICANT

WILLOW PINES, LLC
1213 PARK HILL DRIVE
NORWALK, IA 50211
(515)380-5063
dvlbrght2@aol.com
ATTN: DAVID ALBRIGHT

ENGINEER/SURVEYOR

MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
cschafbuch@mcclurells.com
ATTN: CASEY SCHAFBUCH

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER N01°14'33"E, 985.36 FEET TO THE SOUTH LINE OF LOT 1 OF JACOBSEN ACRES; THENCE ALONG SAID SOUTH LINE S83°09'43"W, 1316.67 FEET; THENCE S01°10'25"W, 971.58 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; N83°45'01"E, 1313.65 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 29.27 ACRES, INCLUDING ROAD RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES

- 1) LOTS A, B, C, AND D IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY. LOT E IS TO BE DEDICATED TO CITY FOR PARK LAND USE.
- 2) OUTLOTS W, X, Y, AND Z ARE TO BE MAINTAINED BY THE POND OWNERS ASSOCIATION - LOTS 8 THRU 14 ARE ASSOCIATED WITH THE POND OWNERS ASSOCIATION
- 3) BENCHMARK ELEVATION: 1007.34' (LOCATION SHOWN ON PLAT) - SOUTH BOLT OF 36 INCH EXTENSION PLATE ON WATEROUS FIRE HYDRANT
- 4) 5 FOOT PUBLIC SIDEWALK INSTALLATION REQUIRED ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT
- 5) A FUTURE 5 FOOT SIDEWALK WILL BE INSTALLED ALONG THE WEST SIDE OF UTE AVENUE ADJACENT TO LOTS 1, 33-39 AT THE TIME OF UTE AVENUE IS IMPROVED
- 6) REQUIRED PLANTINGS IN THE PROPOSED LANDSCAPE BUFFER EASEMENT ACROSS LOTS 1, 33-39 TO BE MAINTAINED BY THE POND OWNERS ASSOCIATION
- 7) THE 35 FOOT CONTINUOUS SEPTIC FIELD EASEMENT ACROSS THE SOUTH 35 OF WILLOW PINES PLATS 1 & 2 IS TO BE ABANDONED

ZONING

PROPOSED - R-1 SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK: 30 FEET MINIMUM
SIDE YARD SETBACK: 15 FEET MINIMUM
- MINIMUM 7 FEET ON 1 SIDE
REAR YARD SETBACK: 30 FEET MINIMUM

LEGEND

- SETBACKS
- - - EASEMENTS
- EXISTING PROPERTY LINES
- PROPERTY LINES
- PLAT BOUNDARY

DATE SURVEYED: SEPTEMBER 1, 2014.

CORNERS FOUND:

▲ - SECTION COR. (AS NOTED)

● - IRON PIN YPC #11804 (UNLESS NOTED OTHERWISE)

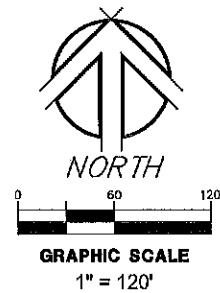
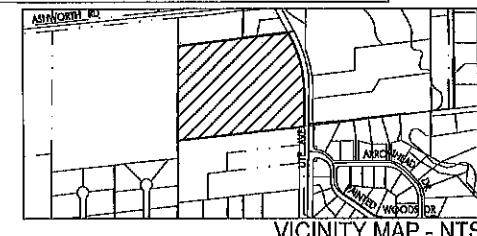
CORNERS SET:

○ - 1/2" REBAR & OPC #19828

PUE - PUBLIC UTILITY EASEMENT

SWFE - SURFACE WATER FLOWAGE EASE

1001 - LOT ADDRESSES

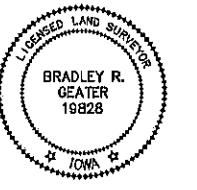


building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEATER, PLS
NO. 19828

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:
2 PAGES

**WILLOW PINES
PLAT 1 FINAL PLAT**

WAUKEE, IOWA
2213008
07/09/2014

REVISIONS
08/13/2014
10/07/2014
10/20/2014
11/10/2014

ENGINEER: C.SCHAFBUCH
DRAWN BY: P.SHELQUIST
CHECKED BY: B.GEATER
FIELD BOOK NO.:
DRAWING NO.: FP-01
SHEET NO.: 01/02

Craig and Fran
Wierson

Joseph & Jane
Levalley

Amy and Matthew
Brown

Jared Nielsen &
Hillary Hatt

Mark and Diane Faust

Line #	Direction	Length
L1	N89°10'00"W	26.23
L2	S20°27'00"W	68.27
L3	N8°43'00"W	23.87
L4	S8°43'00"E	23.97
L5	N88°48'00"W	45.20
L6	S43°47'30"E	45.51
L7	N40°12'30"E	49.48
L8	N88°48'00"W	69.70
L9	S69°49'00"E	66.67
L10	N1°48'50"W	9.25
L11	N11°06'00"E	25.44
L12	N11°06'00"E	57.33
L13	N11°06'00"E	23.90
L14	N2°04'00"W	72.46
L15	N2°04'00"W	8.85
L16	N2°04'00"W	76.48
L17	N16°08'10"W	13.84
L18	N16°08'10"W	82.55
L19	N16°08'10"W	23.40
L20	N16°08'10"W	82.83
L21	N16°08'10"W	28.14

Curve #	Length	Radius	Delta	Chd B	Chd L
C01	82.87	1060.33	5°18'29"	N28°02'24"W	82.88
C02	10.71	1060.33	1°02'43"	N24°28'20"W	10.71
C03	43.38	25.13	90°55'29"	N29°28'07"E	38.20
C04	13.81	448.18	1°32'01"	N05°57'58"E	12.91
C05	51.66	448.18	8°38'48"	N09°09'23"E	61.67
C06	36.27	23.00	90°00'00"	N01°43'00"W	36.26
C07	81.27	591.70	5°33'59"	N08°49'56"W	81.26
C08	48.01	839.80	5°23'07"	S12°38'33"E	48.00
C09	45.17	420.00	8°17'54"	N11°30'52"W	45.16
C10	119.01	420.00	18°21'29"	N09°00'48"E	119.00
C11	20.81	25.00	47°12'48"	N01°06'30"E	20.80
C12	83.80	59.00	69°22'41"	S22°42'04"W	80.45
C13	33.29	59.00	64°45'28"	S42°11'56"E	30.96
C14	57.34	59.00	59°48'08"	N09°05'17"E	54.87
C15	57.65	59.00	59°53'08"	N17°18'38"E	55.05
C16	28.17	59.00	70°46'37"	N25°51'14"W	28.63
C17	23.81	25.00	47°14'01"	S16°17'32"E	23.80
C18	12.48	480.00	1°28'47"	S7°29'03"W	12.48
C19	75.18	480.00	6°58'28"	S21°12'17"W	75.11
C20	75.18	480.00	6°58'28"	S19°30'07"E	75.11
C21	27.04	480.00	5°15'59"	S19°47'00"E	27.03
C22	41.23	770.00	3°04'28"	S12°47'42"E	41.23
C23	61.03	770.00	4°37'36"	S8°58'18"E	61.01
C24	36.27	25.00	90°00'00"	S38°16'14"W	36.26
C25	36.27	25.00	87°55'53"	N02°44'40"W	34.72
C26	68.54	280.00	12°58'15"	N16°30'20"W	68.53
C27	6.83	820.00	0°41'27"	N20°53'26"W	6.83
C28	68.42	820.00	0°18'54"	N17°23'18"W	68.37
C29	68.42	820.00	0°18'54"	N11°04'14"W	68.37
C30	68.42	820.00	0°18'54"	N4°48'11"W	68.37
C31	38.76	820.00	2°42'31"	N0°42'33"W	38.75
C32	20.68	25.00	47°33'09"	N24°48'14"E	20.69
C33	67.80	56.00	68°49'41"	S19°06'06"W	65.01
C34	67.38	56.00	68°58'22"	S38°42'59"E	64.82
C35	55.91	56.00	67°57'44"	N17°30'00"E	61.62
C36	20.81	25.00	47°14'01"	S67°33'19"W	20.80
C37	38.30	25.00	90°04'20"	N03°47'37"W	38.36
C38	38.34	25.00	89°58'40"	N49°12'23"E	35.33
C39	38.35	25.00	89°59'29"	S43°51'27"E	35.34
C40	36.74	88.02	2°18'59"	S6°02'06"E	35.70
C41	83.61	88.27	0°24'41"	S3°38'06"E	83.59
C42	83.42	88.78	0°24'29"	S9°22'26"E	83.39
C43	88.84	92.27	0°31'59"	S14°56'45"E	88.80
C44	51.54	80.15	3°14'09"	S19°33'48"E	51.53
C45	43.45	229.65	1°11'24"	S15°36'03"E	43.36
C46	40.87	25.00	69°12'31"	S36°40'39"W	38.33
C47	66.06	539.60	7°08'11"	S29°42'31"W	66.06
C48	22.94	539.60	2°22'29"	S74°59'43"W	22.93
C49	37.83	25.02	89°51'06"	N82°33'39"W	34.40
C50	10.35	103.85	0°34'29"	N18°59'17"W	10.35
C51	66.80	103.85	0°31'53"	N16°59'07"W	66.59
C52	106.77	139.88	4°31'34"	N12°18'57"W	106.74
C53	65.34	128.54	4°38'04"	N7°29'28"W	65.33
C54	91.59	129.67	4°24'07"	N3°01'23"W	91.48
C55	46.28	124.42	2°06'53"	N0°17'02"E	46.25

Phillips-Hamilton Inc.

Kay Jacobsen-Grisby



McCLURE
ENGINEERING CO.
building strong communities.

1360 NW 121st Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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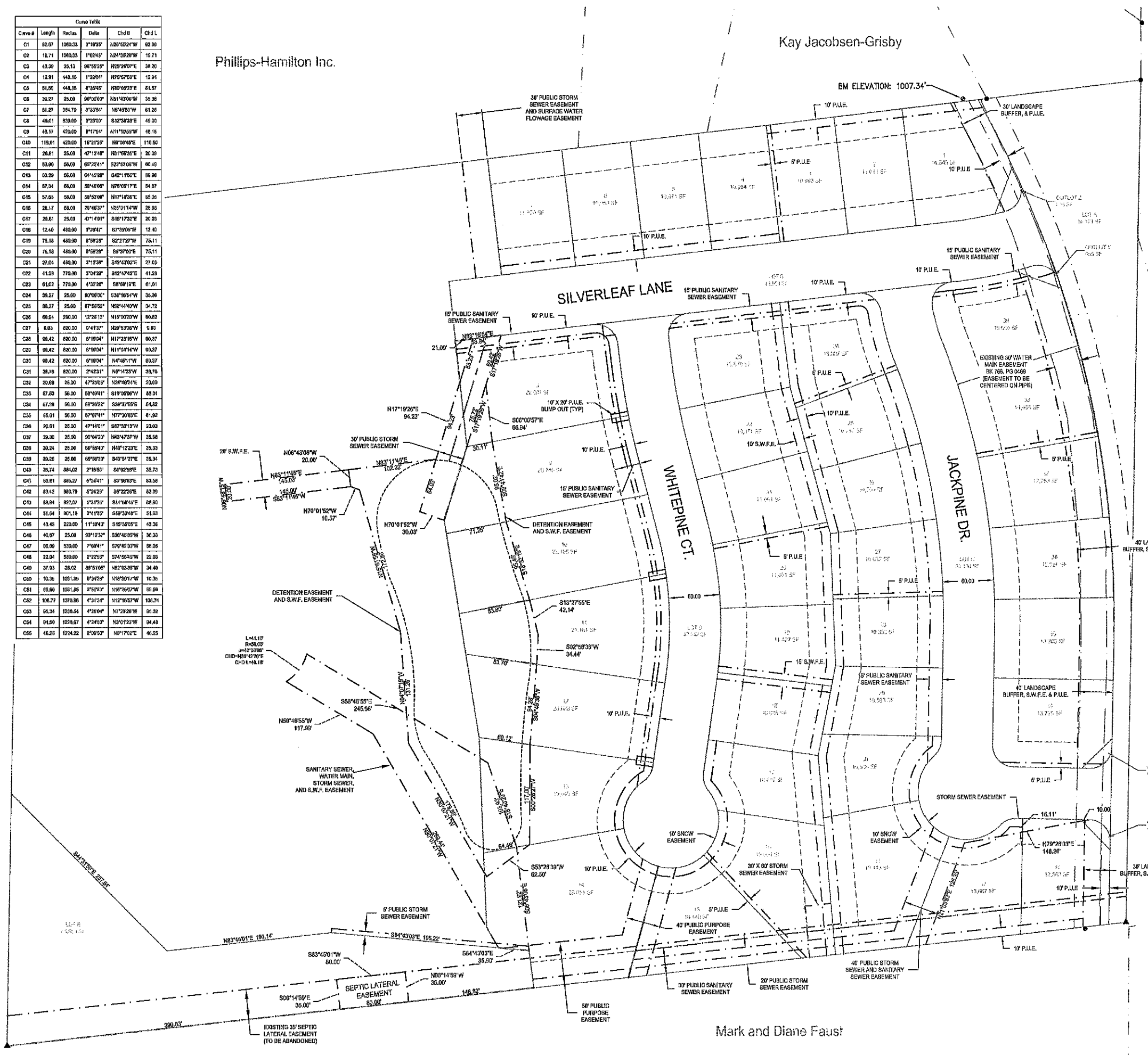
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Phillips-Hamilton Inc.



Joseph & Jane Levalley

Amy and Matthew Brown

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REVISIONS
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ENGINEER
C.SCHAFBUCH
CHECKED BY
B.GEATER
DRAWING NO.
FP-01

DRAWN BY
P.SHELQUIST
FIELD BOOK NO.
-
SHEET NO.
02/02

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