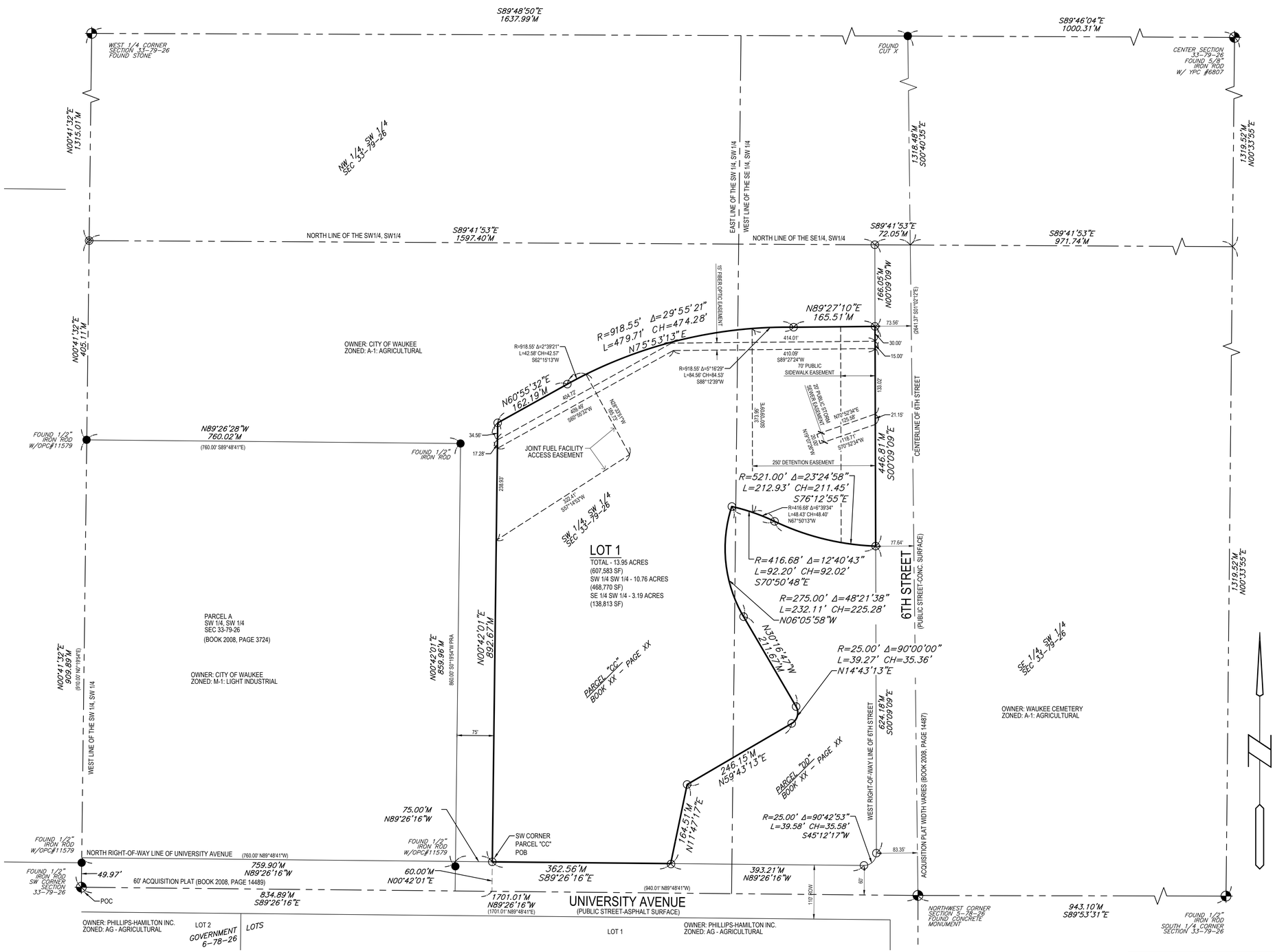
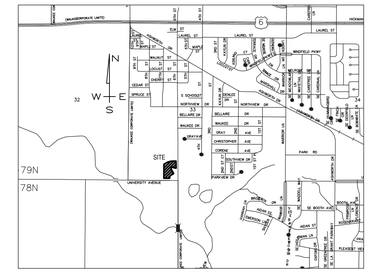
WAUKEE TRANSPORTATION FACILITY

PLAT No.1





VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION: PARCEL "CC"
BOOK XX - PAGE XX

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE S89°26'16"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 834.89 FEET; THENCE N00°42'01"E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°42'01"E, A DISTANCE OF 892.67 FEET; THENCE N60°55'32"E, A DISTANCE OF 162.19 FEET; THENCE NORTHEASTERLY ALONG A 918.55 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 479.71 FEET, SAID CURVE HAVING A CHORD BEARING OF N75°53'13"E AND A CHORD LENGTH OF 474.28 FEET; THENCE N89°27'10"E, A DISTANCE OF 165.51 FEET TO THE WEST RIGHT OF WAY LINE OF 6TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°09'09"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 446.81 FEET; THENCE NORTHWESTERLY ALONG A 521.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 212.93 FEET, SAID CURVE HAVING A CHORD BEARING OF N76°12'55"W AND A CHORD LENGTH OF 211.45 FEET; THENCE NORTHWESTERLY ALONG A 416.68 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 92.20 FEET, SAID CURVE HAVING A CHORD BEARING OF N70°50'48"W AND A CHORD LENGTH OF 92.02 FEET; THENCE SOUTHEASTERLY ALONG A 275.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 232.11 FEET, SAID CURVE HAVING A CHORD BEARING OF S06°05'58"E AND A CHORD LENGTH OF 225.28 FEET; THENCE S30°16'47"E, A DISTANCE OF 211.67 FEET; THENCE SOUTHWESTERLY ALONG A 25.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 39.27 FEET, SAID CURVE HAVING A CHORD BEARING OF S14°43'13"W AND A CHORD LENGTH OF 35.36 FEET; THENCE S59°43'13"W, A DISTANCE OF 246.15 FEET; THENCE S11°47'17"W, A DISTANCE OF 164.51 FEET; THENCE N89°26'16"W, A DISTANCE OF 362.56 FEET, TO THE POINT OF BEGINNING .

TRACT CONTAINS 13.95 ACRES.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:
605 UNIVERSITY AVE
WAUKEE, IA 50263

OWNER:
CITY OF WAUKEE, IOWA
230 W HICKMAN ROAD
WAUKEE, IOWA 50263

ZONING:
M-1: LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS:
FRONT YARD = 30 FEET
SIDE YARD = NONE, EXCEPT ADJACENT TO R OR C-1 THEN 25 FEET
REAR YARD = 30 FEET
MAX. HEIGHT = 45 FEET
MAX. STORIES = 3

PREPARED FOR:
CITY OF WAUKEE, IOWA
230 W HICKMAN ROAD
WAUKEE, IOWA 50263

PREPARED BY:
BISHOP ENGINEERING
ATTN: LARRY HYLER
3501 104TH ST
URBANDALE, IA 50322
PH: (515) 276-0467

LEGEND:
- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775
- SECTION CORNER - AS NOTED
- M MEASURED DISTANCE
- ( ) RECORDED DISTANCE
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- OPC ORANGE PLASTIC CAP

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.

GRAPHIC SCALE
100 0 50 100 200

LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER, P.L.S. No. 14775
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.

SIGNED: PRELIMINARY DATE:
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

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1/12/2016 2:46:42 PM M:\LAND PROJECTS 2014\140455\DWG\FINAL PLAT.DWG

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"Planning Your Successful Development"
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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

WAUKEE TRANSPORTATION FACILITY
PLAT No. 1
FINAL PLAT

REFERENCE NUMBER:

DRAWN BY: LM

CHECKED BY: LH

REVISION DATE:

PROJECT NUMBER: 140455

SHEET NUMBER: 1 OF 1