02197

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BOOK 2003 PAGE 02197
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CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES 17
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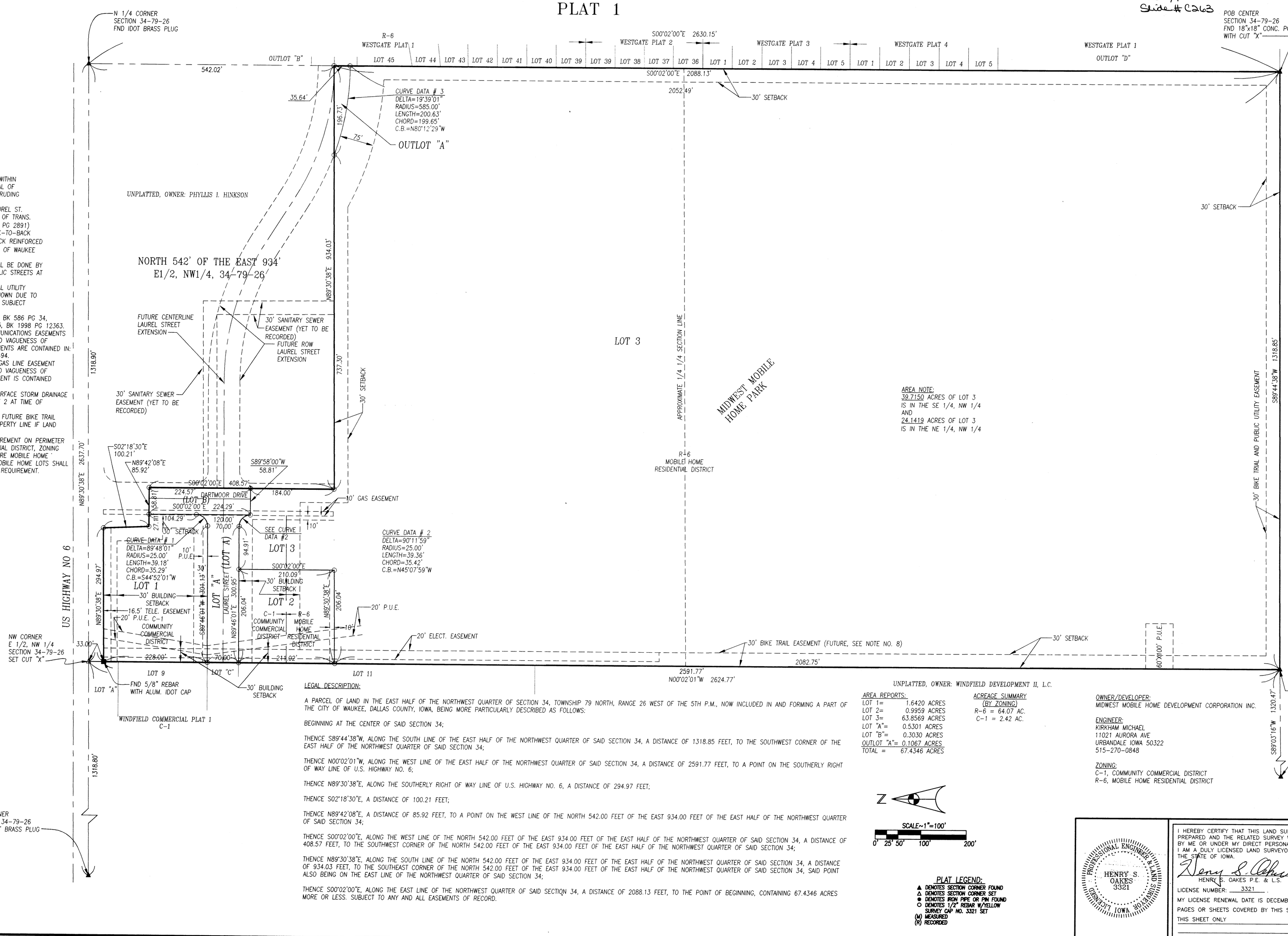
FINAL PLAT
MIDWEST COMMERCIAL DEVELOPMENT
PLAT 1



NOTES:
1. ANY FUTURE LAND USE CHANGE WITHIN LOT 3 WILL REQUIRE THE REMOVAL OF EXISTING SURFACE PARKING PROTRUDING ONTO PUBLIC RIGHT-OF-WAY.
2. EXISTING DARTMOOR DR. AND LAUREL ST. PAVEMENTS BUILT BY IOWA DEPT. OF TRANS. EASEMENT FOR WORK (BK. 1999, PG 2891) STATES ROAD TO BE 31 FT. BACK-TO-BACK WITH CURB AND GUTTERS, 8" THICK REINFORCED OR 9" NONREINFORCED, PER CITY OF WAUKEE STANDARDS.
3. INSTALLATION OF SIDEWALKS SHALL BE DONE BY OWNERS OF LOTS ADJOINING PUBLIC STREETS AT TIME OF DEVELOPMENT.
4. PROPERTY SUBJECT TO ELECTRICAL UTILITY EASEMENTS WHICH CANNOT BE SHOWN DUE TO VAGUENESS OF DESCRIPTION. THE SUBJECT EASEMENTS ARE CONTAINED IN: BK 483 PG 330, BK 586 PG 32, BK 586 PG 34, BK 650 PG 549, BK 754 PG 315, BK 1998 PG 12363.
5. PROPERTY SUBJECT TO TELECOMMUNICATIONS EASEMENTS WHICH CANNOT BE SHOWN DUE TO VAGUENESS OF DESCRIPTION. THE SUBJECT EASEMENTS ARE CONTAINED IN: BK 2001 PG 5252, BK 568 PG 494.
6. PROPERTY SUBJECT TO NATURAL GAS LINE EASEMENT WHICH CANNOT BE SHOWN DUE TO VAGUENESS OF DESCRIPTION. THE SUBJECT EASEMENT IS CONTAINED IN: BK 483 PG 165.
7. OVERLAND FLOWAGE EASEMENT/SURFACE STORM DRAINAGE SHALL BE ACCOMMODATED ON LOT 2 AT TIME OF DEVELOPMENT.
8. CITY RESERVES THE RIGHT FOR A FUTURE BIKE TRAIL EASEMENT ALONG THE WEST PROPERTY LINE IF LAND USE CHANGES ON LOT 3.
9. THIRTY (30) FOOT SETBACK REQUIREMENT ON PERIMETER OF R-6, MOBILE HOME RESIDENTIAL DISTRICT, ZONING AREA SHALL APPLY TO ANY FUTURE MOBILE HOME DEVELOPMENT. PRE-EXISTING MOBILE HOME LOTS SHALL BE EXEMPT FROM THIS SETBACK REQUIREMENT.

AREA NOTE:
39.7150 ACRES OF LOT 3
IS IN THE SE 1/4, NW 1/4
AND
24.1419 ACRES OF LOT 3
IS IN THE NE 1/4, NW 1/4

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 34;

THENCE S89°44'38"W, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1318.85 FEET, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE N00°02'01"W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2591.77 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6;

THENCE N89°30'38"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6, A DISTANCE OF 294.97 FEET;

THENCE S02°18'30"E, A DISTANCE OF 100.21 FEET;

THENCE N89°42'08"E, A DISTANCE OF 85.92 FEET, TO A POINT ON THE WEST LINE OF THE NORTH 542.00 FEET OF THE EAST 934.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE S00°02'00"E, ALONG THE WEST LINE OF THE NORTH 542.00 FEET OF THE EAST 934.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 408.57 FEET, TO THE SOUTHWEST CORNER OF THE NORTH 542.00 FEET OF THE EAST 934.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE N89°30'38"E, ALONG THE SOUTH LINE OF THE NORTH 542.00 FEET OF THE EAST 934.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 934.03 FEET, TO THE SOUTHEAST CORNER OF THE NORTH 542.00 FEET OF THE EAST 934.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SAID POINT ALSO BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE S00°02'00"E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTIQN 34, A DISTANCE OF 2088.13 FEET, TO THE POINT OF BEGINNING, CONTAINING 67.4346 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

UNPLATTED, OWNER: WINDFIELD DEVELOPMENT II, L.C.

AREA REPORTS:

LOT 1=	1.6420 ACRES
LOT 2=	0.9959 ACRES
LOT 3=	63.8569 ACRES
LOT "A"=	0.5301 ACRES
LOT "B"=	0.3030 ACRES
OUTLOT "A"=	0.1067 ACRES
TOTAL =	67.4346 ACRES

ACREAGE SUMMARY
(BY ZONING)
R-6 = 64.07 AC.
C-1 = 2.42 AC.

OWNER/DEVELOPER:
MIDWEST MOBILE HOME DEVELOPMENT CORPORATION INC.

ENGINEER:
KIRKHAM MICHAEL
11021 AURORA AVE
URBANDALE IOWA 50322
515-270-0848

ZONING:
C-1, COMMUNITY COMMERCIAL DISTRICT
R-6, MOBILE HOME RESIDENTIAL DISTRICT

SCALE-1"=100'
0' 25' 50' 100' 200'

PLAT LEGEND:
- ▲ DENOTES SECTION CORNER FOUND
- △ DENOTES SECTION CORNER SET
- ● DENOTES IRON PIPE OR PIN FOUND
- ○ DENOTES 1/2" REBAR W/YELLOW SURVEY CAP NO. 3321 SET
- (M) MEASURED
- (R) RECORDED

PROFESSIONAL ENGINEER AND LAND SURVEYOR
HENRY S. OAKES
3321
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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Henry S. Oakes — 1-28-03
HENRY S. OAKES P.E. & L.S. — DATE

LICENSE NUMBER: 3321
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

NO.	REVISIONS	DATE	BY
3	COUNCIL	10-28-02	CLK
2	P & Z	10-17-02	CLK
1	INITIAL SUBMISSION	10-11-02	CLK

DATE STANDARDIZED:
DESIGN ENGINEER:
KEVIN EDWARDS

DRAWING NAME: H:\Projects\Midwest Commercial\Dwg\FINAL PLAT.dwg
LAST MODIFIED: 1-28-2003
PLOTTED: 8:11:56am

KIRKHAM MICHAEL
CONSULTING ENGINEERS
IOWA

MIDWEST COMMERCIAL DEVELOPMENT
PLAT 1
WAUKEE

FINAL PLAT

FINAL PLAT
APPROVED BY: City Council
DATE: 2/6/03
SIGNED: Timothy A. Moore

date DEC 2002
designed KDS
checked HSO
no. 0209600

SHEET 1