FINAL PLAT
WARRIOR RIDGE
Waukee, Iowa

OWNER
ALWAYS R'S HOLDINGS L.L.C.
330862 UTE AVE
WAUKEE, IA 50263

DEVELOPER
TTT L.L.C.
33082 UTE AVE
WAUKEE, IA 50263

ZONING
EXISTING: R-2 ONE AND TWO FAMILY RESIDENTIAL

SETBACKS
FRONT - 30' FEET
REAR - 30' FEET
SIDE - 7' MIN. 15' TOTAL

LEGAL DESCRIPTIONS
PARCEL "D" OF THE SURVEY OF GOVERNMENT LOT 9 IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN IN BOOK 2011, PAGE 17377 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 17.343 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FLOOD ZONE DESIGNATION
THIS PROPERTY IS LOCATED IS ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAP #19049C0355E DATED DECEMBER 4, 2007.

NOTE
1. LOTS A,B,C, AND D TO BE DEDICATED TO THE CITY FOR PUBLIC USE.
2. OUTLOT A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR WARRIOR RIDGE.
3. A PLAT OF SURVEY FOR THIS PROPERTY RECORDED IN BOOK 2011, PAGE 17377.
4. MEDIACOM AND CENTURYLINK SERVICES SHALL BE PROVIDED TO THIS PLAT.
5. REQUIRED PARKLAND DEDICATION HAS BEEN PROVIDED TO THE CITY OF WAUKEE AS CASH IN LIEU OF LAND DEDICATION.
6. VERIFY SANITARY SEWER SERVICE DEPTH ON LOTS 15-17 AND 43-45 BEFORE SETTING BASEMENT ELEVATION.
7. SIDEWALK WILL BE INSTALLED AS A PART OF THE DEVELOPMENT OF THE INDIVIDUAL LOTS. THE 10 FOOT TRAIL ALONG S.E. L.A. GRANT PARKWAY AND THE SIDEWALK ADJACENT TO OUTLOT A HAVE BEEN CONSTRUCTED AND WILL BE THE FUTURE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

FINAL PLAT
APPROVED BY Waukee City Council
DATE 6/25/12
SIGNED Bradley M. Dodd

LEGEND

----------	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.P.E.	MINIMUM OPENING ELEVATION
N.R.	NOT RADIAL

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	87°29'57"	25.00	38.18	23.93	34.58	N43°28'11"W
C2	23°34'41"	230.00	94.65	48.00	93.98	S75°25'49"E
C3	33°03'19"	420.00	242.31	124.63	238.96	N80°10'08"W
C4	26°04'43"	200.00	91.03	46.32	90.25	S76°40'50"E
C5	33°03'19"	450.00	259.62	133.53	256.03	N80°10'08"W
C6	32°30'18"	450.00	255.29	131.18	251.88	N79°53'38"W
C7	0°33'01"	450.00	4.32	2.16	4.32	S83°34'43"W
C8	82°35'26"	100.00	144.15	87.84	131.99	S42°00'29"W
C9	97°23'11"	100.00	169.97	113.80	150.24	S47°58'50"E
C10	83°00'19"	100.00	144.87	88.48	132.53	N41°49'26"E
C11	94°24'03"	25.00	41.19	27.00	36.69	N47°28'49"E
C12	21°40'41"	170.00	64.32	32.55	63.94	S74°28'49"E
C13	63°55'26"	25.00	27.89	15.60	26.47	S31°40'46"E
C14	113°54'07"	25.00	49.70	38.42	41.91	N57°14'01"E
C15	14°21'17"	480.00	120.26	60.45	119.94	N72°59'34"W
C16	9°01'26"	480.00	75.60	37.88	75.52	N84°40'56"W
C17	89°28'36"	25.00	39.04	24.77	35.19	S44°27'21"E
C18	83°01'15"	25.00	36.22	22.13	33.14	N41°47'35"E
C19	6°11'47"	130.00	14.06	7.04	14.05	S80°12'19"W
C20	25°21'39"	130.00	57.54	29.25	57.07	S64°25'36"W
C21	25°21'39"	130.00	57.54	29.25	57.07	S38°03'57"W
C22	25°40'22"	130.00	58.25	29.62	57.76	S13°32'57"W
C23	90°00'00"	25.00	39.27	25.00	35.36	N45°42'46"E
C24	90°00'00"	25.00	39.27	25.00	35.36	N44°17'14"W
C25	10°27'21"	130.00	23.72	11.89	23.69	S04°30'55"E
C26	26°53'24"	130.00	61.01	31.08	60.45	S23°11'17"E
C27	26°53'24"	130.00	61.01	31.08	60.45	S50°04'41"E
C28	25°13'06"	130.00	57.22	29.08	56.76	S76°07'56"E
C29	7°55'56"	130.00	18.00	4.01	17.98	N87°17'33"E
C30	24°47'08"	130.00	56.24	28.57	55.80	N70°56'01"E
C31	26°53'24"	130.00	61.01	31.08	60.45	N45°05'45"E
C32	26°53'24"	130.00	61.01	31.08	60.45	N18°12'22"E
C33	4°26'24"	130.00	10.07	5.04	10.07	N02°32'28"E
C34	82°58'56"	25.00	36.21	22.11	33.13	S41°48'44"W
C35	97°01'04"	25.00	42.33	28.27	37.45	N48°11'16"W
C36	82°35'26"	70.00	100.90	61.49	92.39	S42°00'29"W
C37	97°23'11"	70.00	118.98	73.66	105.17	S47°58'50"E
C38	83°00'19"	70.00	101.41	61.94	92.77	N41°49'26"E

I HEREBY CERTIFY THAT THIS 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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

Keven J. Crawford June 22, 2012

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-8-2012
REVISIONS: 5-30-2012

JOB NUMBER CC 1347

SCALE: 1"=60'

APPROVED: – INITIALED: – AS-BUILT: –

FINAL PLAT
WAUKEE RIDGE

SHEET 1 OF 1

IOWA ONE-CALL 800-292-8989 1-800-292-8989 CALL BEFORE YOU DIG

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