

# FERREES ADDITION PLAT 2

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: LOTS 1 THROUGH 11, BLOCK 1, FERREE'S ADDITION, WAUKEE, IOWA AND NW 1/4 SEC 33-79-26  
 REQUESTOR: HEARTLAND COOP  
 PROPRIETOR: HEARTLAND COOP  
 SURVEYOR: MICHAEL LEE  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IA, 50111  
 PH: 515-369-4400

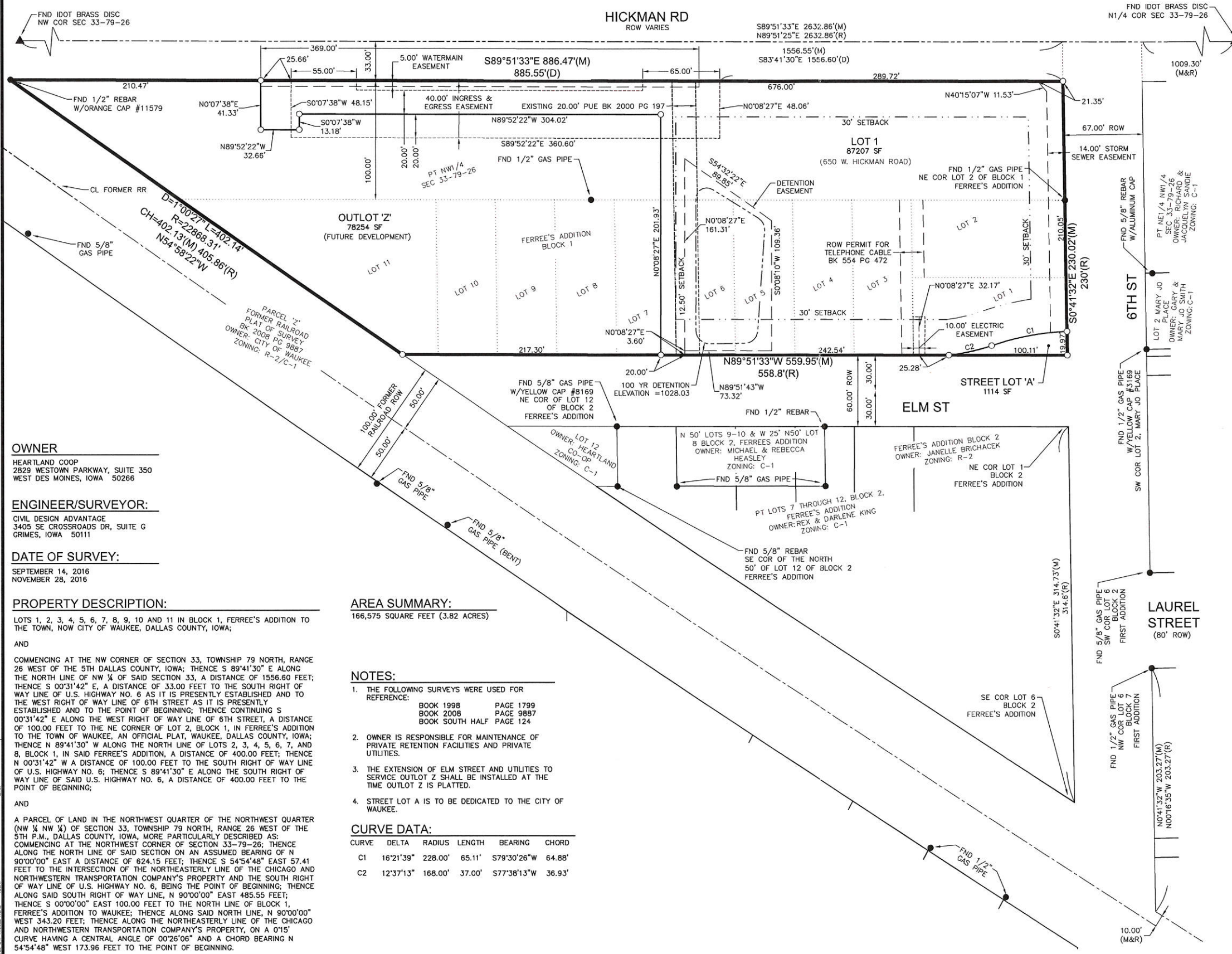


6400 Westown Parkway  
 West Des Moines, Iowa  
 50266  
 P: 515-226-0128  
 F: 515-223-9873

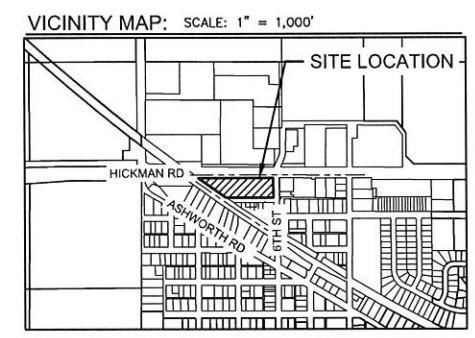
1202 - WAUKEE, IOWA  
 FERREES ADDITION PLAT 2  
 FINAL PLAT

KG PROJECT TEAM:  
 RDR: SDM-DAN GARNAU  
 CPM:

REVISION DESCRIPTION	DATE



**FINAL PLAT**  
 APPROVED BY city council  
 DATE 04/03/2017  
 SIGNED Michael D. Lee

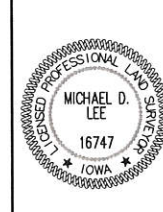


**LEGEND:**

FOUND	SET
▲	△
●	○
P	M
R	D
MPE	P.U.E.

SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)  
 PLATTED BEARING & DISTANCE  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 MINIMUM PROTECTION ELEVATION  
 PUBLIC UTILITY EASEMENT  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE

SCALE 1"=40'  
 0 40' 80'



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.

Michael D. Lee  
 MICHAEL D. LEE, P.L.S. 04-05-2017  
 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**OWNER**  
 HEARTLAND COOP  
 2829 WESTOWN PARKWAY, SUITE 350  
 WEST DES MOINES, IOWA 50266

**ENGINEER/SURVEYOR:**  
 CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DR., SUITE G  
 GRIMES, IOWA 50111

**DATE OF SURVEY:**  
 SEPTEMBER 14, 2016  
 NOVEMBER 28, 2016

**PROPERTY DESCRIPTION:**  
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 1, FERREE'S ADDITION TO THE TOWN, NOW CITY OF WAUKEE, DALLAS COUNTY, IOWA;  
 AND  
 COMMENCING AT THE NW CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH DALLAS COUNTY, IOWA; THENCE S 89°41'30" E ALONG THE NORTH LINE OF NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1556.60 FEET; THENCE S 00°31'42" E, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6 AS IT IS PRESENTLY ESTABLISHED AND TO THE WEST RIGHT OF WAY LINE OF 6TH STREET AS IT IS PRESENTLY ESTABLISHED AND TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°31'42" E ALONG THE WEST RIGHT OF WAY LINE OF 6TH STREET, A DISTANCE OF 100.00 FEET TO THE NE CORNER OF LOT 2, BLOCK 1, IN FERREE'S ADDITION TO THE TOWN OF WAUKEE, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N 89°41'30" W ALONG THE NORTH LINE OF LOTS 2, 3, 4, 5, 6, 7, AND 8, BLOCK 1, IN SAID FERREE'S ADDITION, A DISTANCE OF 400.00 FEET; THENCE N 00°31'42" W A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6; THENCE S 89°41'30" E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 6, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

**AREA SUMMARY:**  
 166,575 SQUARE FEET (3.82 ACRES)

- NOTES:**
- THE FOLLOWING SURVEYS WERE USED FOR REFERENCE:  
 BOOK 1998 PAGE 1799  
 BOOK 2008 PAGE 9887  
 BOOK SOUTH HALF PAGE 124
  - OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
  - THE EXTENSION OF ELM STREET AND UTILITIES TO SERVICE OUTLOT Z SHALL BE INSTALLED AT THE TIME OUTLOT Z IS PLATTED.
  - STREET LOT A IS TO BE DEDICATED TO THE CITY OF WAUKEE.

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	162°1'39"	228.00'	65.11'	S79°30'26"W	64.88'
C2	12°37'13"	168.00'	37.00'	S77°38'13"W	36.93'

FILE: S:\3405SE CROSSROADS DR., SUITE G, GRIMES, IA, 50111\1056461.DWG  
 DATE PLOTTED: 4/7/2017 10:35 AM  
 PLOTTED BY: MICHAEL LEE