

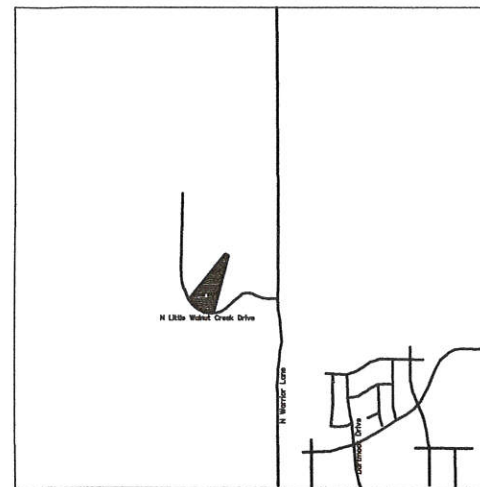
FINAL PLAT MILO'S RIDGE

Doc ID: 007349680015 Typ
Recorded: 11/09/2017 at 03
Fee Amt: \$77.00 Page 1 of
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2017 PG 2205

Cardasian Land Company LLC
2900 Delaware Avenue
Des Moines, Iowa
NW SE & SW SE & SE /Ex Sahu Acres &
Ex Irreg Pcl/ SE SE Sec 21-79-26

FINAL PLAT
APPROVED BY Waukee City Council
11/6/17
Slide E3



Vicinity Sketch
Not To Scale

Surveyor:

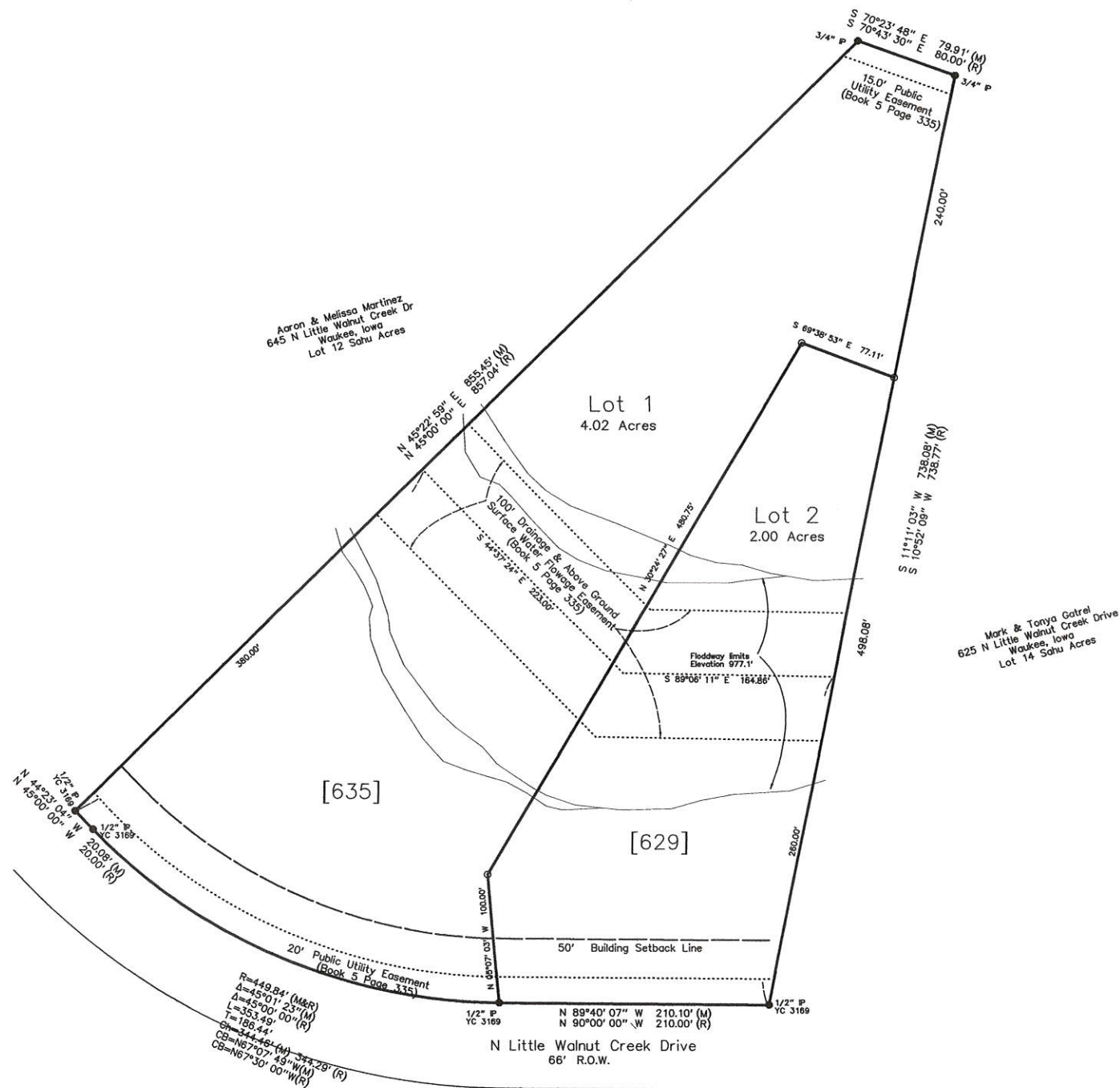
Vincent E. Piagentini, PLS
Abaci Consulting, Inc.
101 NE Circle Dr.
Grimes, IA 50111
Ph: (515)986-5048
Fax (515)986-0588

Owner/Developer:

Attn: Patrick & Marilea Morris
Address 635 N Little Walnut Creek Drive
Waukee, Iowa 50263
Ph: 515-202-6285
e-mail: pmmorris1@msn.com

Legal Description:

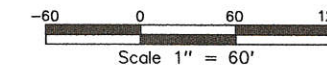
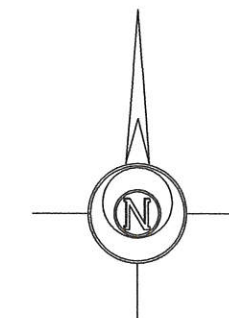
Lot 13 in Sahu Acres, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.



Notes:

- The existing zoning is AR, Single Family Acreage District. Properties to Southeast and Northwest are zoned AR, Single Family Acreage District and property to the Northeast is zoned A-1, Agricultural.
- Bulk regulations are as follows:

Lot Area	2.0 Acres
Lot Width	200 Ft.
Front Yard Setback	50 Ft.
Side Yard Setback	50/20 Ft.
Rear Yard Setback	75 Ft.
- The proposed water service is provided by the City of Waukee.
- The proposed sanitary service shall be private on-site systems.
- The proposed electric service is provided by Mid-American Energy, Phone 1-888-427-5632. LP tanks are used on this site, no gas service available.
- All construction shall be in accordance with the Waukee Standards for Public Improvements and SUDAS.
- Maintain 5 1/2' minimum cover at all water lines. At sewer crossing maintain 18" minimum clearance.
- The utilities shown here are for Preliminary Plat purposes only. In the event of a discrepancy between this and the detailed construction drawings, the detailed construction drawings shall govern.
- Contractor is responsible for any damage to public infrastructure and private property during the installation of any utilities, structures or driveways.
- Total area of Subdivision is 6.02 acres.
- Water service to Lot 2, shall be bored under road and shall be done to standards as set forth by the City of Waukee.



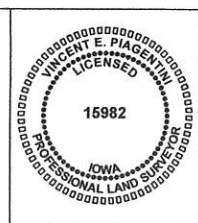
CALL 48 HOURS BEFORE YOU DIG
1-800-292-8989

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

Vincent E. Piagentini 11/6/17
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

- IRON ROD FOUND
- 1/2" DIA. x 30" IRON PIN SET
- W/ YC #15982 CAP
- ▲ SECTION CORNER MONUMENT FOUND
- △ SECTION CORNER MONUMENT SET
- FENCE LINE
- CLF CHAIN LINK FENCE
- WATER MAIN
- GAS MAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- +/- MORE OR LESS
- OFE OVERLAND FLOWAGE EASEMENT

BENCHMARK:
Dallas County GPS Control Monument G134
Standard Monument with cap
Elevation = 918.694 U. S. Survey Feet

SUBMITTALS & REVISIONS:
1st Submittal: 9/25/17
2nd Submittal: 10/6/17
3rd Submittal: 10/20/17
4th Submittal: 11/8/17

**Final Plat
of
Milo's Ridge**

SCALE: always check barside
1" = 60'
DRAWN BY: VP CHECKED BY: CA DATE OF COPYRIGHT: September, 2017 DRAWING NO: XXXXXXX