

INDEX LEGEND

LOCATION: PT PARCEL '17-118' OF NE1/4 SE1/4 SEC 28-79-26
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: INDI RUN LLC
 PROPRIETOR: INDI RUN LLC
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER

INDI RUN, LLC
 17389 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 PH: 515-975-7441
 CONTACT: ERIC GRUBB

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

INDI RUN PLAT 1

FINAL PLAT

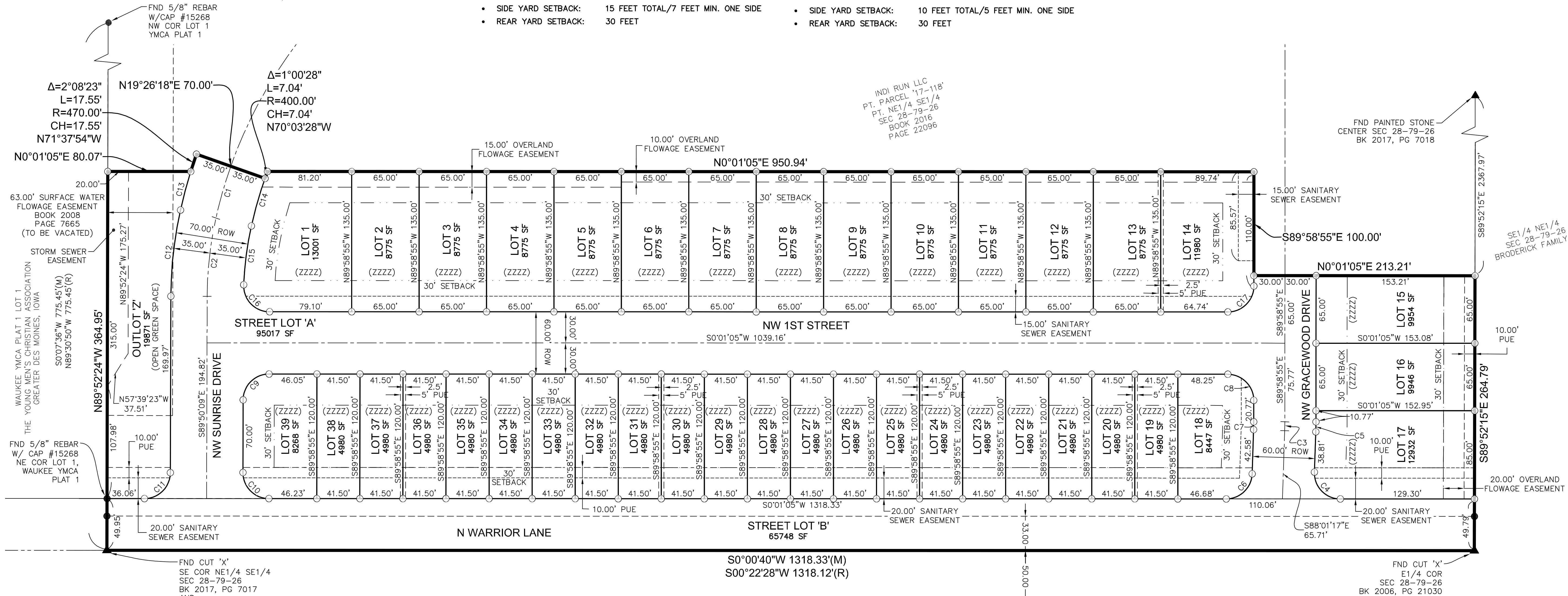
BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET

R-4 (PUD) DETACHED TOWNHOME DISTRICT

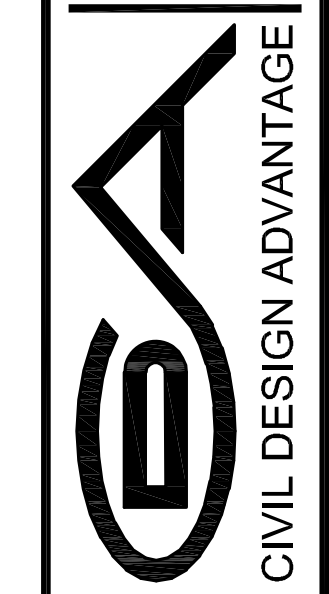
- FRONT YARD SETBACK: 25 FEET
- SIDE YARD SETBACK: 10 FEET TOTAL/5 FEET MIN. ONE SIDE
- REAR YARD SETBACK: 30 FEET



INDI RUN LLC
 PT. PARCEL '17-118'
 PT. NE1/4 SE1/4
 SEC 28-79-26
 BOOK 2016
 PAGE 22096

REVISIONS	DATE	INITIAL	SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____
 TECH: _____



WAUKEE, IOWA

INDI RUN PLAT 1

FINAL PLAT

PLAT DESCRIPTION

A PART OF PARCEL '17-118' OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 22096, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°52'24" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 364.95 FEET; THENCE NORTH 00°01'05" EAST, 80.07 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 17.55 FEET AND WHOSE CHORD BEARS NORTH 71°37'54" WEST, 17.55 FEET; THENCE NORTH 19°26'18" EAST, 70.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 7.04 FEET AND WHOSE CHORD BEARS NORTH 70°03'28" WEST, 7.04 FEET; THENCE NORTH 00°01'05" EAST, 950.94 FEET; THENCE SOUTH 89°58'55" EAST, 100.00 FEET; THENCE NORTH 00°01'05" EAST, 213.21 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°52'15" EAST ALONG SAID NORTH LINE, 264.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00°00'40" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1318.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.56 ACRES (460,065 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°49'14"	435.00'	51.78'	S73°58'19"E	51.75'	C14	7°49'42"	400.00'	54.65'	S73°28'05"E	54.61'
C2	12°27'13"	350.00'	76.08'	S83°36'32"E	75.93'	C15	10°24'43"	315.00'	57.24'	S82°35'17"E	57.16'
C3	1°57'38"	250.00'	8.56'	S89°00'06"E	8.55'	C16	92°11'16"	25.00'	40.22'	N46°06'43"E	36.02'
C4	91°57'38"	25.00'	40.13'	N45°59'54"E	35.96'	C17	90°00'00"	25.00'	39.27'	N44°58'55"W	35.36'
C5	1°57'38"	280.00'	9.58'	S89°00'06"E	9.58'						
C7	1°57'38"	220.00'	7.53'	N89°00'06"W	7.53'						
C8	90°00'00"	25.00'	39.27'	S45°01'05"W	35.36'						
C9	89°51'14"	25.00'	39.21'	S44°54'32"E	35.31'						
C11	89°51'14"	25.00'	39.21'	N44°54'32"W	35.31'						
C12	12°27'13"	385.00'	83.68'	N83°36'32"W	83.52'						
C13	4°40'50"	470.00'	38.40'	N75°02'30"W	38.39'						

DATE OF SURVEY

MAY 10, 2017

LEGEND

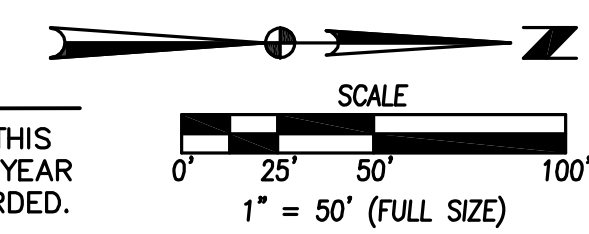
FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	○
MEASURED BEARING & DISTANCE	●
PLATTED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	P
DEEDED BEARING & DISTANCE	R
PUBLIC UTILITY EASEMENT	D
CURVE ARC LENGTH	PUE
LOT ADDRESS	AL
CENTERLINE	(1234)
SECTION LINE	_____
EASEMENT LINE	_____
BUILDING SETBACK LINE	_____
PLAT BOUNDARY	_____

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 R-4 - PUD (ORDINANCE NO. 2828)

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.



PRELIMINARY

NOT FOR CONSTRUCTION

MICHAEL A. BROONER, P.L.S. DATE _____
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET _____

FILE: H:\2016\160421\DWG\160421-FINAL PLAT.DWG
 DATE PLOTTED: 5/17/2018 11:33 AM