

CLAYTON ESTATES PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT PARCEL 17-68, SW1/4 SEC 33-79-26, WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: RMCA, LLC
 PROPRIETOR: RMCA, LLC
 SURVEYOR: MIKE BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IA, 50111 PH: 515-369-4400



PLAT DESCRIPTION:

PARCEL 17-68 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 11332 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THAT PART PLATTED AS CLAYTON ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE.

PROPERTY CONTAINS 26.03 ACRES (1,133,935 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER/SURVEYOR:

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

ZONING:

R-2 - ONE AND TWO
 FAMILY RESIDENTIAL
 DISTRICT

DATE OF SURVEY:

AUGUST 15, 2016

CURVE DATA:

SEE SHEET 4

OWNER/DEVELOPER:

RMCA, LLC
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IOWA 50266

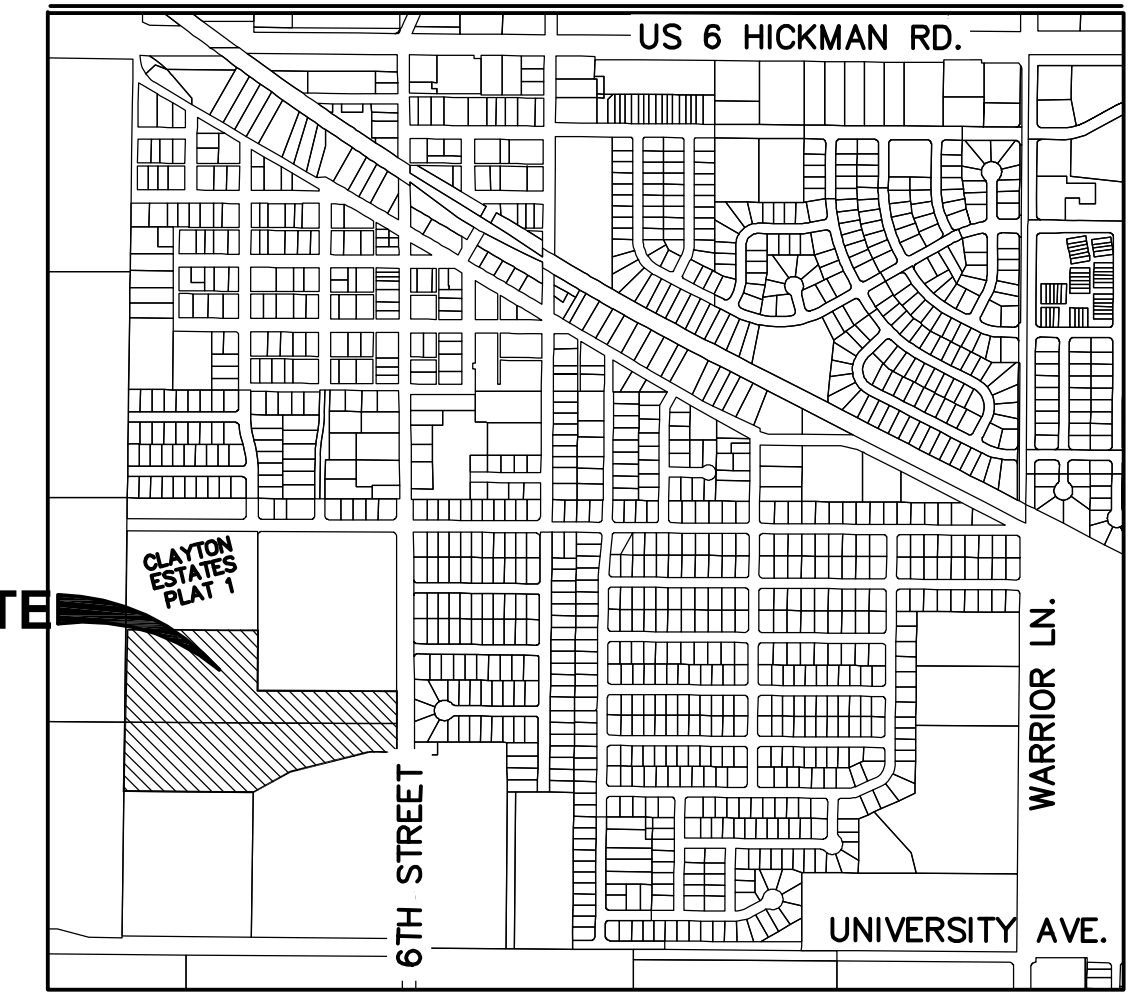
BULK REGULATIONS:

- R-2:
 - 30' FRONT YARD SETBACK;
 - 30' REAR YARD SETBACK;
 - 15' SIDE YARD SETBACK
 (TOTAL=15', MIN. SIDE=7')

NOTE

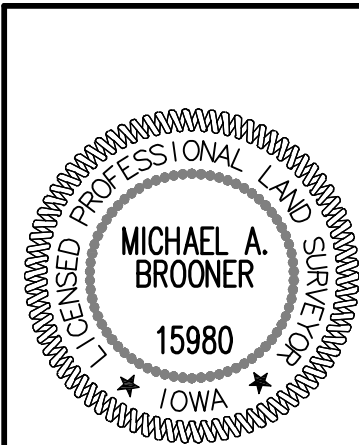
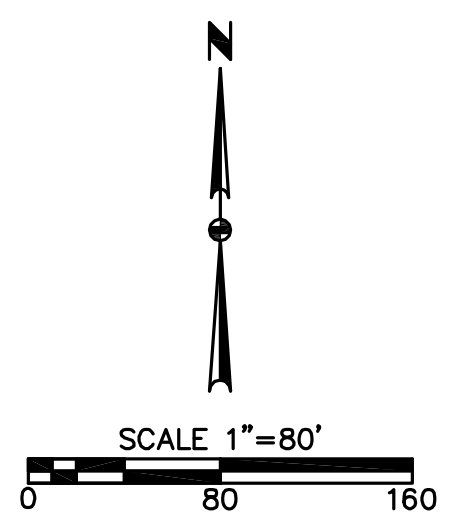
- INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY AS EACH LOT DEVELOPS. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- STREET LOTS 'A', 'B', AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
- LOTS 1 AND 75 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING BUFFER WITHIN THEIR LOT BOUNDARY.

VICINITY MAP



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	○	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ADDRESS	(1234)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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 A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

FILE: H:\2017\1703109\DWG\1703109-FINAL PLAT.DWG
 DATE PLOTTED: 6/6/2018 11:36 AM

DATE: 06/06/18
 REVISIONS: 05/01/18
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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

TECH: _____
 ENGINEER: _____

CLAYTON ESTATES PLAT 2
 FINAL PLAT

1/4
 1703.109