

WAUKEE HIGH SCHOOL #2 FINAL PLAT

INDEX LEGEND

NW 1/4 SECTION 28, T 79 N, R26 W
DALLAS COUNTY, IOWA.

OWNERS:
WAUKEE COMMUNITY SCHOOL DISTRICT
560 SE UNIVERSITY AVE
WAUKEE, IA

CITY OF WAUKEE
230 W HICKMAN RD
WAUKEE, IA 50263

PREPARED FOR:
WAUKEE COMMUNITY SCHOOL DISTRICT
560 SE UNIVERSITY AVE
WAUKEE, IA

PREPARED BY:
LARRY D. HYLER PLS
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA
(515) 276-0467

PROPERTY DESCRIPTION:

NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 79
NORTH, RANGE 26 WEST OF THE 5th PRINCIPAL MERIDIAN,
DALLAS COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER
WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 159.62 ACRES.

SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0
FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN
ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON
PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED
HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOTS A, B, C, AND D ARE STREET LOTS AND WILL BE DEEDED
TO THE CITY OF WAUKEE.

ADDRESS:

LOT 1:
655 NW 10TH STREET
WAUKEE, IA 50263

LOT 2:
TO BE ASSIGNED LATER

ZONING:

A-1: AGRICULTURAL DISTRICT
BUILDING SETBACKS:
FRONT = 75 FEET
SIDE = 50 FEET
REAR = 50 FEET

AREA BY 1/4 - 1/4 :

NW-NW 39.91 ACRES
NE-NW 39.88 ACRES
SE-NW 39.90 ACRES
SW-NW 39.93 ACRES

ABBREVIATIONS:

AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MIN PROTECTION ELEVATION
SF SQUARE FOOTAGE

LEGEND:

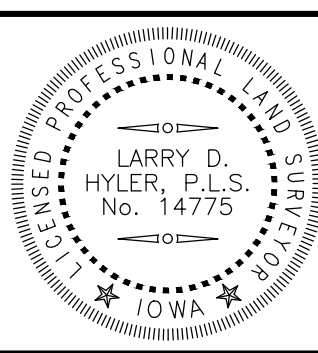
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS



VICINITY MAP
SCALE: 1" = 2,000'

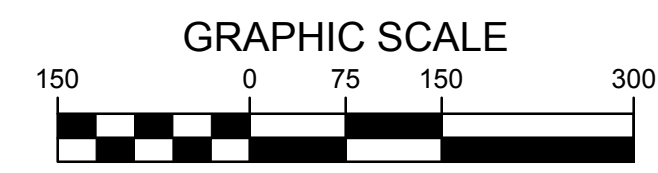
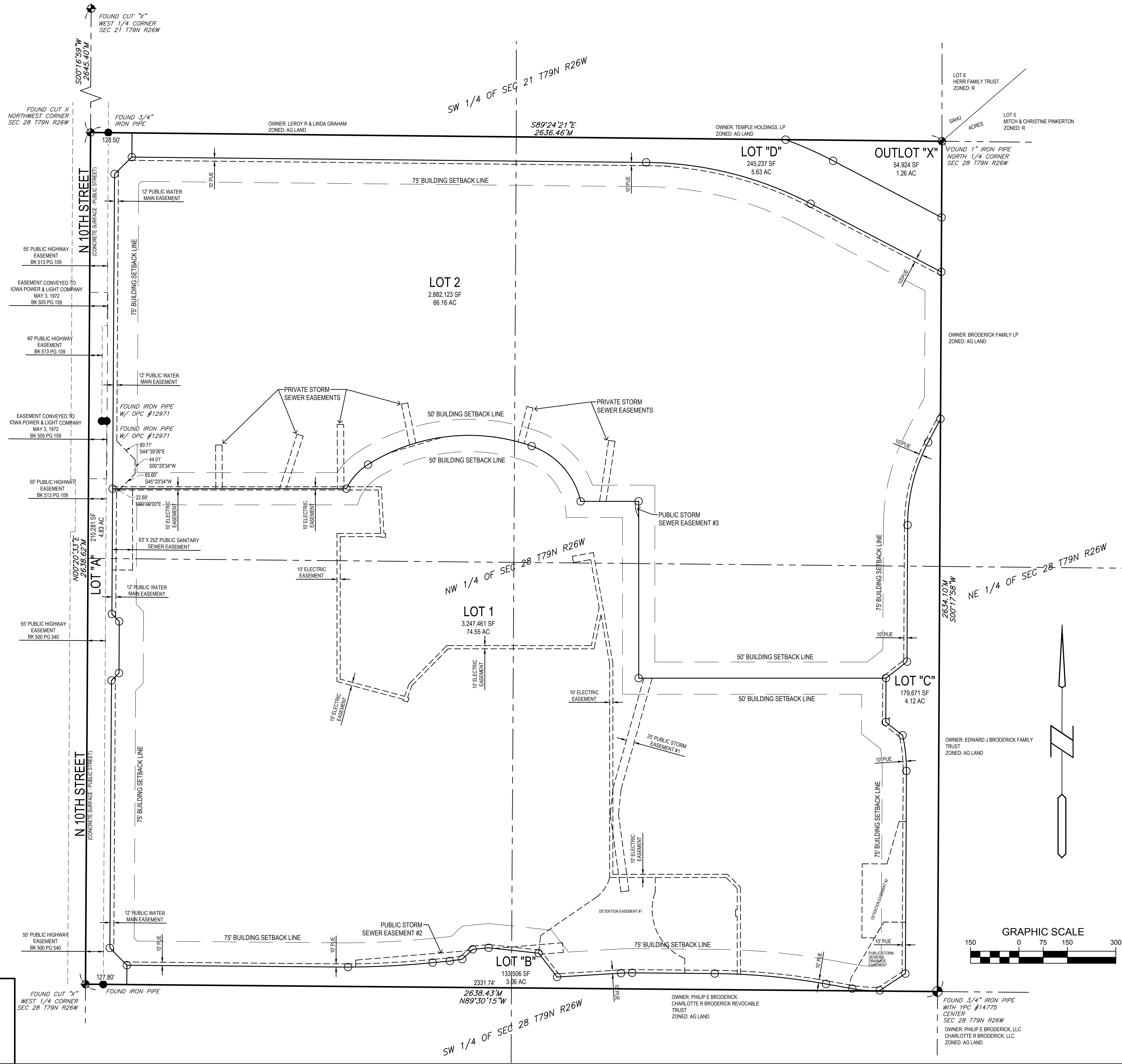


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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
SIGNED: LARRY D. HYLER, L.S. 14775 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 2 & 2 OF 2



Bishop Engineering
"Planning Your Successful Development"
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Civil Engineering & Land Surveying
Established 1959

WAUKEE HIGH SCHOOL #2
DALLAS COUNTY, IOWA

REFERENCE NUMBER:	
DRAWN BY:	
CHECKED BY:	
REVISION DATE:	
PROJECT NUMBER:	160106
SHEET NUMBER:	1 OF 2

