

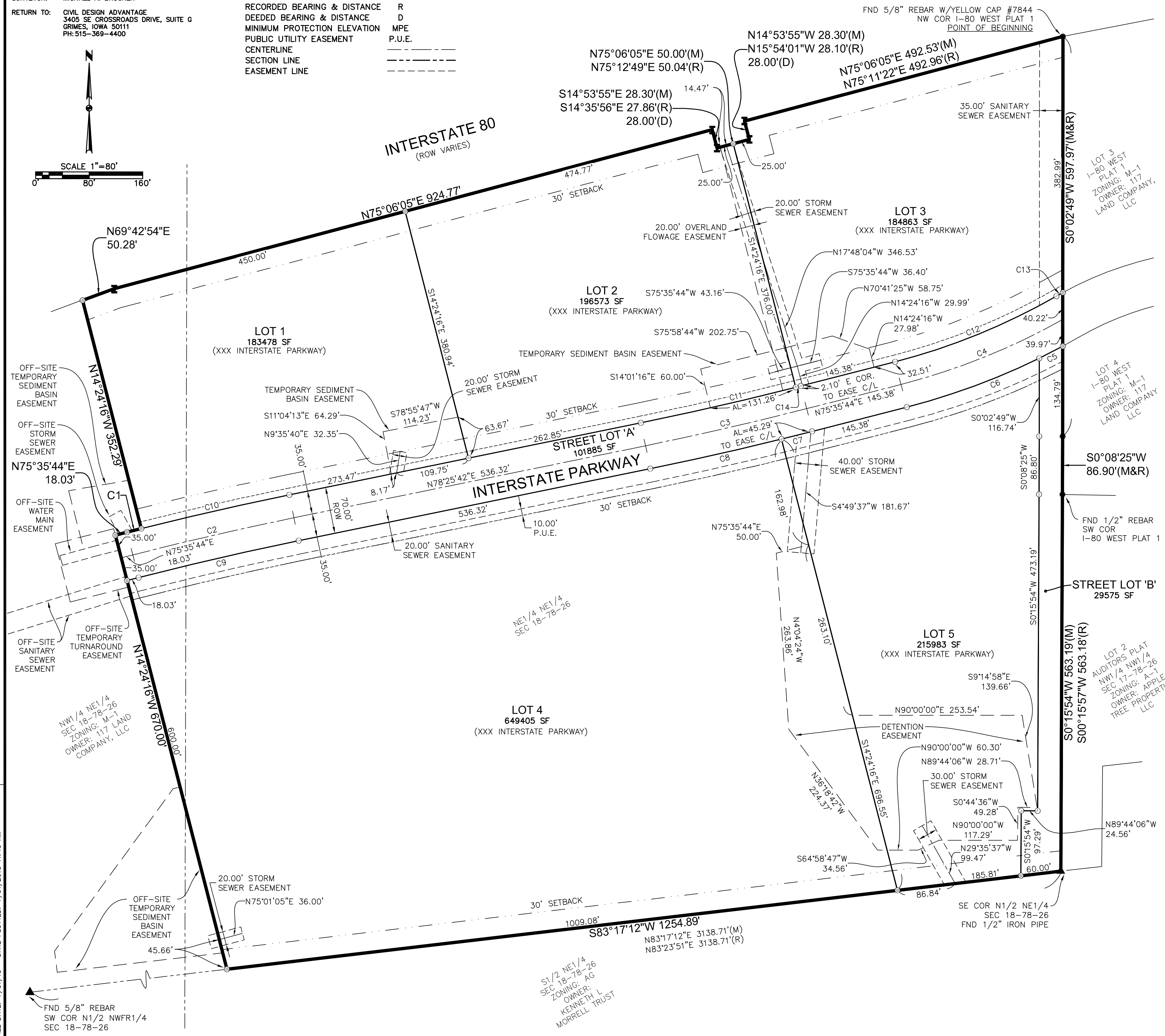
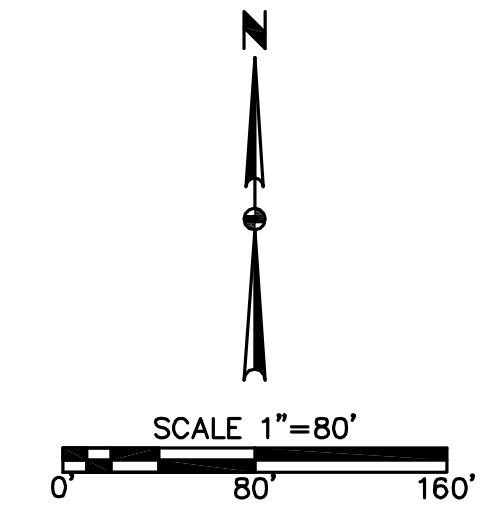
# I-80 WEST INDUSTRIAL PARK PLAT 2

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: N1/2 NE1/4 SEC 18-78-26  
 REQUESTOR: 117 LAND COMPANY, LLC  
 PROPRIETOR: 117 LAND COMPANY, LLC  
 9550 HICKMAN ROAD, SUITE 101  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

**LEGEND:**

ROW RAIL	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



**OWNER / DEVELOPER:** 117 LAND COMPANY, LLC  
 9550 HICKMAN ROAD, SUITE 101  
 CLIVE, IA 50325

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

**PLAT DESCRIPTION:**  
 A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF I-80 WEST PLAT 1; THENCE SOUTH 0°02'49" WEST ALONG THE WEST LINE OF SAID I-80 WEST PLAT 1, A DISTANCE OF 597.97 FEET; THENCE SOUTH 0°08'25" WEST CONTINUING ALONG SAID WEST LINE, 86.90 FEET TO THE SOUTHWEST CORNER OF SAID I-80 WEST PLAT 1; THENCE SOUTH 0°15'54" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 563.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 83°17'12" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, 1254.89 FEET; THENCE NORTH 14°24'16" WEST, 670.00 FEET; THENCE NORTH 75°35'44" EAST, 18.03 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 5035.00 FEET, WHOSE ARC LENGTH IS 21.97 FEET AND WHOSE CHORD BEARS NORTH 75°43'14" EAST, 21.97 FEET; THENCE NORTH 14°24'16" WEST, 352.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 80; THENCE NORTH 69°42'54" EAST SAID SOUTH LINE, 50.28 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 924.77 FEET; THENCE SOUTH 14°53'55" EAST CONTINUING ALONG SAID SOUTH LINE, 28.30 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 28.30 FEET; THENCE NORTH 75°06'05" EAST CONTINUING ALONG SAID SOUTH LINE, 492.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.85 ACRES (1,561,762 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ZONING:** M-1 - LIGHT INDUSTRIAL DISTRICT

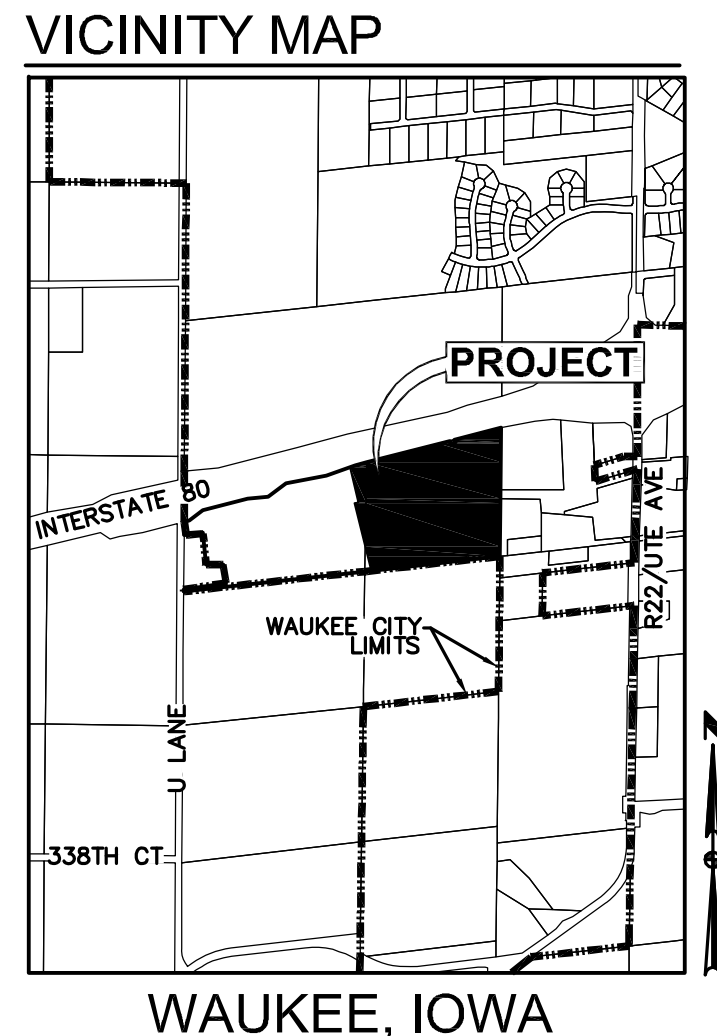
**BULK REGULATIONS:**  
 M-1  
 -30 FT FRONT YARD SETBACK  
 -30 FT REAR YARD SETBACK  
 -25 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' OR 'C-1' DISTRICT, OTHERWISE 0'  
 -MAXIMUM OF 3 STORIES

**NOTE**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
- TEMPORARY SEDIMENT BASIN EASEMENTS EXPIRE ONCE THE LOT IS DEVELOPED.

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°15'00"	5035.00'	21.97'	N75°43'14"E	21.97'
C2	2°49'58"	5000.00'	247.20'	N77°00'43"E	247.18'
C3	2°49'58"	5000.00'	247.20'	N77°00'43"E	247.18'
C4	14°58'25"	1000.00'	261.34'	N68°06'32"E	260.60'
C5	2°10'46"	1035.00'	39.37'	S62°47'56"W	39.37'
C6	11°42'25"	1035.00'	211.48'	S69°44'31"W	211.11'
C7	0°32'42"	5035.00'	47.90'	S75°52'05"W	47.90'
C8	2°17'16"	5035.00'	201.03'	S77°17'04"W	201.02'
C9	2°49'58"	4965.00'	245.47'	S77°00'43"W	245.45'
C10	2°34'58"	5035.00'	226.96'	N77°08'13"E	226.94'
C11	2°44'30"	4965.00'	237.57'	N77°03'27"E	237.55'
C12	15°29'53"	965.00'	261.03'	S67°50'48"W	260.23'
C13	1°10'13"	535.00'	10.93'	N60°40'57"E	10.93'
C14	0°05'28"	4965.00'	7.90'	N75°38'28"E	7.90'



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**  
**NOT FOR CONSTRUCTION**

MICHAEL A. BROONER, P.L.S. DATE: \_\_\_\_\_  
 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

FILE: H:\2017\1707374.DWG\1707374-FINAL PLAT.DWG DATE PLOTTED: 7/31/2018 11:45 AM

DATE	07/31/18
REVISIONS	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: _____
CIVIL DESIGN ADVANTAGE	ENGINEER: _____
<b>I-80 WEST INDUSTRIAL PARK PLAT 2</b>	WAUKEE, IOWA
<b>FINAL PLAT</b>	
1	1
1707.374	