

INDEX LEGEND

COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	REPLAT OF LOT 1 GOPHER HOLLOW
LOTS:	1 & 2
PROPRIETOR (S):	JEFFERY WYCOFF 3176 ASHWORTH ROAD WAUKEE, IOWA 50263
REQUESTED BY:	JEFFERY WYCOFF
LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: PATRICK J. SHEPARD 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

FINAL PLAT

TWIN OAKS

WAUKEE, IA

PROPERTY OWNER / APPLICANT:
JEFFERY WYCOFF
3176 ASHWORTH ROAD
WAUKEE, IOWA 50263

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J. SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884
FAX: (515) 276-7084
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION
LOTS 1 AND 2, REPLAT OF LOT 1 GOPHER HOLLOW, AN OFFICIAL PLAT IN THE NE 1/4 OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., RECORDED IN BOOK 793, PAGE 855, CITY OF WAUKEE, DALLAS COUNTY, IOWA, PARCEL CONTAINS 5.586 ACRES.

CURRENT ZONING
R-1

ZONING REQUIREMENTS
R-1 MINIMUM REQUIREMENTS

FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 7' / 15' TOTAL
REAR YARD SETBACK - 30'

MAXIMUM HEIGHT = 40' PRINCIPAL BUILDING
14' ACCESSORY BUILDING

UTILITIES
SEWER: PRIVATE SEPTIC SYSTEMS
WATER: XENIA RURAL WATER DISTRICT (515) 676-2117
ELECTRIC: MID AMERICAN ENERGY

NOTES:

- LOT 'A' IS TO BE DEDICATED TO CITY OF WAUKEE.
- THIS PLAT IS SUBJECT TO A PETITION, CONTRACT AND WAIVER REGARDING FUTURE PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ROAD IMPROVEMENTS, SIDEWALK INSTALLATION, SANITARY SEWER CONSTRUCTION AND STORM SEWER CONSTRUCTION.
- EXISTING EASEMENTS WITHOUT RECORDING INFORMATION ARE TRANSCRIBED FROM THE FINAL PLAT OF REPLAT OF LOT 1 GOPHER HOLLOW AS RECORDED IN BOOK 793, PAGE 855.
- MINIMUM FLOOR ELEVATIONS ARE NOT REQUIRED FOR THIS PLAT.
- PRIVATE SEPTIC SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE GUIDELINES AND POLICIES OF THE DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

LAND SURVEYOR NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING DATE.
- ALL BEARING ARE BASED ON IOWA STATE PLANE 1983 SOUTH ZONE GRID NORTH AS DETERMINED FROM IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.

PURPOSE OF SURVEY

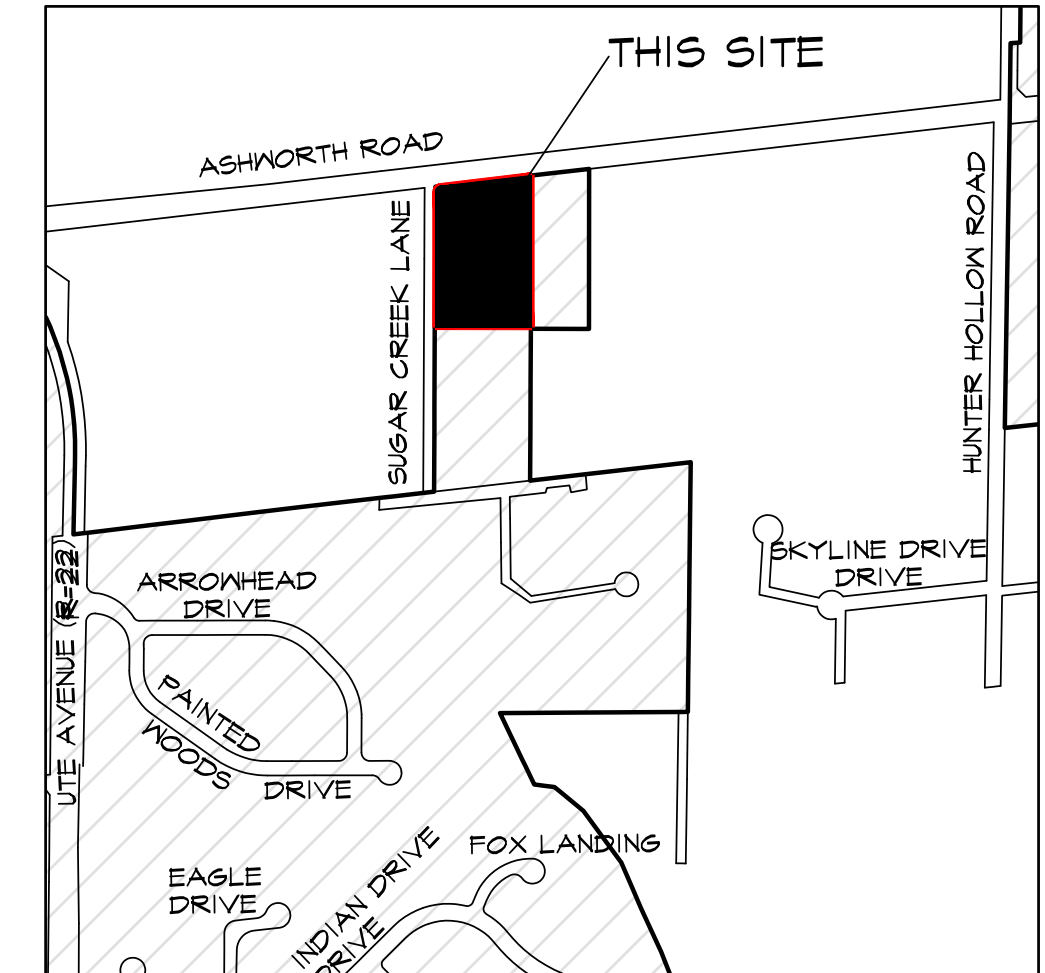
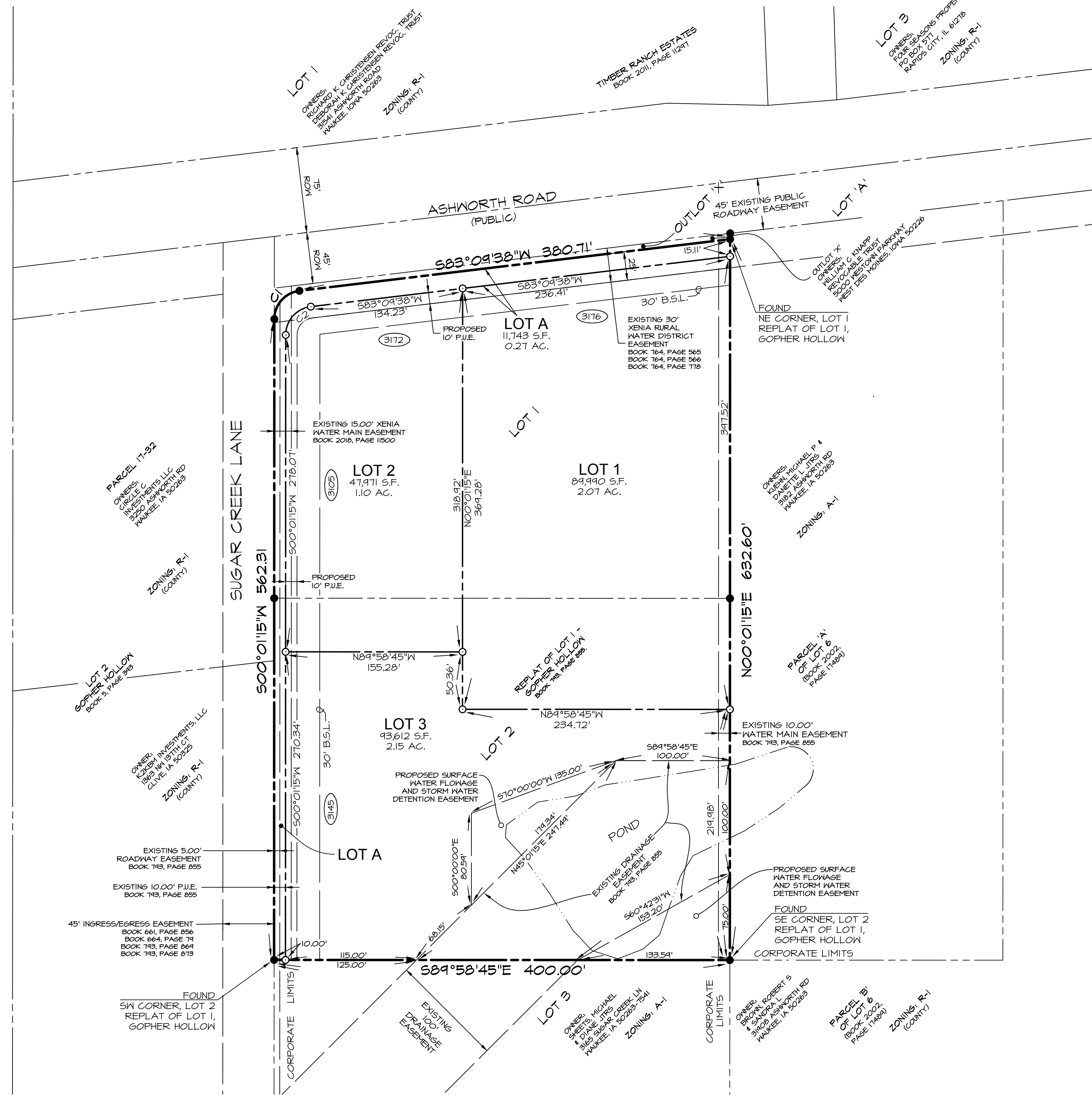
- THIS IS A MINOR SUBDIVISION PLAT FOR THE PURPOSE OF CREATING THREE SINGLE FAMILY RESIDENTIAL LOTS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY MONUMENTS WERE PLACED 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.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

this sheet only

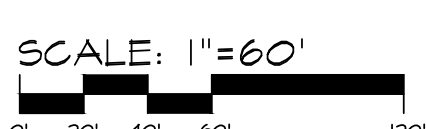


CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	83°08'23"	25.00'	36.28'	22.17'	33.18'	S41°35'27"W
C2	83°08'23"	25.00'	36.28'	22.17'	33.18'	S41°35'26"W

LEGEND

---	PROPERTY BOUNDARY
---	SECTION LINES
---	LOT LINES
---	CENTERLINE
---	BUILDING SETBACK LINE (B.S.L.)
-x-x-x-x-x-	EXISTING FENCE LINES
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER
○	(%") I.R. WITTELOW CAP #12644 UNLESS OTHERWISE NOTED
○	SET PROPERTY CORNER
○	(%") I.R. WORANGE CAP #12265 UNLESS OTHERWISE NOTED
■	EXISTING FENCE POST
D	DEEDED DISTANCE
M	MEASURED DISTANCE
P	PREVIOUSLY RECORDED DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
P.O.B.	POINT OF BEGINNING
(234)	ADDRESS



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecclac.com

CEC

DATE:	OCT. 25, 2019	REVISIONS:	1	COMMENTS:	
			2		
			3		
			4		
			5		
			6		

DATE OF SURVEY: JDS
DESIGNED BY: JDS
DRAWN BY: PJS

TWIN OAKS
WAUKEE, IOWA
FINAL PLAT

SHEET 1 OF 1

E-8038