

INDEX LEGEND

LOCATION: PT PARCEL '17-118'  
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

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

# INDI RUN PLAT 2

## FINAL PLAT

### 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

### DATE OF SURVEY

MAY 21, 2018

### ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL  
DISTRICT

### NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. STREET LOTS A AND B SHALL BE DEDICATED TO THE CITY OF WAUKEE.
3. OUTLOT 'X' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND DEDICATION.
4. OUTLOTS V, W, Y, AND Z TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
5. 5-FOOT-WIDE SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
6. ANY LOT THAT DOES NOT HAVE AN MPE, MOE, OR MGS SHALL HAVE A DETAILED GRADING PLAN THAT IS TO BE SUBMITTED FOR REVIEW AT THE TIME OF BUILDING PERMITTING.

### BULK REGULATIONS

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

### PLAT DESCRIPTION

A PART OF PARCEL '17-118' OF THE NORTHEAST QUARTER OF THE SOUTHEAST 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, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, INDI RUN PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°01'05" WEST ALONG THE WESTERLY LINE OF SAID INDI RUN PLAT 1, A DISTANCE OF 213.21 FEET; THENCE NORTH 89°58'55" WEST CONTINUING ALONG SAID WESTERLY LINE, 100.00 FEET TO THE NORTHWEST CORNER OF LOT 14, SAID INDI RUN PLAT 1; THENCE SOUTH 00°01'05" WEST CONTINUING ALONG SAID WESTERLY LINE, 950.94 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID INDI RUN PLAT 1; THENCE EASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 7.04 FEET AND WHOSE CHORD BEARS SOUTH 70°03'28" EAST, 7.04 FEET; THENCE SOUTH 19°26'18" WEST CONTINUING ALONG SAID WESTERLY LINE, 70.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 17.55 FEET AND WHOSE CHORD BEARS SOUTH 71°37'54" EAST, 17.55 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Z', SAID INDI RUN PLAT 1; THENCE SOUTH 00°01'05" WEST CONTINUING ALONG SAID WESTERLY LINE, 80.07 FEET TO THE SOUTHWEST CORNER SAID OUTLOT 'Z'; THENCE NORTH 89°52'24" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-118', A DISTANCE OF 494.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-118'; THENCE NORTH 22°54'10" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '17-118', A DISTANCE OF 389.38 FEET; THENCE NORTH 34°59'47" EAST CONTINUING ALONG SAID WESTERLY LINE, 41.28 FEET; THENCE NORTH 07°15'13" EAST CONTINUING ALONG SAID WESTERLY LINE, 467.46 FEET; THENCE NORTH 12°44'22" EAST CONTINUING ALONG SAID WESTERLY LINE, 473.73 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '17-118'; THENCE SOUTH 89°52'15" EAST ALONG THE NORTH LINE OF SAID PARCEL '17-118', A DISTANCE OF 558.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.39 ACRES (757,690 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

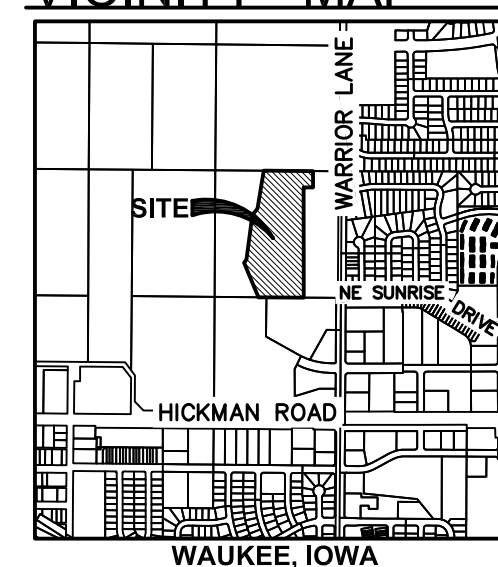
### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	40°52'46"	385.00'	274.69'	S62°18'24"E	268.90'	C17	41°59'57"	200.00'	146.60'	N21°01'03"E	143.34'
C2	28°41'41"	435.00'	217.86'	S56°12'52"E	215.59'	C18	48°06'54"	230.00'	193.15'	N24°04'32"E	187.52'
C3	19°59'43"	400.00'	139.59'	S59°33'22"E	138.89'	C19	96°06'57"	25.00'	41.94'	S89°55'30"E	37.19'
C4	7°41'30"	400.00'	53.70'	S45°42'46"E	53.66'	C20	11°42'16"	420.00'	85.80'	S47°43'09"E	85.65'
C5	86°14'57"	25.00'	37.63'	S11°5'27"W	34.18'	C21	10°07'13"	420.00'	74.19'	S58°37'54"E	74.09'
C6	12°00'14"	260.00'	54.47'	S38°22'49"W	54.37'	C22	9°31'38"	420.00'	69.84'	S68°27'19"E	69.76'
C7	13°46'00"	260.00'	62.47'	S25°29'42"W	62.32'	C23	9°31'38"	420.00'	69.84'	S77°58'58"E	69.76'
C8	13°09'52"	260.00'	59.74'	S12°01'46"W	59.61'	C24	14°37'27"	350.00'	89.33'	N75°26'03"W	89.09'
C9	5°25'45"	260.00'	24.64'	S2°43'58"W	24.63'	C25	14°37'27"	350.00'	89.33'	N60°48'37"W	89.09'
C10	90°00'00"	25.00'	39.27'	S45°01'05"W	35.36'	C26	11°37'52"	350.00'	71.05'	N47°40'57"W	70.93'
C11	33°13'26"	25.00'	14.50'	S73°22'12"E	14.29'	C27	3°22'41"	470.00'	27.71'	N43°33'22"W	27.71'
C12	30°01'00"	55.00'	28.81'	S71°45'59"E	28.49'	C28	8°01'41"	470.00'	65.85'	N57°17'13"W	65.80'
C13	43°33'28"	55.00'	41.81'	N71°26'47"E	40.81'	C29	33°13'26"	25.00'	14.50'	N16°35'38"W	14.29'
C14	18°02'41"	55.00'	17.32'	N40°38'42"E	17.25'	C30	59°45'41"	55.00'	57.37'	N1°44'31"E	54.80'
C15	5°04'02"	55.00'	4.86'	N30°40'20"W	4.86'	C31	11°24'02"	470.00'	93.52'	N67°00'04"W	93.36'
C16	8°01'41"	470.00'	65.85'	N49°15'33"W	65.80'						

### LEGEND

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

### VICINITY MAP

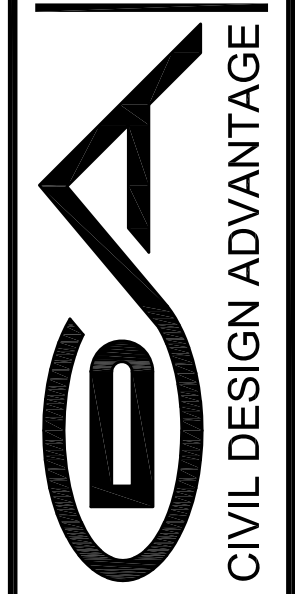


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FILE DATE: 11/20/18 DATE PLOTTED: 11/20/2018 7:50 AM

REVISIONS	DATE
	11/20/18
	11/20/18

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

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_



WAUKEE, IOWA

# INDI RUN PLAT 2

## FINAL PLAT

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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.E., DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

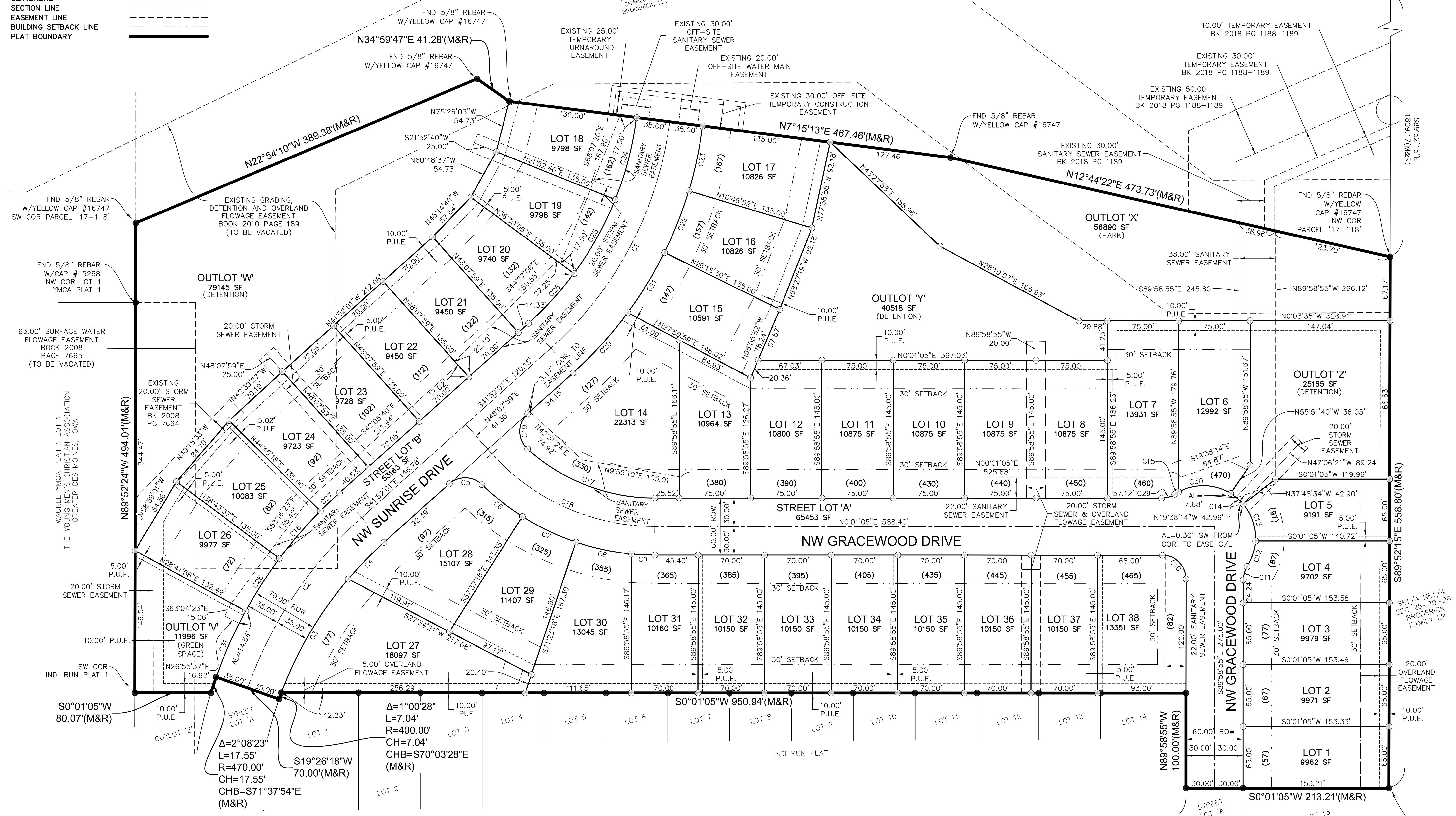
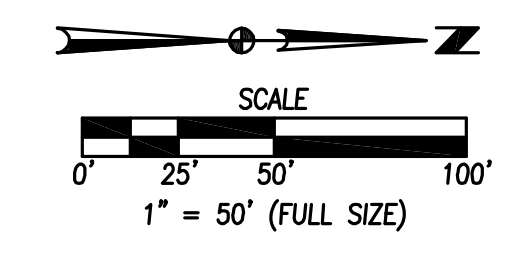
SHEETS 1 AND 2

# INDI RUN PLAT 2

## FINAL PLAT

**LEGEND**

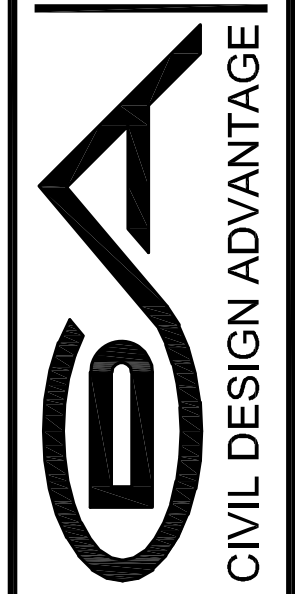
FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
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PLAT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



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DATE	REVISIONS
11/20/18	SECOND SUBMITTAL
11/20/18	FIRST SUBMITTAL

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



WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# INDI RUN PLAT 2

## FINAL PLAT