

WESTGATE BUSINESS PARK PLAT 4

FINAL PLAT

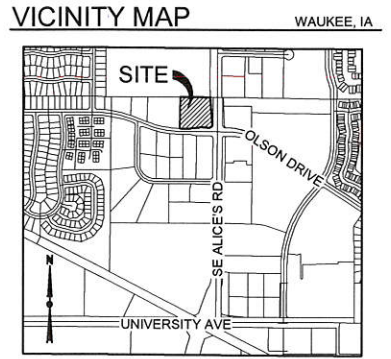
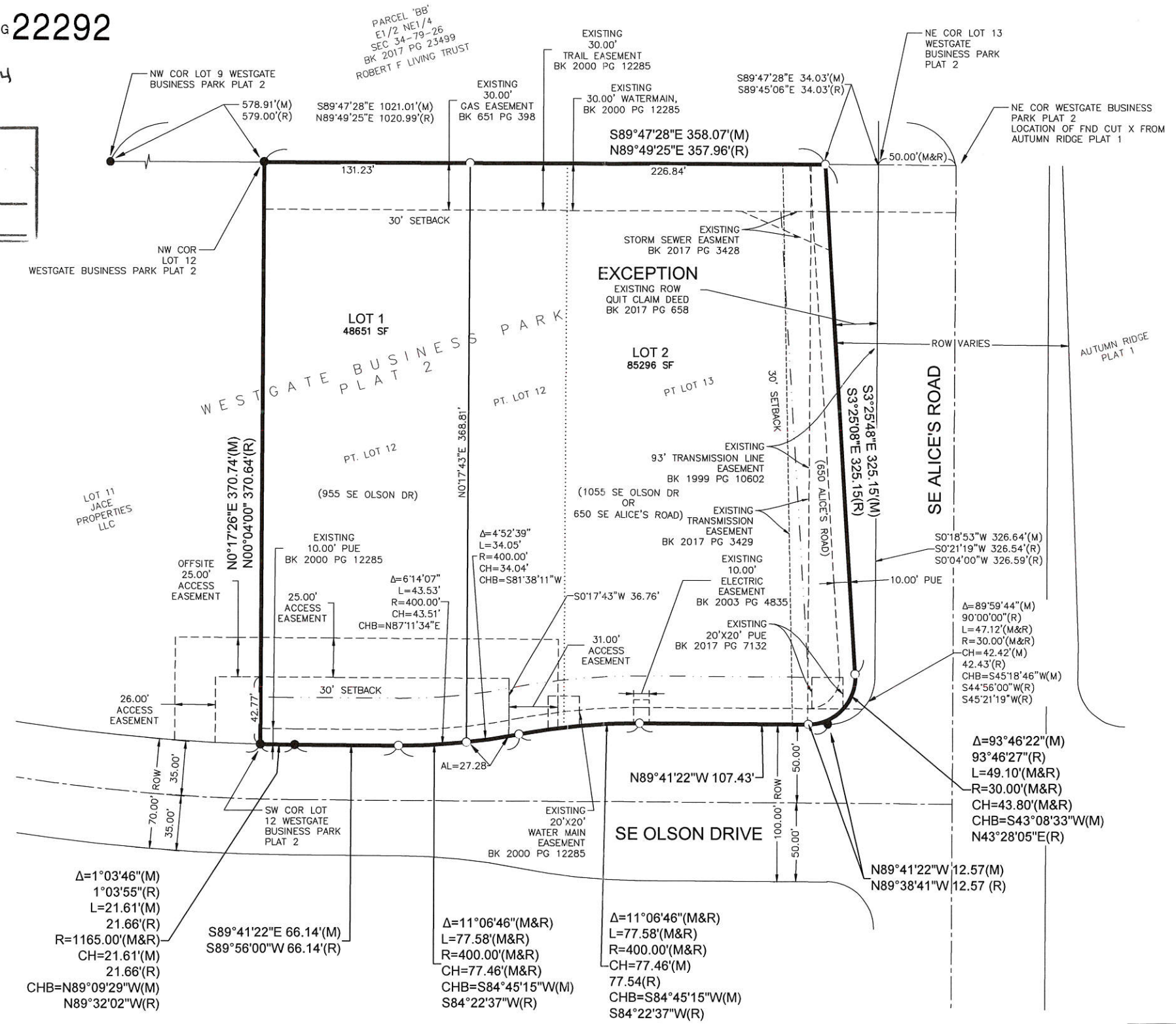
INDEX LEGEND
 LOCATION: LOTS 12 & 13, WESTGATE BUSINESS PARK PLAT 2, WAUKEE
 REQUESTOR: AZTEC PROPERTIES LLC &
 PROPRIETOR: AZTEC PROPERTIES LLC &
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

Doc ID: 007643070011 Type: PLAT
 Recorded: 11/29/2018 at 03:11:06 PM
 Fee Amt: \$57.00 Page 1 of 11
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2018 PG 22292

Slide F104

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 10/11/18
 SIGNED: *Michael A. Brooner*



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)		○
1/2" REBAR, CAP #7844 (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	---	

OWNER / DEVELOPER
 AZTEC PROPERTIES LLC
 6400 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 ATTN: JAMES CAMPNEY
 PH: (515) 267-1200
 AND

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

ZONING
 M-1/PD-1 PLANNED DEVELOPMENT DISTRICT W/
 UNDERLYING M-1 - LIGHT INDUSTRIAL
 (ORDINANCE # 2397)

BULK REGULATIONS
SETBACKS
 FRONT YARD= 30 FEET
 SIDE YARDS= NONE
 REAR YARD= 30 FEET

DATE OF SURVEY
 JUNE 12, 2018

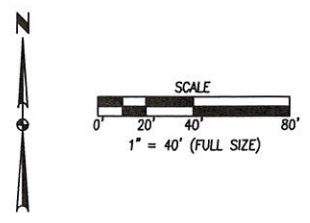
PLAT DESCRIPTION
 LOTS 12 & 13, WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID LOT 13 ACQUIRED BY THE CITY OF WAUKEE AND DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 2017, PAGE 658. PROPERTY CONTAINS 3.08 ACRES (133,947 S.F.) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES
 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

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 11-13-2018
 MICHAEL A. BROONER, P.L.S. DATE

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



WESTGATE BUSINESS PARK PLAT 4
FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH:

DATE	REVISIONS
11/13/18	FINAL PLAT SUBMITTAL #6
10/31/18	FINAL PLAT SUBMITTAL #5
9/12/18	FINAL PLAT SUBMITTAL #4
8/6/18	FINAL PLAT SUBMITTAL #3
7/20/18	FINAL PLAT SUBMITTAL #2
7/3/18	FINAL PLAT SUBMITTAL #1

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 DATE PLOTTED: 11/13/2018 1:43 PM