

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

Doc ID: 007668970016 Type: PLAT  
Recorded: 01/14/2019 at 10:47:48 AM  
Fee Amt: \$82.00 Page 1 of 16  
Dallas County Iowa  
Chad C. Airhart RECORDER  
File#  
BK 2019 PG 634  
Slide F120

**FINAL PLAT**  
APPROVED BY: Wauke City Council  
DATE: 1/7/19  
SIGNED: *Patrick J. Shepard*

FINAL PLAT  
**TWIN OAKS**  
WAUKEE, IA

PROPERTY OWNER / APPLICANT:  
JEFFERY KYCOFF  
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 743, PAGE 855, CITY OF WAUKEE, DALLAS COUNTY, IOWA, PARCEL CONTAINS 5586 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  
MAXIMUM STORIES = 3 - PRINCIPAL BUILDING  
1 - 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 743, 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.

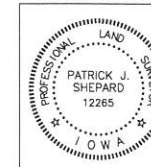
**LAND SURVEYOR NOTES:**

- 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.

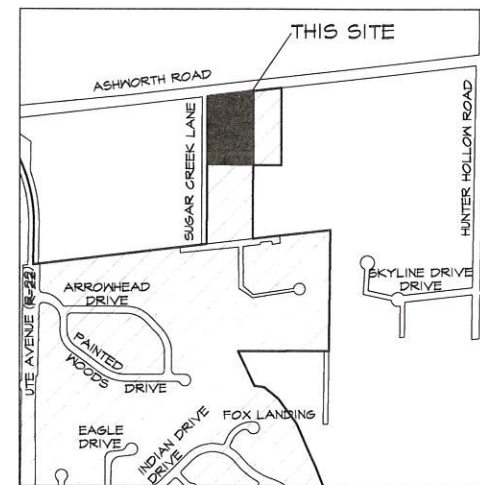
**PURPOSE OF SURVEY**

- 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 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.  
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

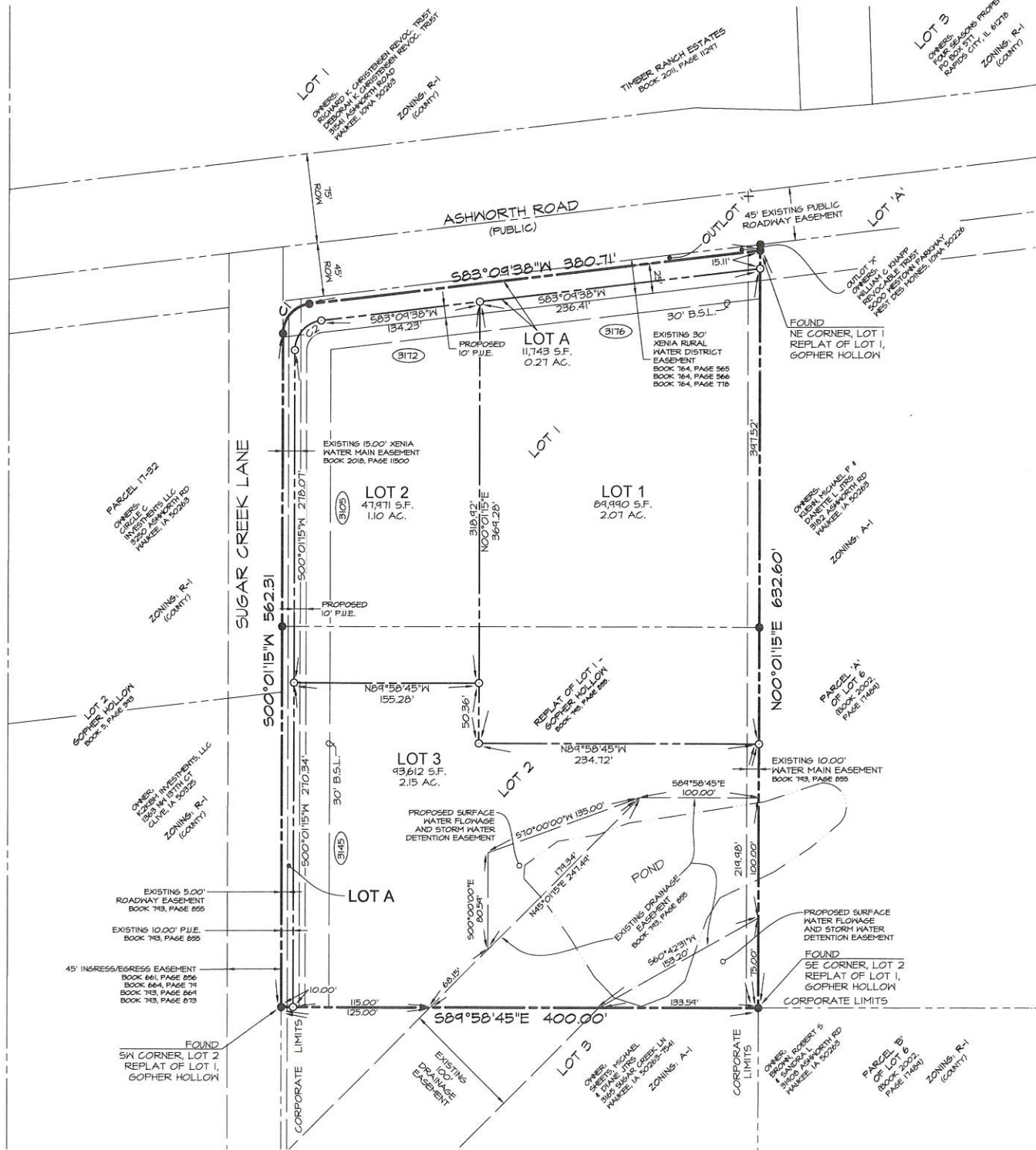
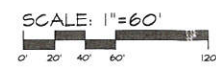


VICINITY SKETCH  
SCALE: 1" = 800'

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 (1/8" I.R. W/YELLOW CAP #17844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (1/8" I.R. W/ORANGE 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
- (1234) ADDRESS



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

**CEC**

DATE	REVISIONS	COMMENTS
OCT. 25, 2018	1	
	2	
	3	
	4	
	5	JPS
	6	PJS

DATE OF SURVEY: 1-8-19  
DESIGNED BY:  
DRAWN BY:

TWIN OAKS  
WAUKEE, IOWA  
FINAL PLAT

SHEET 1 OF 1  
E-8038