

WAUKEE ELEMENTARY #10 PLAT 1

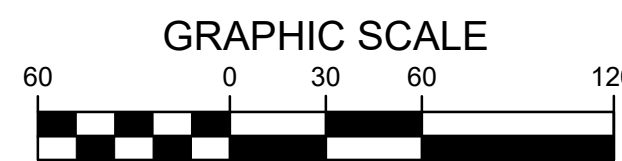
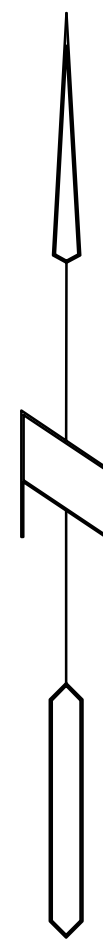
FINAL PLAT

INDEX LEGEND

PARCEL '18-79' AS RECORDED IN BOOK 2018 PAGE 11472
SE1/4 SECTION 6-T78N-R26W
DALLAS COUNTY, IOWA

OWNER/PREPARED FOR:
WAUKEE COMMUNITY SCHOOL DISTRICT
ATTN: KIRK JOHNSON
560 SE UNIVERSITY AVE
WAUKEE, IA 50263
PH: 515-987-6161

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

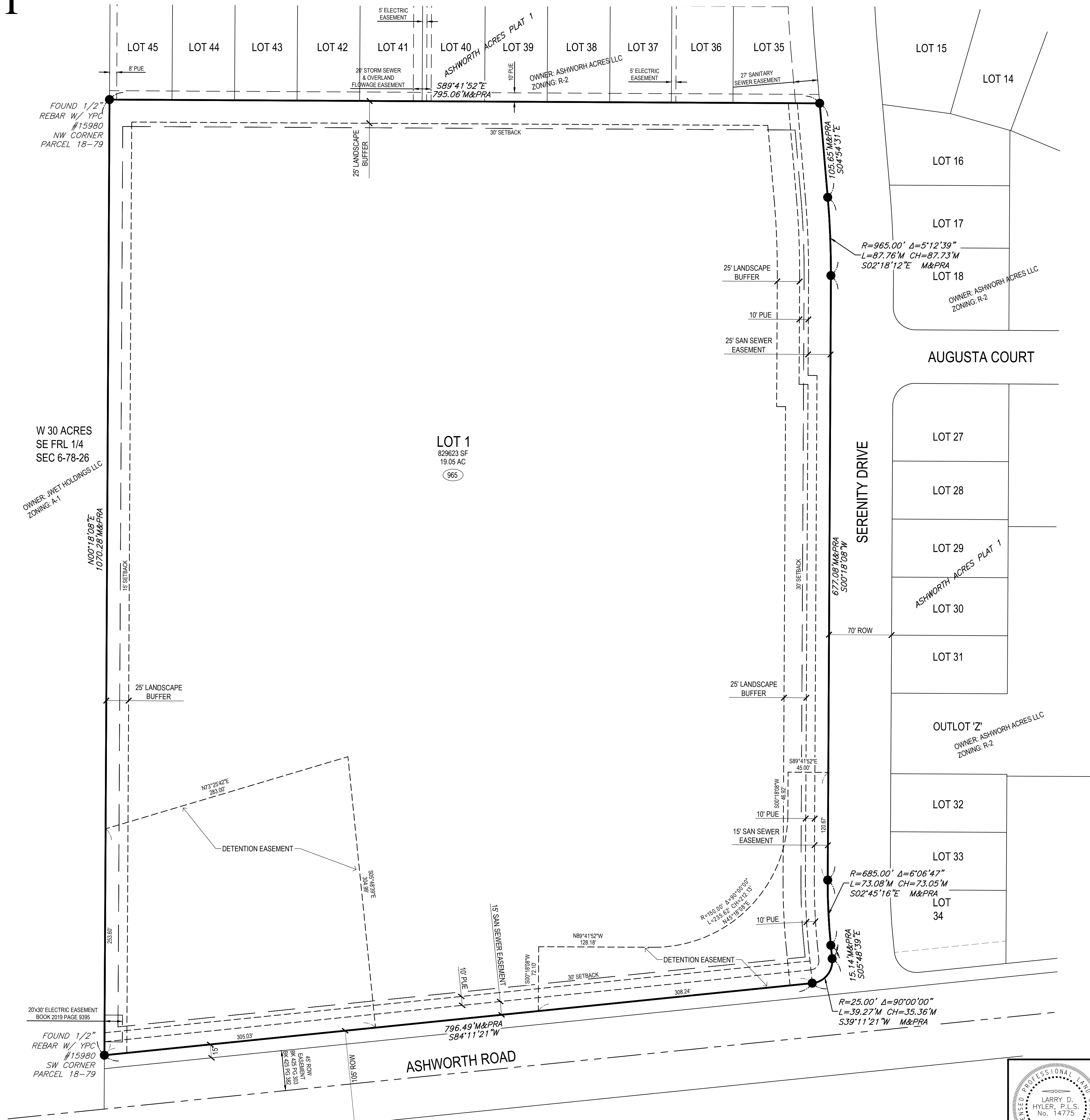


ABBREVIATIONS:

AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
M MEASURED DISTANCE
PRA PREVIOUSLY RECORDED AS

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS



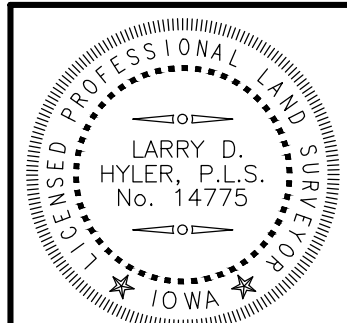
PROPERTY DESCRIPTION:
(WARRANTY DEED - BOOK 2018, PAGE 13659)
PARCEL '18-79' OF PLAT OF SURVEY RECORDED IN BOOK 2018 PAGE 11472, BEING A PART OF PARCEL "A" AND PART OF PARCEL "B" OF PLAT OF SURVEY RECORDED IN BOOK 1998 PAGE 360, ALL BEING A PART OF THE SE 1/4 OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 19.05 ACRES.

ZONING:
R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
BUILDING SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 15 FEET
REAR YARD = 40 FEET

ADDRESS:
LOT 1:
965 ASHWORTH RD
WAUKEE, IA 50263

- SURVEY NOTES:**
- THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.
 - ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.
 - THE OWNER (WAUKEE COMMUNITY SCHOOL DISTRICT) SHALL BE RESPONSIBLE FOR OWNING AND MAINTAINING THE DETENTION BASINS.



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.

SIGNED: **PRELIMINARY** DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: **THIS PAGE ONLY**

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Civil Engineering & Land Surveying
Established 1959

WAUKEE ELEMENTARY #10 PLAT 1
WAUKEE, IA
FINAL PLAT

REFERENCE NUMBER:	
DRAWN BY:	JMR
CHECKED BY:	LDH
REVISION DATE:	
PROJECT NUMBER:	170538
SHEET NUMBER:	1 OF 1

9/10/2019 11:46:30 AM I:\LAND PROJECTS\2017\170538\DWG\FINAL PLAT.DWG

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