

VINCE MEYER LEARNING CENTER PLAT 1 FINAL PLAT

INDEX LEGEND

BLOCK 11 AND 14 ORIGINAL TOWN OF WAUKEE
SE1/4-NW1/4 SECTION 33-T9N-R26W

OWNER / PREPARED FOR:
WAUKEE CONSOLIDATED SCHOOL DISTRICT
560 SE UNIVERSITY AVE
WAUKEE, IOWA 50263

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

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.

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH, NAVD88

ZONING:

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

ADDRESS:

430 ASHWORTH DRIVE
WAUKEE, IA 50263

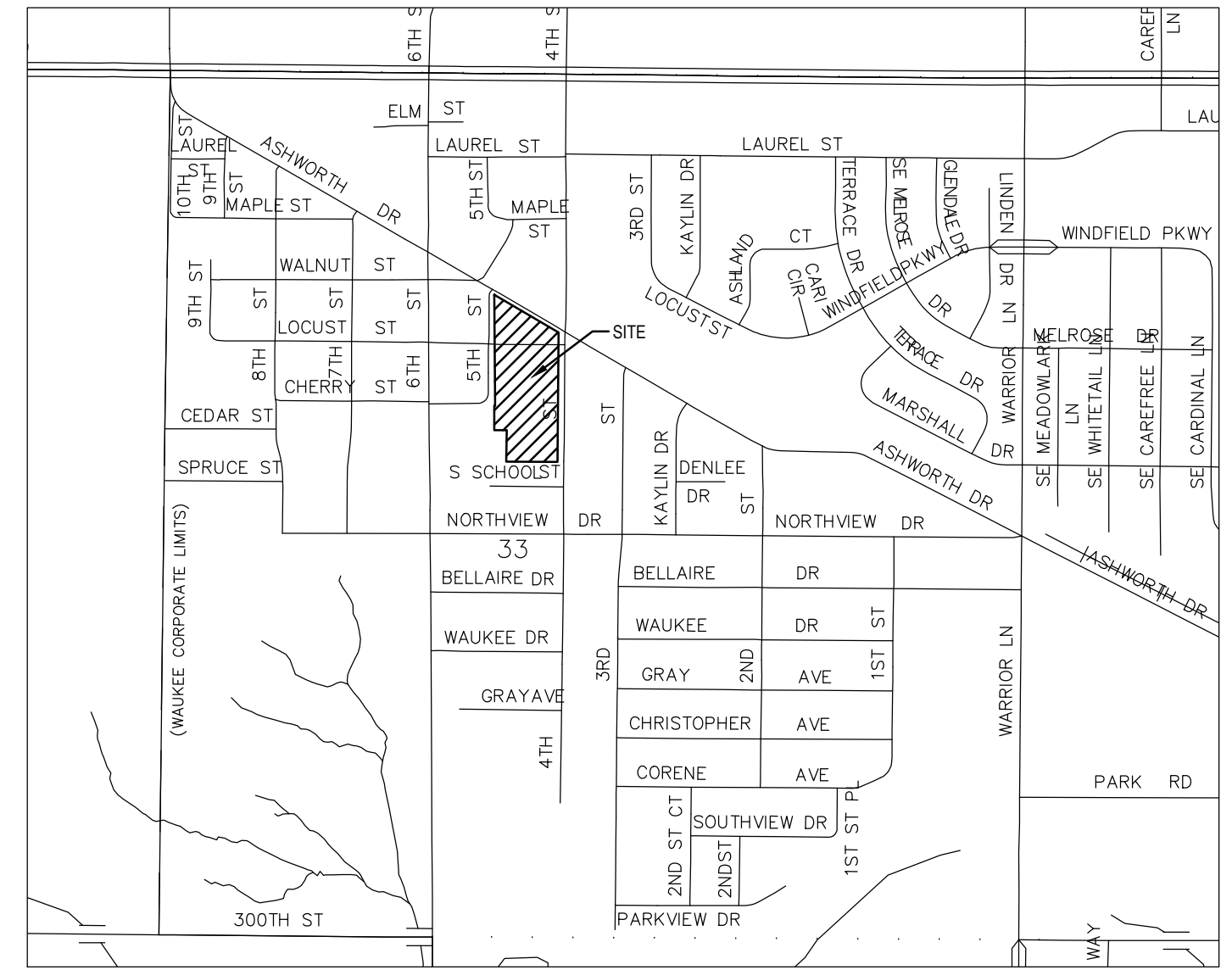
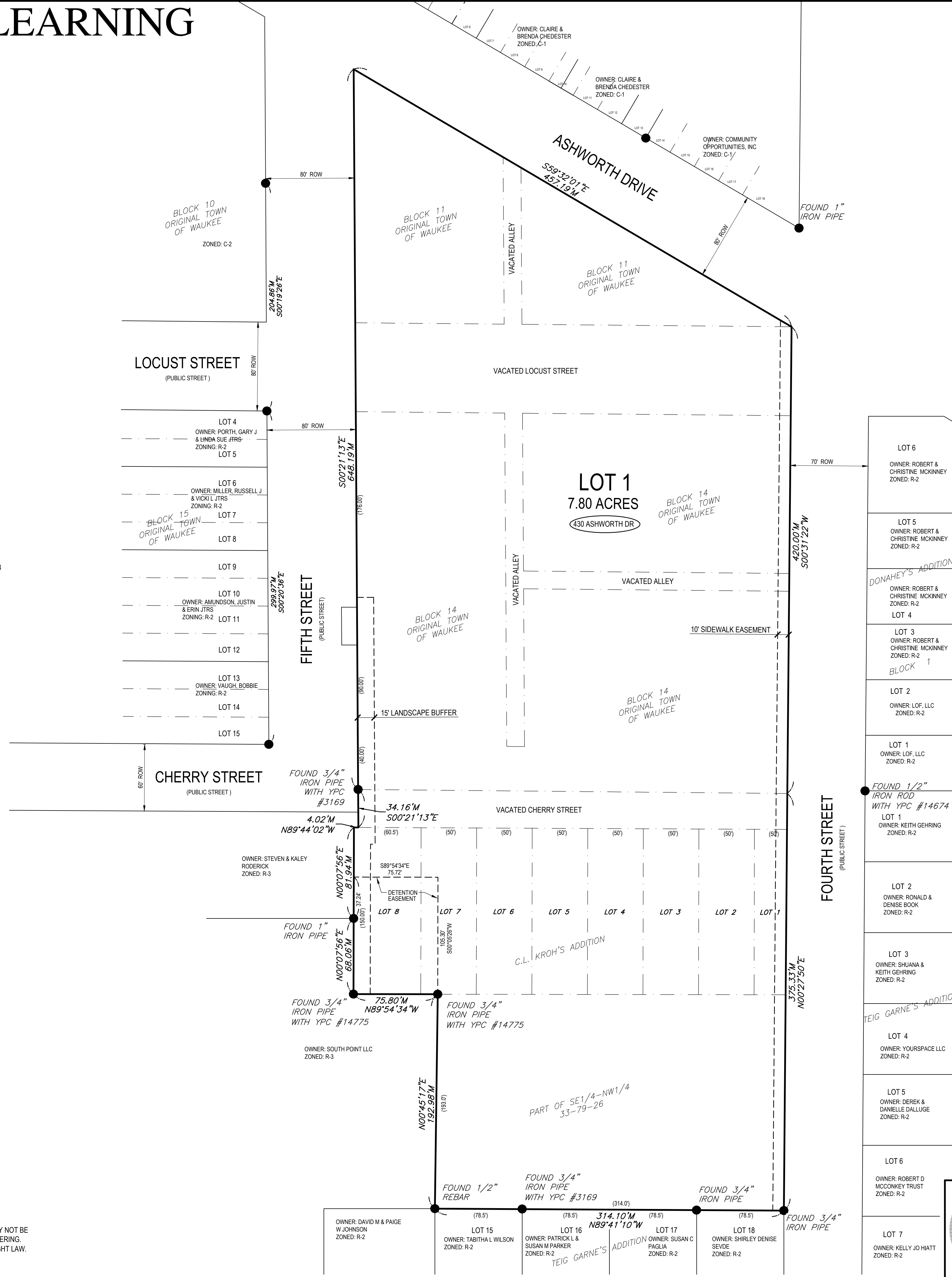
LEGEND:

- 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

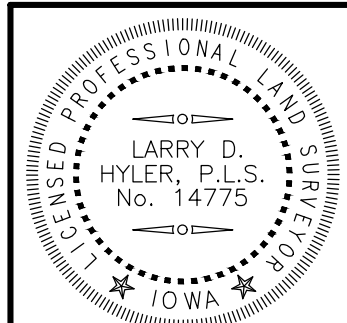
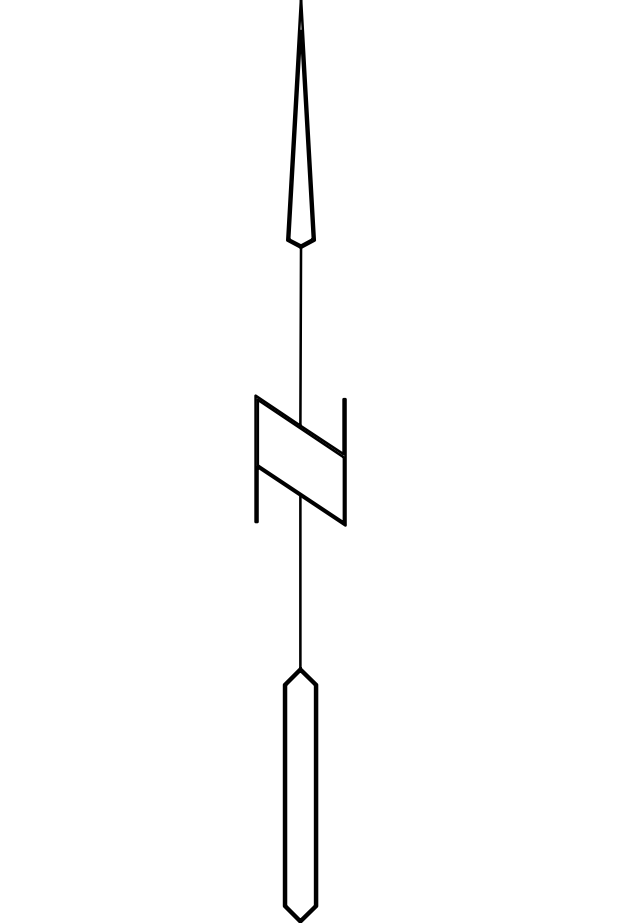
ABBREVIATIONS:

- 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

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PROPERTY DESCRIPTION:
BLOCK 11, ORIGINAL TOWN OF WAUKEE, DALLAS COUNTY, IOWA; VACATED LOCUST STREET LYING SOUTH OF AND ADJACENT TO SAID BLOCK 11; BLOCK 14, ORIGINAL TOWN OF WAUKEE, DALLAS COUNTY, IOWA; VACATED CHERRY STREET LYING SOUTH OF AND ADJACENT TO SAID BLOCK 14; LOTS 1 THROUGH 8 INCLUSIVE C.L. KROH'S ADDITION, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; AND A 193.0 FOOT WIDE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA LYING NORTH OF AND ADJACENT TO LOTS 15 THROUGH 18 INCLUSIVE, TEIG GARNE'S ADDITION, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, EXCEPT STREET RIGHT OF WAY. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANT AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 7.80 ACRES.



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: 1 OF 1

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Civil Engineering & Land Surveying
Established 1959

VINCE MEYER LEARNING CENTER PLAT 1 WAUKEE, IOWA FINAL PLAT

REFERENCE NUMBER: 85-60 LARGE 82-39 LARGE
DRAWN BY: JMR
CHECKED BY: LDH
REVISION DATE:
PROJECT NUMBER: 190368
SHEET NUMBER: 1 OF 1

12/10/2019 1:24:58 PM I:\LAND PROJECTS 2019\190368\DWG\FINAL PLAT.DWG