

**INDEX LEGEND**  
 LOCATION: LOTS 18 THROUGH 26, INDI RUN PLAT 2, WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: INDI RUN, LLC  
 PROPRIETOR: INDI RUN, LLC  
 17389 BERKSHIRE PARKWAY  
 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY: CIVIL DESIGN ADVANTAGE  
 & RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

# INDI RUN PLAT 3

## FINAL PLAT

### BULK REGULATIONS

R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

#### SIDE-BY-SIDE TWO-FAMILY DWELLINGS.

A. LOT DIVISION PROCEDURE. WHERE A SIDE-BY-SIDE, TWO-FAMILY DWELLING IS LEGALLY CONSTRUCTED, AND THE PLAT IN WHICH SUCH DWELLING IS LOCATED IS PROPERLY RECORDED, PROVIDED THE DWELLING HAS MET ZONING REGULATIONS AT THE TIME IT WAS CONSTRUCTED, INSPECTED, AND CERTIFICATE OF OCCUPANCY ISSUED, THE LOT MAY THEREAFTER BE DIVIDED TO PROVIDE INDIVIDUAL OWNERSHIP OF THE TWO-FAMILY DWELLING UNITS BY THE FOLLOWING PROCEDURE:

- (1) A PLAT SHOWING THE AS-BUILT LOCATION OF THE TWO-FAMILY DWELLING STRUCTURE ON THE LOT SHALL BE FILED WITH THE CITY.
- (2) THE PLAT OF SURVEY SHALL PROVIDE A REFERENCE TO THIS SECTION AND INDICATE THE PURPOSE FOR WHICH THE PLAT IS PREPARED.
- (3) THE PLAT SHALL LOCATE THE NEW OWNERSHIP DIVISION LINE ALONG THE COMMON WALL OF THE STRUCTURE, AND PROVIDE INDIVIDUAL LEGAL DESCRIPTIONS FOR EACH NEW PARCEL.
- (4) IF THE PROPOSED DIVISION IS APPROVED BY THE COUNCIL, FOLLOWING REVIEW BY THE COUNTY AUDITOR AND COUNTY RECORDER, A DEED MAY BE RECORDED THEREAFTER AFFECTING THE LOT DIVISION, AND EACH LOT MAY BE IN SEPARATE OWNERSHIP.
- (5) A COPY OF THE RECORDED DEEDS AND PLAT OF SURVEY SHALL BE FILED WITH THE CITY.

B. REQUIREMENTS FOR EACH UNIT. THE FOLLOWING REQUIREMENTS WOULD HAVE TO BE MET BY EACH UNIT OF THE SIDE-BY-SIDE TWO-FAMILY DWELLING DIVIDED AS HEREIN PROVIDED:

- (1) LOTS SHALL COMPLY WITH THE BULK REGULATION REQUIREMENTS OF THIS SECTION, WITH THE FOLLOWING EXCEPTIONS, INCLUDING (BUT NOT LIMITED TO) LOT AREA, WIDTHS, REAR AND SIDE YARD SETBACKS:
  - a. LOT AREA: 5,000 SQUARE FEET FOR EACH UNIT OF A TWO-FAMILY DWELLING; WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH UNIT OF A TWO-FAMILY DWELLING.
  - b. LOT WIDTH: 40 FEET FOR EACH UNIT OF A TWO-FAMILY DWELLING; WHERE PUBLIC SEWER IS NOT AVAILABLE, 50 FEET.
  - c. REAR YARD SETBACK: IN THE CASE OF A CORNER LOT WHERE THE DUPLEX HAS BEEN CONSTRUCTED WITH THE FRONT FACADE FACING THE SECONDARY FRONT YARD, THE MINIMUM REAR YARD SETBACK SHALL BE EIGHT FEET.
  - d. SIDE YARD SETBACK: INTERNAL SIDE YARD SETBACK, ZERO FEET.
- (2) BUILDINGS WHOSE OWNERSHIP IS DIVIDED ARE REQUIRED TO BE AND REMAIN OF THE SAME EXTERIOR FINISH, INCLUDING SIDING, ROOFING, WINDOWS, PAINT COLOR (OR VINYL), GARAGE DOORS; AND COLORS WOULD BE KEPT THE SAME, INCLUDING THE BUILDING ROOF WHICH WOULD BE REPLACED ALL AT ONE TIME WHEN REQUIRED, AND OF THE SAME COLOR AND PATTERN.
- (3) EXTERIOR STORAGE BUILDINGS OF LIKE STRUCTURE AND CONSTRUCTION OF THE ORIGINAL EDIFICE WILL BE ALLOWED WITH A MAXIMUM SIZE OF 12 FEET BY 12 FEET, PAINTED AND FINISHED THE SAME AS ORIGINAL, ON A PERMANENT SLAB OR FOUNDATION.
- (4) REAR YARD FENCING IN COMPLIANCE WITH THIS CODE OF ORDINANCES IS PERMITTED.
- (5) WATER AND SEWER SERVICES SHALL BE ENTIRELY SEPARATE. COMMON ELECTRICAL AND GAS LINES MAY SERVE ALL UNITS, BUT EACH UNIT SHALL BE SEPARATELY METERED.

### OWNER / DEVELOPER

INDI RUN, LLC  
 17389 BERKSHIRE PARKWAY  
 CLIVE, IA 50325

### ENGINEER / SURVEYOR

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

### PLAT DESCRIPTION

LOTS 18 THROUGH 26, INDI RUN PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.01 ACRES (87,747 SQUARE FEET).

### DATE OF SURVEY

JANUARY 22, 2020

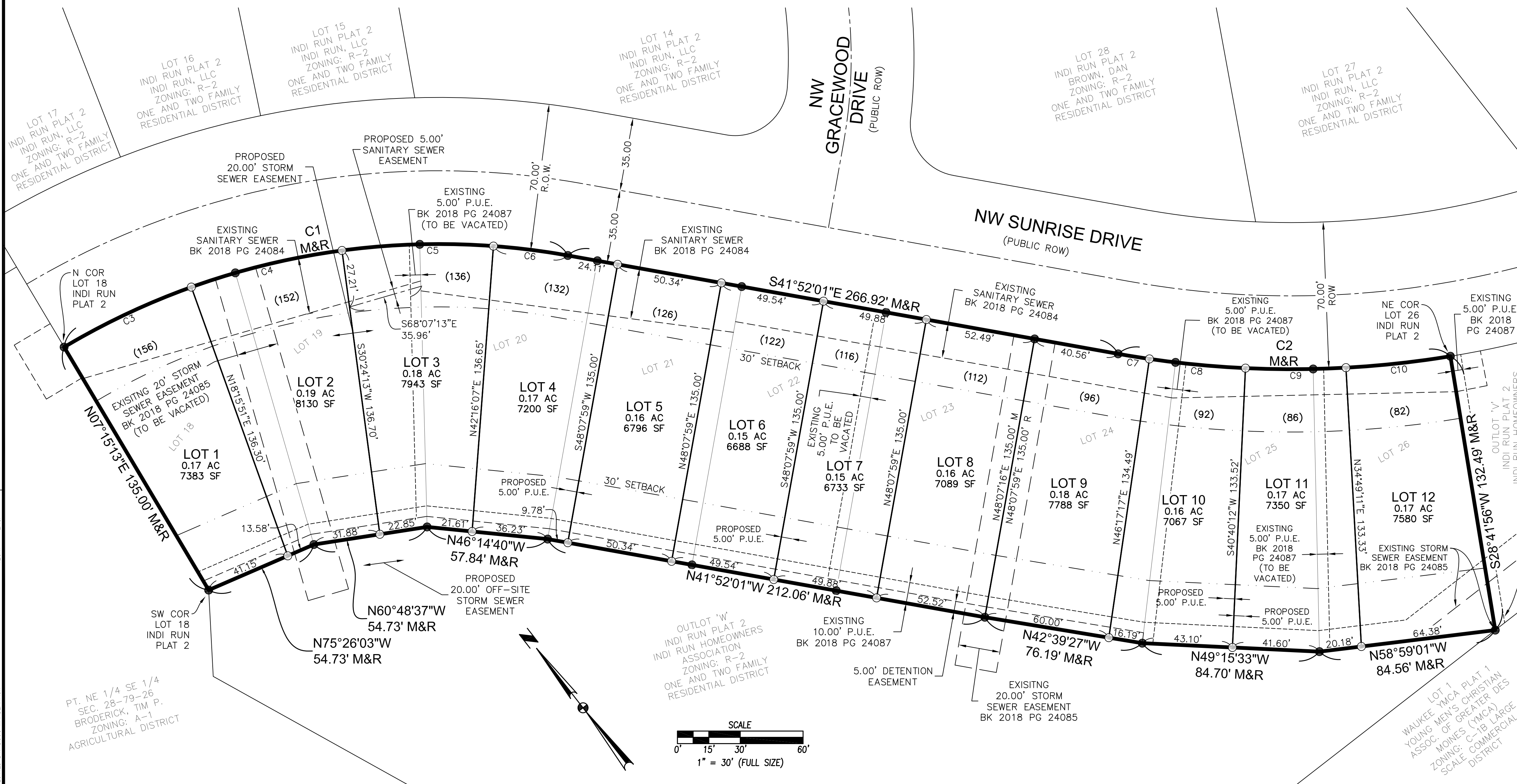
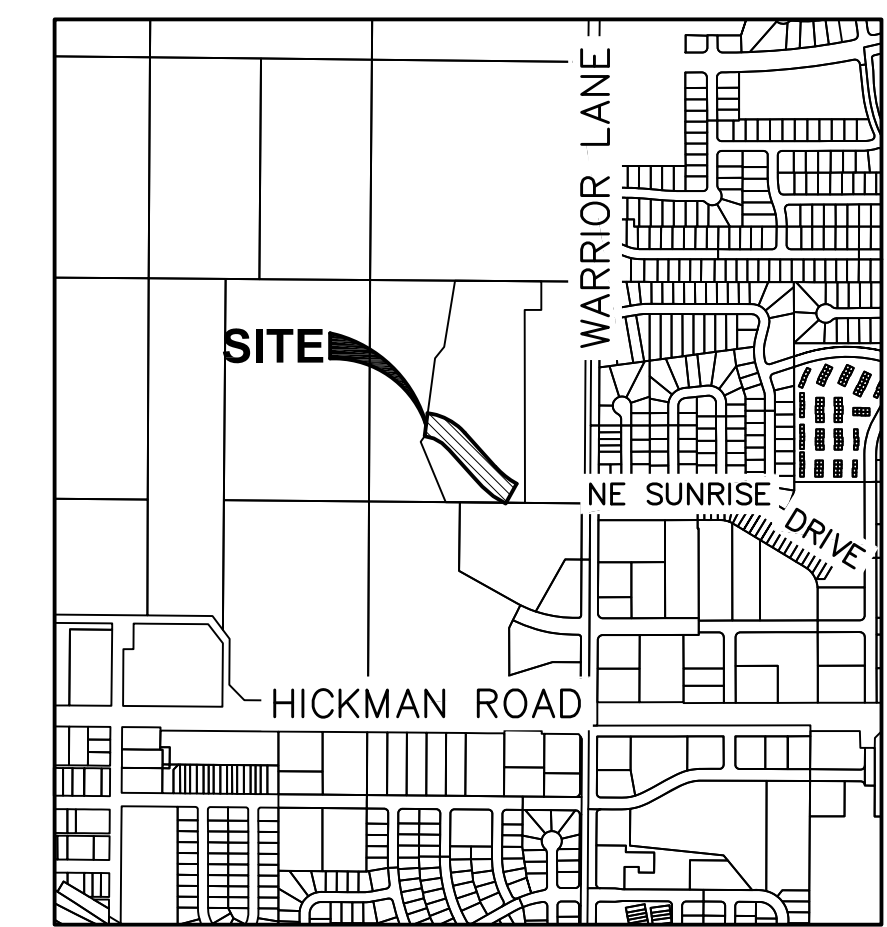
### ZONING

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. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. 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.
4. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
5. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
6. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
7. PARKLAND DEDICATION WAS SATISFIED WITH INDI RUN PLAT 2.
8. HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN OUTLOTS W AND V OF INDI RUN PLAT 2.

### VICINITY MAP

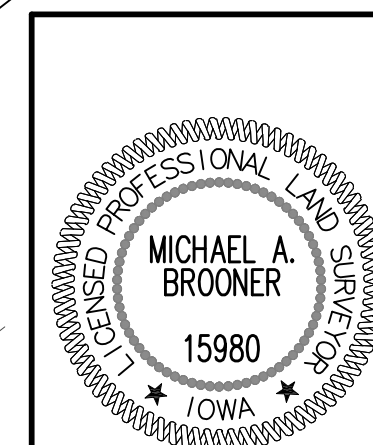


### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	40°52'46"	350.00'	249.72'	S62°18'24"E	244.45'
C2	19°26'03"	470.00'	159.42'	S51°35'02"E	158.66'
C3	11°00'37"	350.00'	67.26'	N77°14'28"W	67.16'
C4	12°08'22"	350.00'	74.16'	N65°39'58"W	74.02'
C5	11°51'54"	350.00'	72.48'	N53°39'50"W	72.35'
C6	5°51'52"	350.00'	35.82'	N44°47'57"W	35.81'
C7	1°50'42"	470.00'	15.13'	N42°47'22"W	15.13'
C8	5°37'05"	470.00'	46.09'	N46°31'16"W	46.07'
C9	5°51'01"	470.00'	47.99'	N52°15'19"W	47.97'
C10	6°07'15"	470.00'	50.21'	N58°14'26"W	50.18'

### 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	---	



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.L.S. DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

INDI RUN PLAT 3  
 FINAL PLAT

1 / 1  
 1908.401

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

ENGINEER: TECH: EW REVIEW:

DATE: 4/7/20  
 SECOND SUBMITTAL PREPARED: 3/24/20