

Doc ID: 008132870021 Type: PLAT
Recorded: 07/31/2020 at 01:28:07 PM
Fee Amt: \$107.00 Page 1 of 21
Dallas County Iowa
Clad C. Alhath RECORDER
File#

BK 2020 PG 19500
Slide F244

INDEX LEGEND

NW 1/4 OF THE SE 1/4 - NE 1/4 OF THE SE 1/4
SW 1/4 OF THE SE 1/4 - SE 1/4 OF THE SE 1/4
OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 25 WEST OF
THE 5TH P.M.,
DALLAS COUNTY

OWNER & PREPARED FOR:
SIGNATURE DEVELOPMENT OF IOWA, LLC
4800 E 57TH ST SUITE A
SIOUX FALLS, SD 57108

AND

PHILIP E BRODERICK, LLC
CHARLOTTE R BRODERICK, LLC
22 GLENVIEW DR
DES MOINES, IA 50312

AND

WAUKEE COMMONS, LLC
4800 E 57TH ST SUITE A
SIOUX FALLS, SD 57108

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 19TH ST
URBANDALE, IA 50222

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	31.25	700.00	31.25	S82°27'40"E	2°33'29"
C2	86.87	515.00	86.77	S79°54'13"W	9°39'54"
C3	299.58	765.00	299.23	S82°43'47"W	15°19'02"
C4	127.78	165.00	124.61	S89°12'03"W	44°22'18"
C5	28.31	235.00	28.30	S42°28'35"W	7°08'50"
C6	47.79	35.00	44.15	S77°58'12"W	78°14'03"
C7	73.77	400.00	73.68	N68°10'46"W	10°33'58"
C8	182.66	715.00	182.20	N83°05'56"W	13°01'32"
C9	33.37	760.82	33.37	N62°19'24"W	2°30'48"
C10	367.20	467.31	357.83	N83°50'37"W	45°01'17"
C11	200.50	750.00	199.90	S82°43'47"W	15°19'02"
C12	154.80	200.00	151.54	S68°12'09"W	44°22'18"
C13	35.50	800.00	35.50	S82°28'06"E	2°32'33"
C14	148.14	283.50	144.53	S75°39'36"E	29°32'09"
C15	43.47	515.00	43.46	N87°09'15"E	4°50'10"
C16	130.34	515.00	129.89	S82°19'18"W	14°30'04"
C17	439.72	585.00	429.44	N83°23'44"W	43°04'00"
C18	230.17	585.00	228.89	N73°08'02"W	22°32'36"
C19	115.30	585.00	115.11	S89°56'53"W	11°17'34"
C20	84.25	585.00	84.14	S76°41'11"W	9°13'30"
C21	191.14	715.00	190.58	N82°43'47"E	15°19'02"
C22	181.89	235.00	177.48	S68°12'09"W	44°22'18"
C23	23.48	235.00	23.47	S50°38'24"W	5°43'26"

SURVEY NOTES:

- 1. 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.
- 2. 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.
- 3. LOTS 'A' IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF WAUKEE AS STREET RIGHT OF WAY.
- 4. OUTLOT 'U', OUTLOT 'V', OUTLOT 'X' AND OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
- 5. LOT 1 WILL BE COVERED BY A BLANKET INGRESS/EGRESS EASEMENT.
- 6. LOT 1 WILL BE COVERED BY A BLANKET PUBLIC UTILITY EASEMENT.
- 7. OUTLOT 'Y' SHALL BE OWNED AND MAINTAINED BY PHILIP E BRODERICK, LLC AND CHARLOTTE R BRODERICK, LLC.
- 8. OUTLOT 'Y' SHALL BE OWNED AND MAINTAINED BY THE YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER DES MOINES, IOWA.

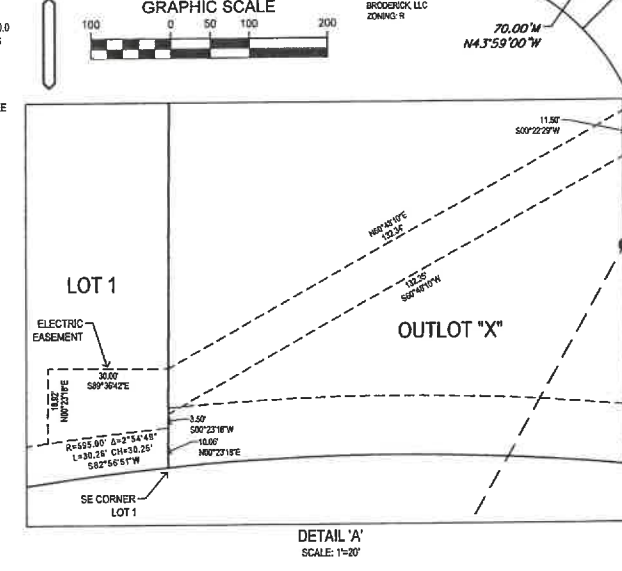
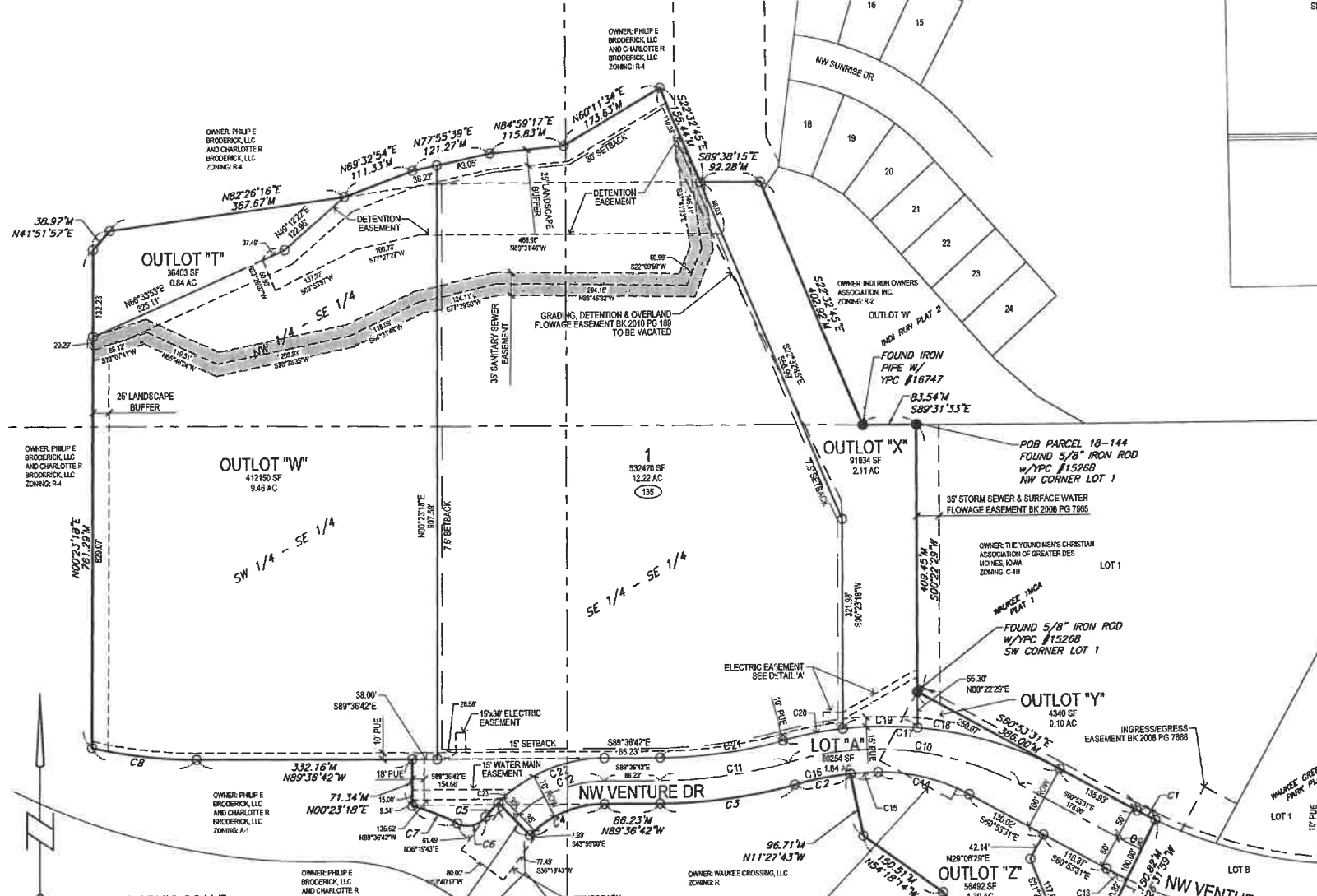
ABBREVIATIONS:

- 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
- POB POINT OF BEGINNING

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

THE COMMONS AT GREENWAY PLAT 1
FINAL PLAT



PROPERTY DESCRIPTION:

A PORTION OF PARCEL 18-146, ALL OF THE FOLLOWING PARCELS: PARCEL 18-144, PARCEL 18-145, PARCEL 18-147, AND PARCEL 18-148 ALL SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018 PAGE 23147, AND IRREGULAR PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, WAUKEE GREENWAY PARK PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N70°12'32"W ALONG THE NORTH RIGHT OF WAY LINE OF HICKMAN ROAD AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 45.13 FEET; THENCE N86°44'40"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 65.78 FEET; THENCE S85°05'14"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 85.71 FEET; THENCE N00°40'10"W, A DISTANCE OF 106.40 FEET; THENCE N87°21"W, A DISTANCE OF 79.83 FEET; THENCE N87°09'15"W, A DISTANCE OF 59.41 FEET; THENCE N54°18'14"W, A DISTANCE OF 16.81 FEET; THENCE N11°27'43"W, A DISTANCE OF 96.21 FEET TO THE SOUTH LINE OF SAID PARCEL 18-146; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 18-146 AND ALONG A 515.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 66.87 FEET; SAID CURVE HAVING A CHORD BEARING OF S82°43'47"W AND A CHORD LENGTH OF 87 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 18-146 AND ALONG A 785.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 208.86 FEET; SAID CURVE HAVING A CHORD BEARING OF S82°43'47"W AND A CHORD LENGTH OF 209.23 FEET; THENCE N83°28'42"W ALONG THE SOUTH LINE OF SAID PARCEL 18-146, A DISTANCE OF 65.23 FEET; THENCE SOUTHWESTERLY ALONG A 165.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 127.78 FEET; SAID CURVE HAVING A CHORD BEARING OF S82°28'06"E AND A CHORD LENGTH OF 124.81 FEET; THENCE N43°59'00"W, A DISTANCE OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG A 235.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 28.31 FEET; SAID CURVE HAVING A CHORD BEARING OF S42°28'06"E AND A CHORD LENGTH OF 27.79 FEET; THENCE SOUTHWESTERLY ALONG A 400.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.77 FEET; SAID CURVE HAVING A CHORD BEARING OF N84°10'46"W AND A CHORD LENGTH OF 73.68 FEET; THENCE N00°27'18"E, A DISTANCE OF 174.34 FEET TO THE SOUTH LINE OF SAID PARCEL 18-146; THENCE N89°38'15"E ALONG THE SOUTH LINE OF SAID PARCEL 18-146, A DISTANCE OF 52.28 FEET; THENCE N00°40'10"W ALONG THE SOUTH LINE OF SAID PARCEL 18-148, A DISTANCE OF 332.18 FEET; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL 18-148 AND ALONG A 715.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 162.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 18-148; SAID CURVE HAVING A CHORD BEARING OF N83°05'56"W AND A CHORD LENGTH OF 162.20 FEET; THENCE N00°27'18"E ALONG THE WEST LINE OF SAID PARCEL 18-144, A DISTANCE OF 781.28 FEET; THENCE N41°51'57"E, A DISTANCE OF 38.97 FEET TO THE NORTH LINE OF SAID PARCEL 18-148; THENCE N82°28'16"E ALONG THE NORTH LINE OF SAID PARCEL 18-148, A DISTANCE OF 367.87 FEET; THENCE N87°09'15"E, A DISTANCE OF 111.33 FEET; THENCE N77°09'15"E, A DISTANCE OF 127.27 FEET; THENCE N84°10'46"W, A DISTANCE OF 115.83 FEET; THENCE N87°09'15"E, A DISTANCE OF 115.83 FEET; THENCE N89°38'15"E ALONG THE NORTH LINE OF SAID PARCEL 18-144, A DISTANCE OF 29.29 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 18-144; THENCE S22°32'46"E ALONG THE EAST LINE OF SAID PARCEL 18-144, A DISTANCE OF 49.39 FEET; THENCE S89°31'57"E ALONG THE EAST LINE OF SAID PARCEL 18-144, A DISTANCE OF 83.54 FEET; THENCE S00°22'27"E ALONG THE EAST LINE OF SAID PARCEL 18-144, A DISTANCE OF 408.45 FEET TO THE NORTH CORNER OF SAID PARCEL 18-144; THENCE S68°31'57"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 18-145 AND ALONG THE NORTH LINE OF SAID PARCEL 18-146, A DISTANCE OF 389.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL 18-146 AND ALONG A 700.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 51.35 FEET; SAID CURVE HAVING A CHORD BEARING OF S82°27'40"E AND A CHORD LENGTH OF 31.25 FEET; THENCE S26°31'59"W, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 2 IN WAUKEE GREENWAY PARK PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE S28°13'59"W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 50.82 FEET; THENCE S00°00'00"E ALONG THE WEST LINE OF LOTS 2 AND 3 OF SAID WAUKEE GREENWAY PARK PLAT 1, A DISTANCE OF 440.55 FEET TO THE POINT OF BEGINNING.

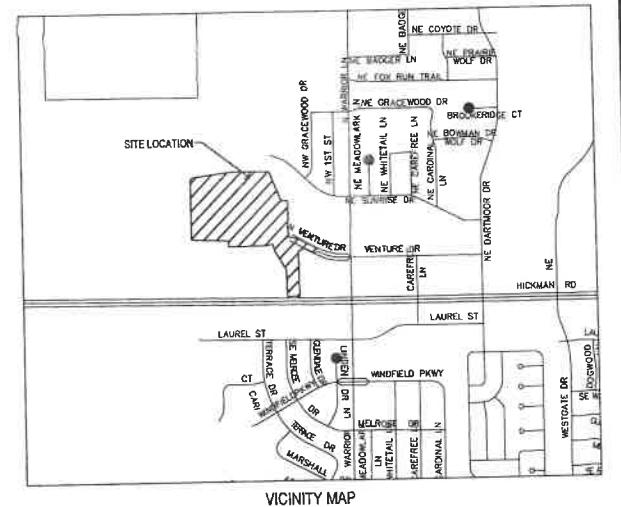
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 29.55 ACRES MORE OR LESS.

AREA BY 1/4 - 1/4:

NW1/4 - SE 1/4	3.30 AC
NE 1/4 - SE 1/4	3.88 AC
SE 1/4 - SE 1/4	10.85 AC
SW 1/4 - SE 1/4	9.04 AC

ZONING: R-4P-1
PLANNED DEVELOPMENT RECORDED IN BOOK 2019 PAGE 8005



SCALE: 1" = 1,000'

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: DATE: 7-16-2020

LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0667 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

THE COMMONS AT GREENWAY PLAT 1
WAUKEE, IOWA

FINAL PLAT

APPROVED BY: Waukee City Council
DATE: 07/08/2019
SIGNED:

PROJECT NUMBER: 180300
SHEET NUMBER: 1 OF 1

7/16/2020 3:46:46 PM I:\LAND PROJECTS\2018\180300 PLAT 1\00\GENERAL PLAT.DWG