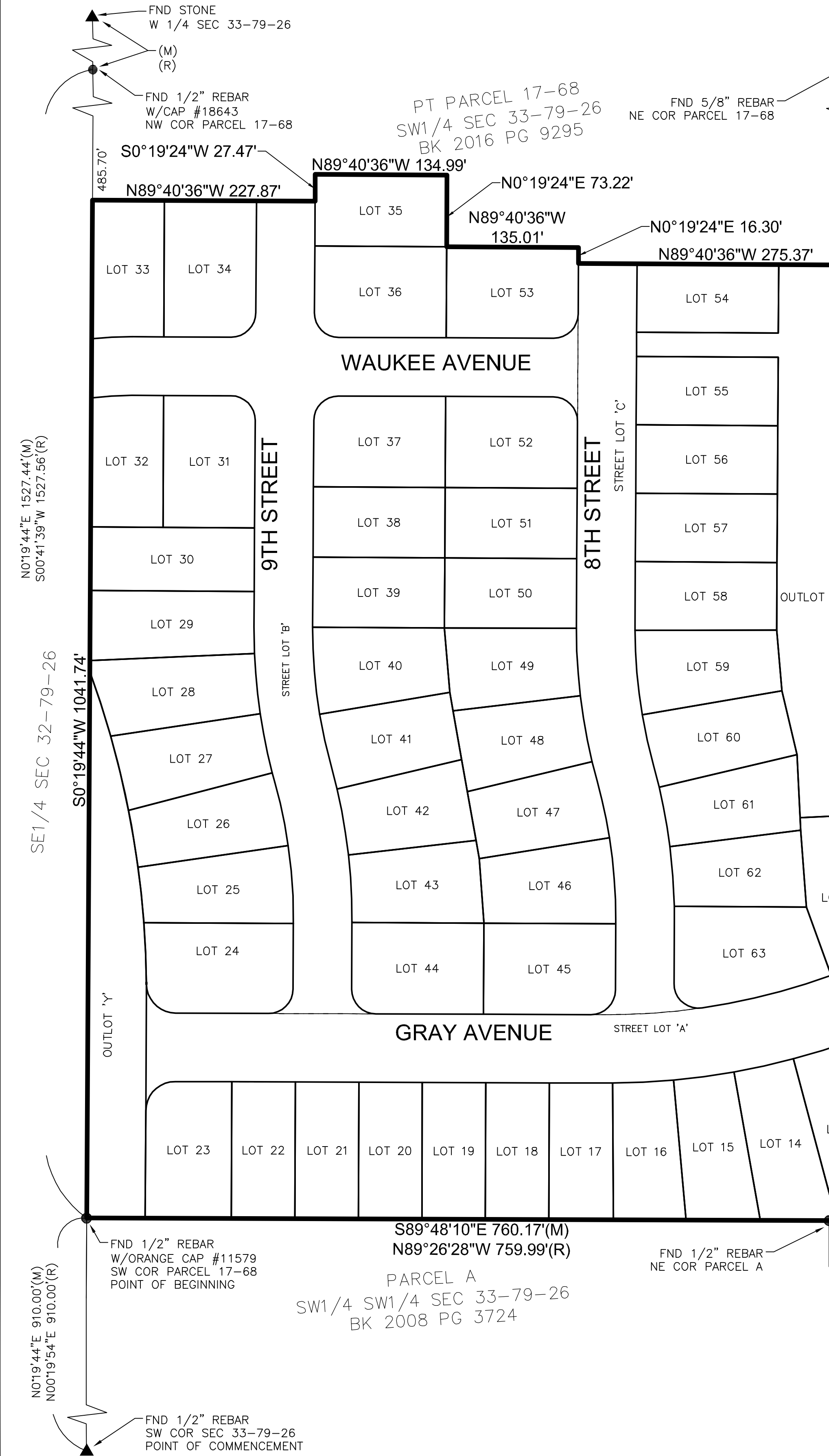


CLAYTON ESTATES PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT PARCEL 17-68, SW1/4 SEC 33-79-26, WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: JERRY'S HOMES, INC.
 PROPRIETOR: CITY OF WAUKEE
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IA. 50111 PH: 515-369-4400



PLAT DESCRIPTION:

A PART OF PARCEL 17-68 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 9295 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'44" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 910.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 17-68 AND ALSO THE POINT OF BEGINNING; THENCE NORTH 00°19'44" EAST ALONG THE WEST LINE OF SAID PARCEL 17-68, A DISTANCE OF 1041.74 FEET; THENCE SOUTH 89°40'36" EAST, 227.87 FEET; THENCE NORTH 00°19'24" EAST, 27.47 FEET; THENCE SOUTH 89°40'36" EAST, 134.99 FEET; THENCE SOUTH 00°19'24" WEST, 73.22 FEET; THENCE SOUTH 89°40'36" EAST, 135.01 FEET; THENCE SOUTH 00°19'24" WEST, 16.30 FEET; THENCE SOUTH 89°40'36" EAST, 275.37 FEET TO THE EASTERLY LINE OF SAID PARCEL 17-68; THENCE SOUTH 00°11'38" EAST ALONG SAID EASTERLY LINE, 380.49 FEET; THENCE NORTH 89°48'25" EAST ALONG SAID EASTERLY LINE, 818.02 FEET; THENCE SOUTH 00°31'59" EAST ALONG SAID EASTERLY LINE, 356.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 17-68; THENCE SOUTH 88°59'10" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 17-68, A DISTANCE OF 165.51 FEET; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 918.55 FEET, WHOSE ARC LENGTH IS 479.71 FEET AND WHOSE CHORD BEARS SOUTH 75°32'57" WEST, 474.28 FEET; THENCE SOUTH 60°35'17" WEST ALONG SAID SOUTHERLY LINE, 248.60 FEET; THENCE NORTH 89°48'10" WEST ALONG SAID SOUTHERLY LINE, 760.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.03 ACRES (1,133,935 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER/SURVEYOR:

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

OWNER:

CITY OF WAUKEE
 230 HICKMAN ROAD
 WAUKEE, IOWA 50263

DATE OF SURVEY:

AUGUST 15, 2016

ZONING:

R-2 - ONE AND TWO
 FAMILY RESIDENTIAL
 DISTRICT

DEVELOPER:

JERRY'S HOMES INC.
 10430 NEW YORK AVE., SUITE C
 URBANDALE, IOWA 50322

CURVE DATA:

SEE SHEET 4

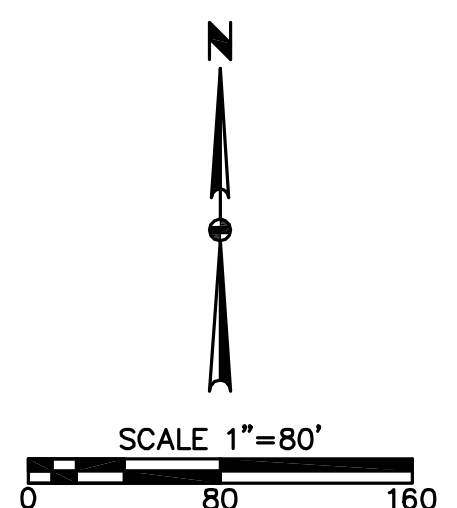
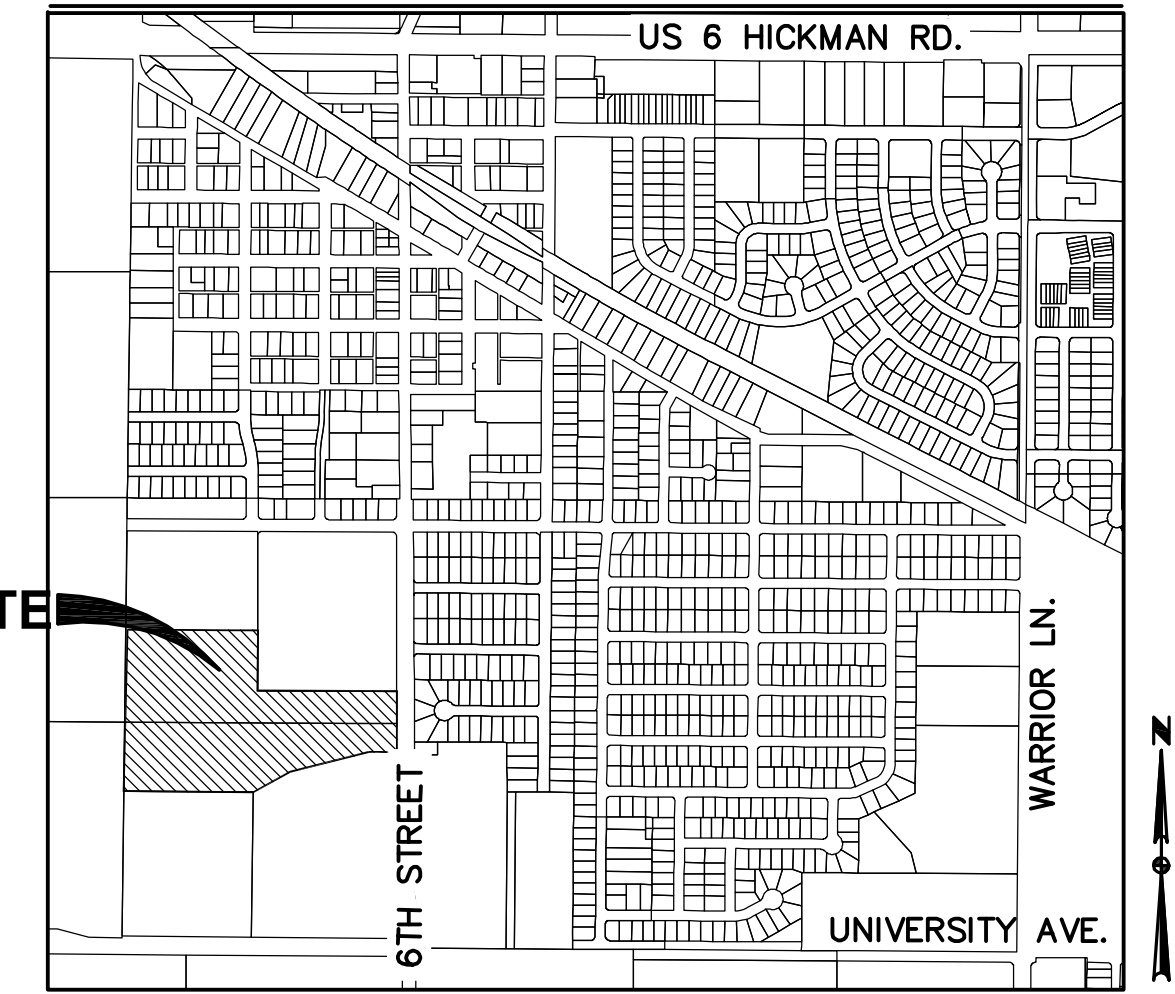
BULK REGULATIONS:

- R-2:
- 30' FRONT YARD SETBACK:
- 30' REAR YARD SETBACK:
- 15' SIDE YARD SETBACK
 (TOTAL=15', MIN. SIDE=7')

NOTE

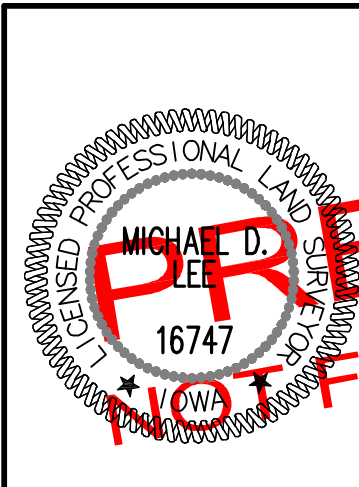
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

VICINITY MAP



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. LEE
 16747
 DATE: _____
 LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

FILE: H:\2017\1703109\DWG\1703109-FINAL PLAT.DWG DATE PLOTTED: 11/6/2017 5:15 PM

DATE: _____
 REVISIONS: _____
 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: _____
 ENGINEER: _____
CLAYTON ESTATES PLAT 2
FINAL PLAT
 WAUKEE, IOWA
1 / **4**
 1703.109