

**PLATTING WORKSHEET
DALLAS COUNTY, IOWA**



Doc ID: 008984060018 Type: PLAT
Recorded: 01/27/2023 at 09:47:52 AM
Fee Amt: \$92.00 Page 1 of 18
Dallas County Iowa
ReNae Arnold RECORDER
File#

BK **2023** PG **1168**

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # G259-261

SUBDIVISION NAME: Waukee Crossing Plat 3

LEGAL DESCRIPTION: Outlot W of Waukee Crossing Plat 2

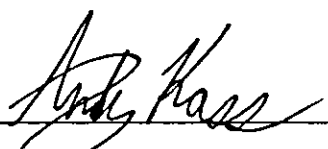
CONTACT NAME Andy Kass

ADDRESS 230 W. Hickman Road

CITY/STATE/ZIP Waukee, IA 50263

PHONE NUMBER 515-978-7897
Documents Required - Iowa Code Section 354

- 1. COUNTY AUDITOR - statement approving the name of a subdivision - HF 2177 (effective date 7/1/2006)
- 2. FINAL PLAT - Four (4) drawings (FULL SIZE) (Five (5) if rural) plus one (1) original no greater than 11" X 17" or no less than 8 1/2" X 11" in size Must have one original drawing with original signature
- 3. ACCEPTANCE by City, County or both depending on location. The stamp and signature of the Planning & Zoning Administrator must be affixed to surveyor's drawings for rural subdivisions. **If within two miles of a city, check if city consent is required.**
- 4. SURVEYOR'S CERTIFICATION - An original signature by a registered land surveyor, surveyor's registration number and legible seal affixed to final drawings.
- 5. DEDICATION OF OWNER - Statement signed by all parties consenting to the property being subdivided. In addition, if any property within these boundaries has been sold, the consent of the titleholders or contract purchasers will be needed.
- 6. RESTRICTIVE COVENANTS - if applicable
- 7. ACCEPTANCE OF MORTGAGE HOLDER(S) - if applicable
- 8. TREASURER'S CERTIFICATE - To include subdivision name, legal description & current ownership. Document certifies the property is free of encumbrances & taxes are paid unless so stated. This document is prepared by the party initiating the subdivision and is submitted to the County Treasurer along with a copy of the attorney's opinion for review & signature.
- 9. ATTORNEY'S OPINION - Document stating that the property is free of liens and encumbrances or listing applicable liens and encumbrances. Also denoting who is the owner of the platted land.

CONTACT PERSON SIGNATURE 

TYPED OR PRINTED CLARIFICATION OF ABOVE Andy Kass

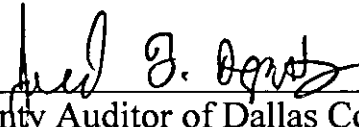
**APPROVAL OF SUBDIVISION PLAT NAME
BY DALLAS COUNTY**

Date: October 14, 2022

The Dallas County Auditor's Office has reviewed the final plat of

Waukee Crossing Plat 3

Pursuant to Iowa Code §354.6(2) and §354.11 (6), we approve of the Subdivision name or title and have no objections to this subdivision plat being recorded.

Signed 
County Auditor of Dallas County, Iowa

(SEAL)



Preparer Information: City of Waukee Community Development Department, 230 W. Hickman Rd., Waukee, IA 50263; 978-9533
Bill/Return Document to: City Clerk, City of Waukee, 230 W. Hickman Rd., Waukee, IA 50263; 978-7904

THE CITY OF WAUKEE, IOWA

RESOLUTION 2022-548

APPROVING THE FINAL PLAT FOR WAUKEE CROSSING PLAT 3

IN THE NAME AND BY THE AUTHORITY OF THE CITY OF WAUKEE, IOWA

WHEREAS, the City of Waukee, Dallas County, State of Iowa, is a duly organized Municipal Organization; **AND**,

WHEREAS, HRC WAUKEE CROSSING, LLC, has requested final plat approval of Waukee Crossing Plat 3 (the "Plat"); **AND**,

WHEREAS, the City of Waukee Planning and Zoning Commission recommended approval of the Plat on October 11, 2022, subject to remaining staff comments and review of the legal documents; **AND**,

WHEREAS, the Final Plat for Waukee Crossing Plat 3 and the documents relating thereto will comply with Section §303 - *Land Subdivision Ordinance* of the Waukee Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Waukee, Iowa on this 19th day of December, 2022, that the Final Plat for Waukee Crossing Plat 3 be and the same is hereby accepted and approved by the City Council of the City of Waukee.

BE IT FURTHER RESOLVED that the City of Waukee does hereby accept the following easements and documents to be filed with the Plat:

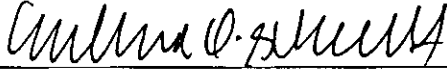
1. Warranty Deed (Street Lots A, B & C);
2. Public Overland Flowage Easement;
3. Public Sanitary Sewer Easement;
4. Public Storm Sewer Easement;
5. Public Utility Easement;
6. Private Storm Sewer Easement; and

7. Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement



R. Charles Bottenberg, Mayor Pro Tem

Attest:



Rebecca D. Schuett, City Clerk

RESULTS OF VOTE:	AYE	NAY	ABSENT	ABSTAIN
Anna Bergman Pierce	X			
R. Charles Bottenberg	X			
Chris Crone	X			
Larry R. Lyon	X			
Ben Sinclair	X			

Prepared by and return to: Ashley N. Mleynek, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266, (515) 280-2013

SPACE ABOVE THIS LINE FOR THE RECORDER

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS: That **HRC Waukee Crossing, LLC**, owns the property legally described as:


OUTLOT 'W', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

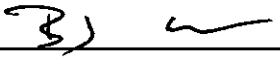
PROPERTY CONTAINS 22.00 ACRES (958,290 SF)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

The undersigned property owners have caused the Property described above to be subdivided into lots to be known as "**Waukee Crossing Plat 3**". The undersigned further acknowledge and certify that the subdivision of said **Waukee Crossing Plat 3** is with its consent and in accordance with its desires.

HRC Waukee Crossing, LLC
By: Hubbell Realty Company, Manager

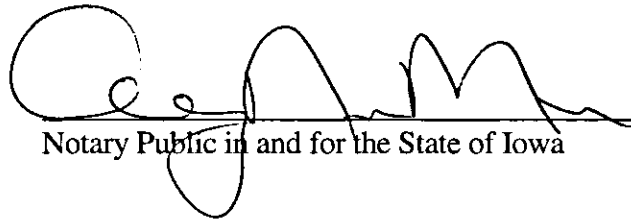
By: 
Name: Caleb Smith
Title: Vice President

By: 
Name: BJ Miller
Title: Assistant Secretary

STATE OF IOWA)
) ss:
COUNTY OF DALLAS)

This record was acknowledged before me this 13rd day of October 2022, by BJ Miller and Caleb Smith as the Assistant Secretary and Vice President of Hubbell Realty Company, manager of HRC Waukee Crossing, LLC.




Notary Public in and for the State of Iowa

Prepared by, and when recorded return to: Ashley N. Mleynek, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, (515) 280-2013

SPACE ABOVE THIS LINE FOR RECORDER

**MORTGAGEE'S CONSENT TO THE FINAL PLAT OF
WAUKEE CROSSING PLAT 3**


KNOW ALL MEN BY THESE PRESENTS: that, **Farmers State Bank** is the present owner of the Mortgagee's interest in that certain Mortgage, granted by **HRC Waukee Crossing, LLC**, to **Farmers State Bank** dated January 20, 2022 and filed for record in the Office of the Recorder for Dallas County, Iowa on January 25, 2022 in Book 2022, Page 1859 (the "Mortgage"), which Mortgage creates a lien on, among other property, the real property legally described as:

See attached Exhibit A;

which Property is to be platted into a subdivision to be known as "**Waukee Crossing Plat 3**", an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa. **Farmers State Bank** hereby acknowledges that the subdivision of the Property into lots in a plat to be known as **Waukee Crossing Plat 3** is with its consent and in accordance with its desire.

Signed this 25th day of January, 2022.

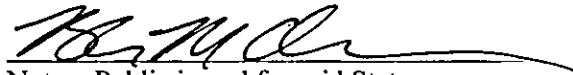
Farmers State Bank

By: 
NICK MAAS
AVP/BUSINESS DEVELOPMENT OFFICER

STATE OF IOWA, COUNTY OF DALLAS) ss:

This instrument was acknowledged before me on January 25, 2022 by Nick Maas
as AVP/BDO, respectively, of Farmers State Bank.




Notary Public in and for said State

**EXHIBIT A
LEGAL DESCRIPTION
WAUKEE CROSSING PLAT 3**

OUTLOT 'W', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 22.00 ACRES (958,290 SF)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

TREASURER'S CERTIFICATE

STATE OF IOWA, DALLAS COUNTY, ss:

I, Mitch Hambleton, being duly sworn, state:

1. That I am the duly elected Treasurer of Dallas County, Iowa.
2. That this Treasurer's Certificate is for **Waukee Crossing Plat 3**, which is owned by:

HRC Waukee Crossing, LLC

and with the following legal description, has been submitted to me.

See attached Exhibit 'A'.

3. I certify that this property is free from encumbrances and Dallas County property taxes.

Dated this 17TH day of OCTOBER, 2022.

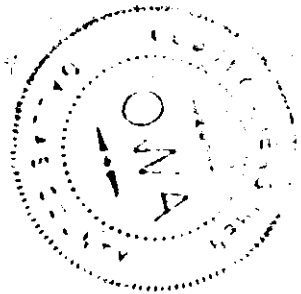


Mitch Hambleton, Dallas County Treasurer

Subscribed and sworn to before me, a Notary Public in and for the State of Iowa, by Mitch Hambleton on this 17TH day of October, 2022.



Notary Public In and For the State of Iowa



(SEAL)



EXHIBIT A
LEGAL DESCRIPTION

OUTLOT 'W', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 22.00 ACRES (958,290 SF)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Mayor and City Council
City of Waukee
City Hall
230 West Hickman Rd.
Waukee, IA 50263

HRC Waukee Crossing, LLC
Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266

RE: Platting Opinion - Waukee Crossing Plat 3

October 14, 2022

Ladies and Gentlemen:

I

We have examined an Abstract of Title commencing with the Root of Title and ending with Abstract No. 78398-25 prepared by Iowa Title Company and certified that it reflects all matters up to March 21, 2022 at 6:00 A.M. and relating to the following property:

Outlot “W” in Waukee Crossing Plat 2, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

TO BE KNOWN AS WAUKEE CROSSING PLAT 3.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

HRC WAUKEE CROSSING, LLC

EXCEPT THAT, it is subject to the following:

1. **REAL ESTATE TAXES.** Real estate taxes for fiscal year 2021-2022 (payable in 2022-2023) are as follows: Parcel No. 1228325001: 1st installment of \$346.00, paid; 2nd installment of \$346.00, paid.

2. **MORTGAGE.** There appears in the abstract the following mortgages:
 - a. Mortgage in favor of Farmers State Bank, dated January 20, 2022, and filed January 25, 2022 in Book 2022, Page 1859 of the Dallas County Recorder's Office, and given to secure credit in the amount of \$1,500,000.00. **This Mortgage is a lien on the property under examination and you must obtain the Mortgagee's consent to your new plat.**

3. **DEVELOPMENT AGREEMENT.** There is shown a Developer's Agreement dated August 30, 2021, filed September 10, 2021 in Book 2021, Page 26645 of the Dallas County Recorder's Office, among the City of Waukee, Iowa and Waukee Crossing, LLC.

4. **EASEMENT, COVENANTS, AGREEMENTS, AND PLATS.** The following easements, covenants, agreements and plats are shown in the Dallas County Recorder's Office:
 - a. Plat of Survey filed January 18, 1996 in Book 802, Page 350.
 - b. Easement to City of Waukee, filed November 25, 1992 in Book 730, Page 279.
 - c. Easement to City of Waukee, filed November 30, 1992 in Book 730, Page 382.
 - d. Easements, setbacks and development notes as shown on Interstate Business Ventures Plat 1, filed November 5, 2002 in Book 2002, Page 16334.
 - e. Easements, setbacks and development notes as shown on Waukee YMCA Plat 1, filed June 3, 2009 in Book 2008, Page 7660.
 - f. Easements, setbacks and development notes as shown on Waukee Greenway Park Plat 1, filed January 6, 2010 in Book 2010, Page 185.
 - g. Plat of Survey filed December 1, 2011 in Book 2011, Page 16803.
 - h. Storm Sewer Easement to City of Waukee, Iowa, filed May 13, 2015 in Book 2015, Page 7031.
 - i. Declaration of Easement for Driveway filed September 30, 2016 in Book 2016, Page 18704.
 - j. Public Water Main Easement to City of Waukee, Iowa, filed October 5, 2018 in Book 2018, Page 19023.
 - k. Storm Sewer Easement to City of Waukee, Iowa, filed May 31, 2019 in Book 2019, Page 8446.

l. Public Utility Easement to City of Waukee, Iowa, filed June 3, 2020 in Book 2020, Page 12293; as amended by Amended Public Utility Easement filed August 12, 2020 in Book 2020, Page 20537; as further amended by Second Amended Public Utility Easement filed December 21, 2020 in Book 2020, Page 36184.

m. Easements contained in Property Acquisition Agreement filed October 1, 2020 in Book 2020, Page 26791.

n. Public Utility Easement to City of Waukee, Iowa, filed October 1, 2020 in Book 2020, Page 26793.

o. Easements contained in Property Acquisition Agreement filed October 1, 2020 in Book 2020, Page 26799.

p. Storm Sewer Easement to City of Waukee, Iowa, filed October 1, 2020 in Book 2020, Page 26801.

q. Public Utility Easement to City of Waukee, Iowa, filed October 1, 2020 in Book 2020, Page 26803.

r. Plat of Survey filed July 29, 2021 in Book 2021, Page 22286.

s. Easements, setbacks and development notes as shown on Waukee Crossing Plat 2, filed December 6, 2021 in Book 2021, Page 35478.

t. Landscape Buffer Easement to City of Waukee, Iowa, filed December 6, 2021 in Book 2021, Page 35484.

u. Public Sanitary Sewer Easement to City of Waukee, Iowa, filed December 6, 2021 in Book 2021, Page 35486.

v. Public Utility Easement to City of Waukee, Iowa, filed December 6, 2021 in Book 2021, Page 35487.

5. **SEARCHES**. The abstracter has conducted ten-year lien searches against HRC Waukee Crossing, LLC, and no liens are shown.

GENERAL MATTERS.

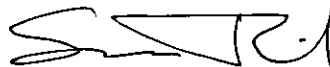
a. This Opinion is prepared for purposes of complying with Section 354.11 of the Iowa Code (2022).

b. This opinion does not cover matters which are not included in the abstract:

- (1) Plat and boundary lines;
- (2) Parties in possession;
- (3) Special assessments not yet certified with the County Treasurer;
- (4) Liens for charges for municipal services not yet certified with the County Auditor;
- (5) Zoning ordinances;
- (6) Personal property taxes against the titleholder in the county where the property is located, which are not assessed in the taxing district where the property is located;
and
- (7) Labor or material furnished on the property within the last ninety (90) days which might become subject to mechanic's liens.
- (8) Utility easements.

Respectfully submitted,

DENTONS DAVIS BROWN P.C.



Sean M. Raisch
Title Guaranty No. 10692

INDEX LEGEND
 LOCATION: OUTLOT 'W'
 WAUKEE CROSSING PLAT 2
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: HRC WAUKEE CROSSING LLC
 PROPRIETOR: HRC WAUKEE CROSSING LLC
 8900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 SURVEYOR: MATTHEW J. THOMAS, PLS
 PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

WAUKEE CROSSING PLAT 3

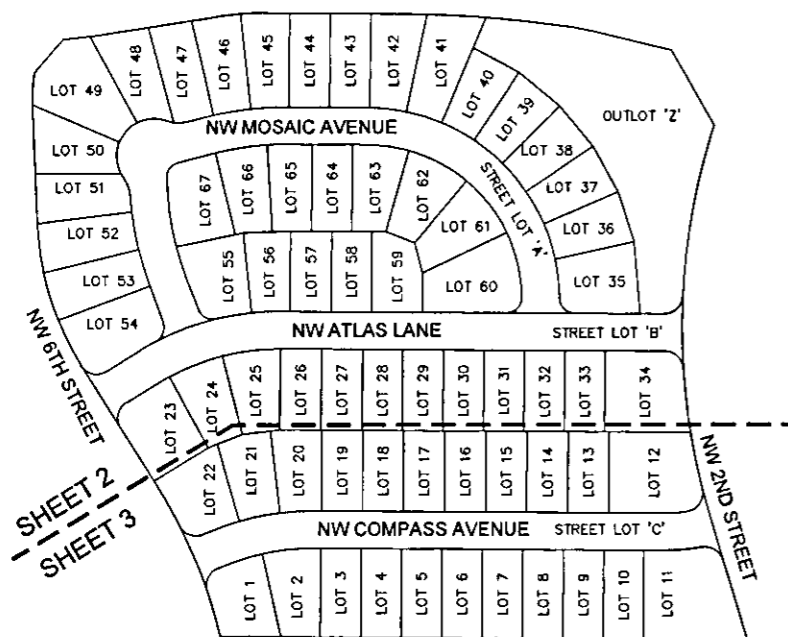
FINAL PLAT

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 12/19/2022
 SIGNED: *[Signature]*

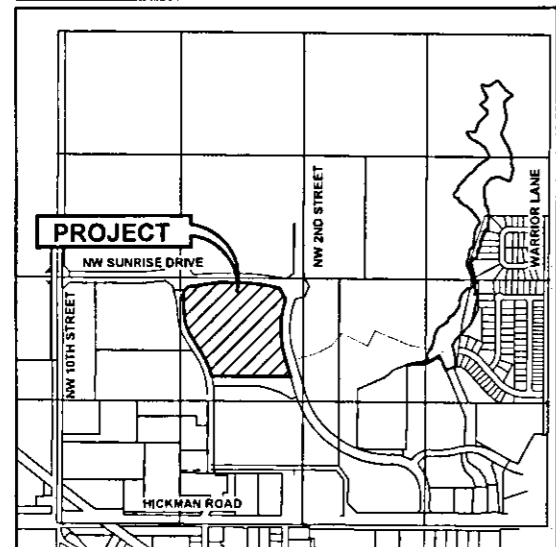
Doc ID: 008984060018 Type: PLAT
 Recorded: 01/27/2023 at 09:47:52 AM
 Fee Amt: \$92.00 Page 1 of 18
 Dallas County Iowa
 ReNae Arnold RECORDER
 File#
 BK 2023 PG 1168

Slide G259-201

SHEET INDEX



VICINITY MAP



WAUKEE, IOWA

OWNER

HRC WAUKEE CROSSING LLC
 8900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266

DEVELOPER

HUBBELL REALTY COMPANY
 CONTACT: STEVE MOSELEY
 8900 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 PH. (515) 283-5190

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 29, 2022

PLAT DESCRIPTION

OUTLOT 'W', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 22.00 ACRES (958,290 SF)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

EXISTING/PROPOSED: R-2
 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.

SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING

REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

LOT WIDTH: 65 FEET.

MINIMUM LOT AREA: 8,000 SQUARE FEET

LEGEND

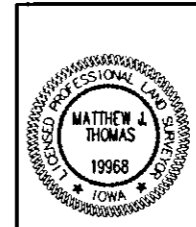
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP #18381 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- STREET LOTS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF WAUKEE AND USED AS PUBLIC RIGHT OF WAY.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 5' SIDEWALKS ARE TO BE INSTALLED AS INDIVIDUAL LOTS DEVELOP.
- 10' TRAILS ARE TO BE INSTALLED WITH THE PLAT IMPROVEMENTS.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	83°04'39"	30.00'	43.50'	S58°06'05"E	39.79'	C46	49°58'04"	60.50'	52.76'	S02°46'03"E	51.11'
C2	10°03'32"	370.00'	64.96'	N85°23'21"E	64.87'	C47	0°50'02"	300.00'	4.37'	N02°00'24"W	4.37'
C3	13°02'27"	370.00'	84.21'	N83°53'54"E	84.03'	C48	9°43'54"	300.00'	50.95'	N03°16'34"E	50.89'
C4	10°08'41"	370.00'	65.30'	N72°19'20"E	65.21'	C49	40°39'33"	60.50'	42.93'	S42°32'46"W	42.04'
C5	5°09'07"	835.00'	75.08'	N18°10'48"W	75.06'	C50	47°35'19"	60.50'	50.25'	S86°40'11"W	48.82'
C6	3°58'39"	835.00'	57.97'	N20°44'41"W	57.95'	C51	12°19'51"	50.00'	10.76'	N75°42'05"W	10.74'
C7	23°09'08"	400.00'	161.83'	S78°50'33"W	160.54'	C52	23°08'00"	50.00'	20.19'	S88°34'00"W	20.05'
C8	13°54'40"	340.00'	82.55'	S83°27'47"W	82.35'	C53	75°00'00"	38.50'	51.71'	N37°30'00"E	48.09'
C9	97°27'38"	30.00'	51.03'	S34°26'55"W	45.10'	C54	2°15'19"	530.00'	20.86'	S76°07'39"W	20.86'
C10	7°14'24"	310.00'	39.17'	S86°47'55"W	39.15'	C55	15°29'56"	500.00'	135.25'	N82°44'58"E	134.84'
C11	7°21'00"	430.00'	55.16'	S88°44'37"W	55.12'	C56	6°39'15"	530.00'	61.55'	S80°34'56"W	61.52'
C12	86°01'21"	30.00'	45.04'	N24°15'19"E	40.93'	C57	6°35'22"	530.00'	60.95'	S87°12'15"W	60.92'
C13	6°49'29"	430.00'	51.22'	S70°40'44"W	51.19'	C58	76°10'34"	25.00'	33.24'	N38°54'43"E	30.84'
C14	86°01'21"	30.00'	45.04'	N69°43'20"W	40.83'	C59	13°32'28"	470.00'	111.08'	N07°56'48"W	110.82'
C15	3°58'39"	835.00'	57.97'	N24°43'20"W	57.95'	C60	5°42'35"	470.00'	46.84'	N17°34'19"W	46.82'
C16	5°37'43"	835.00'	82.03'	N29°31'31"W	81.99'	C61	7°38'50"	430.00'	57.39'	S80°20'23"W	57.35'
C17	90°53'37"	30.00'	47.59'	N13°08'28"E	42.76'	C62	1°03'28"	470.00'	8.68'	N75°31'44"E	8.68'
C18	3°01'20"	370.00'	19.52'	N60°03'55"E	19.51'	C63	10°15'13"	470.00'	84.11'	N81°11'04"E	84.00'
C19	14°11'02"	370.00'	91.60'	N68°40'05"E	91.36'	C64	4°11'15"	470.00'	34.35'	N88°24'18"E	34.34'
C20	14°39'31"	370.00'	94.66'	N83°05'22"E	94.40'	C65	15°17'03"	250.00'	66.69'	S81°51'32"E	66.49'
C21	5°02'06"	1050.00'	92.27'	S11°47'41"E	92.24'	C66	24°10'17"	250.00'	105.47'	S62°07'52"E	104.69'
C22	5°36'57"	1050.00'	102.92'	S06°28'09"E	102.88'	C67	24°10'17"	250.00'	105.47'	S37°57'35"E	104.69'
C23	86°00'37"	30.00'	45.03'	S46°39'51"E	40.92'	C68	89°55'11"	280.00'	439.43'	S44°32'29"E	395.70'
C24	3°09'40"	1050.00'	57.93'	S02°04'50"E	57.92'	C69	24°48'36"	250.00'	108.25'	S13°28'08"E	107.41'
C25	3°09'14"	1050.00'	57.80'	S01°04'37"W	57.79'	C70	91°28'57"	25.00'	39.92'	S44°40'36"W	35.81'
C26	85°35'34"	30.00'	44.82'	N47°26'45"E	40.76'	C71	11°43'57"	310.00'	63.48'	N06°26'36"W	63.37'
C27	89°00'15"	25.00'	38.84'	N45°04'45"W	35.05'	C72	10°58'13"	310.00'	59.36'	N17°47'41"W	59.26'
C28	14°17'56"	1050.00'	262.04'	N09°48'11"E	261.36'	C73	10°58'13"	310.00'	59.36'	N28°45'54"W	59.26'
C29	6°15'19"	430.00'	46.95'	S87°17'27"W	46.92'	C74	10°58'13"	310.00'	59.36'	N39°44'07"W	59.26'
C30	20°50'44"	400.00'	145.53'	S79°59'45"W	144.73'	C75	10°58'13"	310.00'	59.36'	N50°42'21"W	59.26'
C31	83°03'26"	25.00'	36.24'	N61°57'20"W	33.15'	C76	10°58'13"	310.00'	59.36'	N61°40'34"W	59.26'
C32	13°53'08"	430.00'	104.21'	S69°34'23"W	103.96'	C77	10°58'13"	310.00'	59.36'	N72°38'47"W	59.26'
C33	11°01'09"	400.00'	78.93'	S84°03'49"W	76.81'	C78	10°58'13"	310.00'	59.36'	N83°37'00"W	59.26'
C34	83°03'26"	25.00'	36.24'	S21°06'08"W	33.15'	C79	0°23'57"	310.00'	2.16'	N89°18'06"W	2.16'
C35	4°04'34"	430.00'	30.59'	S60°35'32"W	30.59'	C80	3°47'03"	1954.02'	129.05'	N83°42'34"W	129.03'
C36	89°51'12"	30.00'	47.05'	N78°31'10"W	42.37'	C81	2°47'08"	1954.02'	95.00'	S86°59'39"E	94.99'
C37	9°48'45"	475.00'	81.35'	N26°41'11"W	81.25'	C82	1°06'18"	1954.02'	37.68'	S88°56'22"E	37.68'
C38	9°37'08"	475.00'	79.74'	N18°58'15"W	79.85'	C83	5°01'13"	499.00'	43.72'	N87°59'18"E	43.71'
C39	9°38'51"	475.00'	79.71'	N07°21'15"W	79.61'	C84	4°16'14"	499.00'	37.19'	N83°20'33"E	37.18'
C40	6°38'10"	530.00'	61.39'	S16°54'51"E	61.35'	C85	2°15'02"	1050.00'	41.24'	S15°26'15"E	41.24'
C41	6°39'12"	530.00'	61.54'	S10°16'10"E	61.51'	C86	0°07'30"	475.00'	1.04'	N02°29'05"W	1.04'
C42	20°25'37"	500.00'	178.26'	N10°12'48"W	177.32'	C87	6°58'38"	430.00'	67.37'	S78°34'48"W	67.30'
C43	2°55'07"	530.00'	27.00'	S05°29'00"E	26.99'						
C44	32°41'55"	50.00'	28.53'	S20°22'24"E	28.15'						
C45	8°58'17"	60.50'	9.47'	S32°14'13"E	9.46'						



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.
 MATTHEW J. THOMAS, P.L.S. DATE: 01/20/23
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

REVISIONS: DATE: 12/21/2022, 10/19/2022, 10/11/2022, 9/14/2022, 8/26/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

REVIEW: TECH: ENGINEER: CIVIL DESIGN ADVANTAGE

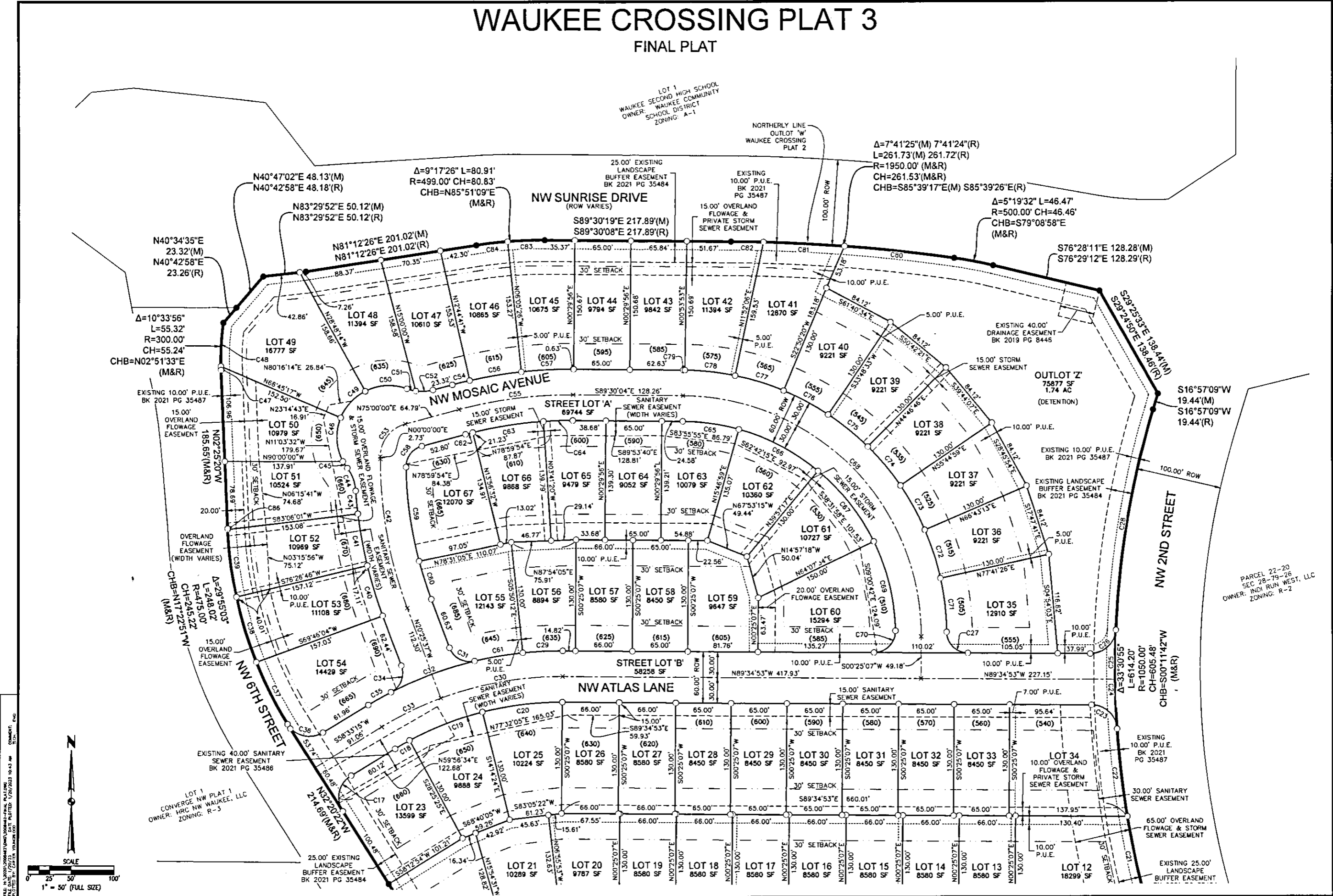
WAUKEE, IOWA

WAUKEE CROSSING PLAT 3
FINAL PLAT

1/3
 2008.462

WAUKEE CROSSING PLAT 3

FINAL PLAT



REVISIONS	DATE
FIFTH SUBMITTAL	12/21/2022
FOURTH SUBMITTAL	10/18/2022
THIRD SUBMITTAL	10/11/2022
SECOND SUBMITTAL	9/14/2022
FIRST SUBMITTAL	8/29/2022

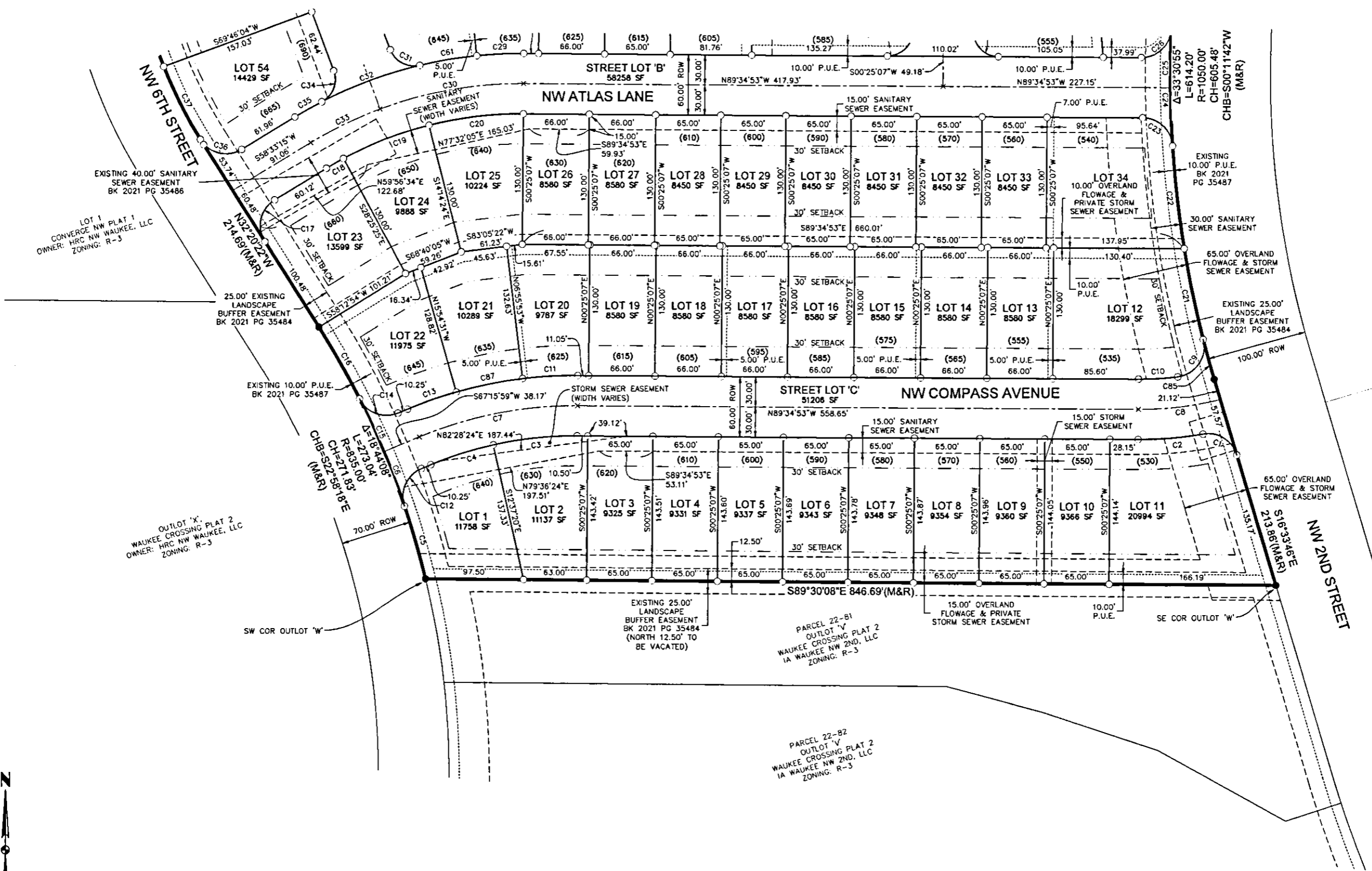
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WAUKEE CROSSING PLAT 3
 FINAL PLAT

WAUKEE CROSSING PLAT 3

FINAL PLAT



REVISIONS	DATE
FIFTH SUBMITTAL	1/22/2022
FOURTH SUBMITTAL	10/18/2022
THIRD SUBMITTAL	10/11/2022
SECOND SUBMITTAL	9/14/2022
FIRST SUBMITTAL	8/29/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: _____ REVIEW: _____
 ENGINEER: _____



WAUKEE CROSSING PLAT 3
FINAL PLAT

WAUKEE, IOWA

