

# WILLOW PINES PLAT 2 FINAL PLAT WAUKEE, IOWA

## OWNER / APPLICANT

WILLOW PINES, LLC  
1213 PARK HILL DRIVE  
NORWALK, IA 50211  
(515)360-5063  
dvalbrght2@aol.com  
ATTN: DAVID ALBRIGHT

## ENGINEER/SURVEYOR

MCCLURE ENGINEERING  
1360 NW 121ST STREET  
CLIVE, IOWA 50325  
(515) 964-1229  
cschafbuch@mcclureresults.com  
ATTN: CASEY SCHAFFBUCH

## ZONING

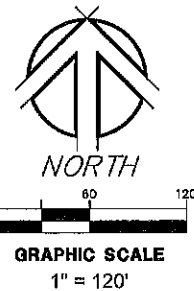
PROPOSED - R-1 SINGLE FAMILY RESIDENTIAL  
FRONT YARD SETBACK: 30 FEET MINIMUM  
SIDE YARD SETBACK: 15 FEET MINIMUM  
- MINIMUM 7 FEET ON 1 SIDE  
REAR YARD SETBACK: 30 FEET MINIMUM

## LEGAL DESCRIPTION

OUTLOT V OF WILLOW PINES PLAT 1, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA. DESCRIBED AREA CONTAINS 10.39 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

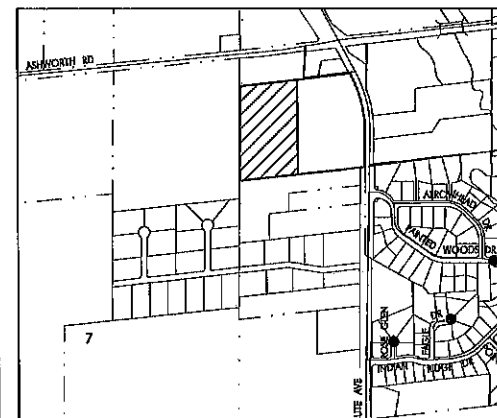
## NOTES

- LOTS A & B ARE TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY
- LOTS 9 THRU 13 ARE ASSOCIATED WITH THE POND OWNERS ASSOCIATION (LOTS 8 THRU 14 OF WILLOW PINES PLAT 1 ARE ASSOCIATED WITH THE POND OWNERS ASSOCIATION)
- BENCHMARK ELEVATION: 1007.34' - NEAR NORTH LINE OF LOT 1 OF WILLOW PINES PLAT 1  
- SOUTH BOLT OF 36 INCH EXTENSION PLATE ON WATEROUS FIRE HYDRANT
- 5 FOOT PUBLIC SIDEWALK INSTALLATION REQUIRED ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT
- THE 35 FOOT CONTINUOUS SEPTIC FIELD EASEMENT ACROSS THE SOUTH 35 OF WILLOW PINES PLATS 1 & 2 IS TO BE ABANDONED
- REQUIRED PLANTINGS IN THE LANDSCAPE BUFFER EASEMENT ACROSS LOTS 1 AND LOTS 33 THRU 39 OF WILLOW PINES PLAT 1 SHALL BE MAINTAINED BY THE POND OWNERS ASSOCIATION.

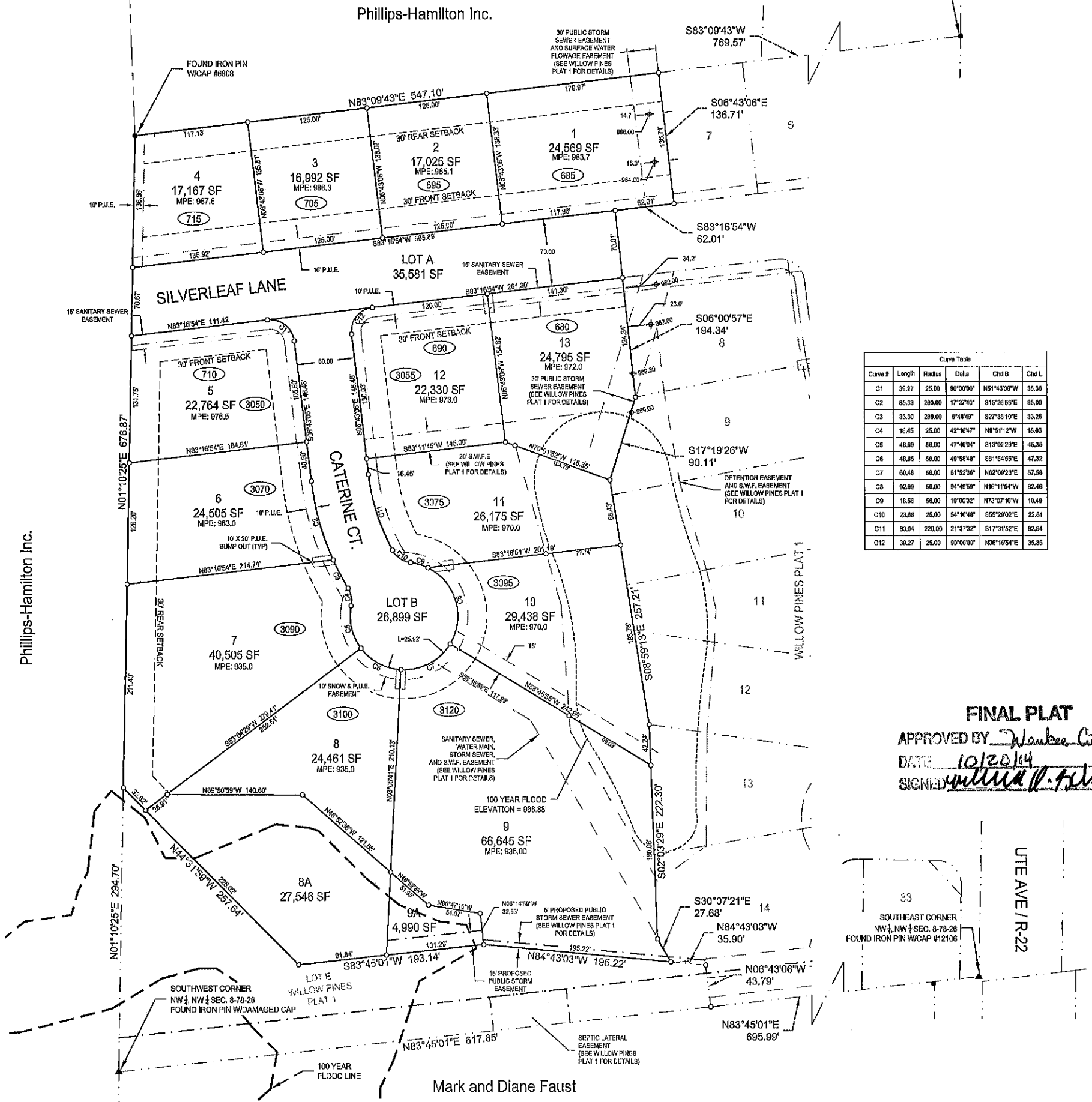


## LEGEND

- SETBACKS
  - - - EASEMENTS
  - EXISTING PROPERTY LINES
  - PROPERTY LINES
  - PLAT BOUNDARY
- DATE SURVEYED: SEPTEMBER 1, 2014
- CORNERS FOUND:
- ▲ - SECTION COR. (AS NOTED)
  - - IRON PIN YPC #11804 (UNLESS NOTED OTHERWISE)
- CORNERS SET:
- - 1/2" REBAR & OPC #19828
  - PUE - PUBLIC UTILITY EASEMENT
  - SWFE - SURFACE WATER FLOWAGE EASE
  - 1001 - LOT ADDRESSES



VICINITY MAP - NTS



Curve #	Length	Radius	Delta	Chd B	Chd L
C1	30.27	25.00	90°00'00"	N5°14'30"W	35.36
C2	85.33	280.00	17°27'40"	S16°26'55"E	85.00
C3	33.30	280.00	9°48'48"	S27°35'10"E	33.26
C4	10.45	25.00	42°16'47"	N8°51'12"W	16.83
C5	46.69	60.00	47°46'04"	S19°02'29"E	46.35
C6	48.85	60.00	48°58'48"	S81°54'59"E	47.32
C7	60.46	60.00	51°52'38"	N62°08'23"E	57.58
C8	92.69	60.00	54°48'59"	N16°11'54"W	92.46
C9	18.88	60.00	18°00'32"	N73°07'10"W	18.48
C10	23.88	25.00	54°16'48"	S65°28'02"E	22.81
C11	83.04	220.00	21°37'32"	S17°31'52"E	82.54
C12	39.27	25.00	89°00'00"	N88°16'54"E	35.35

**FINAL PLAT**  
APPROVED BY Waukee City Council  
DATE 10/20/14  
SIGNED William R. Faust

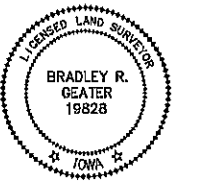


building strong communities.

1360 NW 121ST Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Bradley R. Geater 11/10/2014  
BRADLEY R. GEATER, PLS  
NO. 19828

MY LICENSE RENEWAL DATE IS  
DECEMBER 31, 2015

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## WILLOW PINES PLAT 2 FINAL PLAT

WAUKEE, IOWA  
221300B  
09/25/2014

REVISIONS  
10/07/2014  
10/20/2014  
11/10/2014

ENGINEER  
C.SCHAFFBUCH

DRAWN BY  
P.SHELQUIST

CHECKED BY  
B.GEATER

FIELD BOOK NO.  
-

DRAWING NO.  
FP-02

SHEET NO.  
01/01