

REMINGTON POINTE PLAT 2

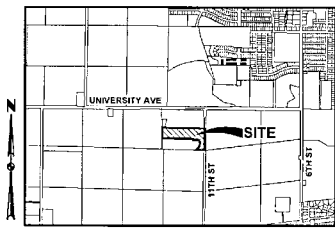
FINAL PLAT

INDEX LEGEND
 LOCATION: PART OF PARCEL "22-148"
 SECTION 01--7801--8279
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTED BY: REMINGTON POINTE, LLC
 PROPRIETOR: 9550 HICKMAN RD STE 100
 CLIVE, IA 50325
 SURVEYOR: MATTHEW J. THOMAS, P.L.S.
 PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDER

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 07/10/2023
 SIGNED: *[Signature]*

VICINITY MAP



WAUKEE, IOWA

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. STREET LOTS "A" AND "B" SHALL BE DEDICATED TO THE CITY OF WAUKEE.
4. OUTLOT "Z" SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

OWNER / DEVELOPER

REMINGTON POINTE, LLC
 9550 HICKMAN RD STE 100
 CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

FRONT SETBACK =30'
 REAR SETBACK =30' FOR DWELLING, 40' FOR OTHER PRINCIPAL PERMITTED USES

SIDE YARD SETBACK =15 TOTAL/7' MIN ONE SIDE

DATE OF SURVEY

JULY 10, 2023

PLAT DESCRIPTION

A PART OF PARCEL "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, BEING A PART OF GOVERNMENT LOT 1 AND A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE 5TH P.M.; ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "22-148"; THENCE NORTH 88°57'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL "22-148"; A DISTANCE OF 263.28 FEET; THENCE NORTH 44°41'10" EAST, 122.62 FEET; THENCE NORTH 22°28'32" EAST, 73.55 FEET; THENCE NORTH 04°37'24" EAST, 44.59 FEET; THENCE NORTH 08°49'10" WEST, 44.59 FEET; THENCE NORTH 04°47'03" WEST, 70.39 FEET; THENCE NORTH 88°45'35" WEST, 195.00 FEET; THENCE NORTH 01°42'25" EAST, 30.00 FEET; THENCE NORTH 88°45'35" WEST, 803.67 FEET; THENCE NORTH 10°51'32" WEST, 15.01 FEET; THENCE SOUTH 79°08'28" WEST, 70.00 FEET; THENCE NORTH 88°45'35" WEST, 119.54 FEET; THENCE NORTH 01°42'25" EAST, 135.00 FEET; THENCE NORTH 88°45'35" WEST, 18.82 FEET TO THE WEST LINE OF SAID PARCEL "22-148"; THENCE NORTH 01°14'25" EAST ALONG SAID WEST LINE, 205.00 FEET; THENCE SOUTH 88°45'35" EAST, 1361.60 FEET TO THE EAST LINE OF SAID PARCEL "22-148"; THENCE SOUTH 00°25'17" WEST ALONG SAID EAST LINE, 685.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.09 ACRES (526,545 SQUARE FEET).

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°30'57"	800.00'	49.09'	N08°06'04"W	49.08'
C2	10°50'47"	800.00'	151.44'	N01°35'12"W	151.22'
C3	0°43'37"	1500.00'	19.03'	N03°52'00"E	19.03'
C4	93°57'38"	25.00'	41.00'	N44°15'36"E	36.56'
C5	61°3'25"	835.00'	90.70'	N00°23'29"E	90.65'
C6	0°39'31"	1535.00'	17.65'	N03°49'57"E	17.65'
C7	0°47'54"	1465.00'	20.42'	S03°54'09"W	20.42'
C8	6°52'01"	765.00'	91.69'	S00°04'11"W	91.63'
C9	85°23'45"	25.00'	37.28'	S46°03'42"E	33.91'
C10	90°49'08"	25.00'	39.63'	N45°49'51"E	35.61'
C11	89°10'52"	25.00'	38.91'	N44°10'09"W	35.10'
C12	90°00'00"	25.00'	39.27'	S46°14'25"W	35.36'
C13	90°00'00"	25.00'	39.27'	N43°45'35"W	35.36'
C14	102°05'58"	25.00'	44.55'	S40°11'27"W	38.88'
C15	0°03'31"	835.00'	0.86'	N10°49'47"W	0.86'
C16	77°57'34"	25.00'	34.02'	N49°16'48"W	31.45'
C17	21°54'58"	25.00'	9.56'	S14°19'19"E	9.50'

FILE IN PROJECT FOLDER: REMINGTON POINTE PLAT 2.FIN
 DATE: 07/10/2023 10:44 AM
 C:\Users\mjt\OneDrive\Documents\Projects\2023\20230710\20230710_1044AM.dwg

MATTHEW J. THOMAS
 P.L.S.
 IOWA
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL
 SHEETS 1 & 2

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.

[Signature] DATE: 2/12/24

REMINGTON POINTE PLAT 2
 FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER:
 TECH:
 REVIEW:
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 REVISIONS:
 DATE: 07/10/23
 DRAWN BY: MJT
 CHECKED BY: MJT
 IN CHARGE: MJT
 DATE: 07/10/23
 REVISIONS:
 DATE: 07/10/23
 DRAWN BY: MJT
 CHECKED BY: MJT
 IN CHARGE: MJT

REMINGTON POINTE PLAT 2

FINAL PLAT

LEGEND

SECTION CORNER AS NOTED
 1/2" REBAR, RED PLASTIC CAP #19668
 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY

FOUND	SET
▲	△
●	○
(M)	(R)
(D)	P.U.E.
AL	AL
(1234)	(1234)

DATE	REVISIONS
03/12/24	FOURTH SUBMITTAL
04/14/24	FIFTH SUBMITTAL
04/16/24	SIXTH SUBMITTAL
07/16/24	FIRST SUBMITTAL

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

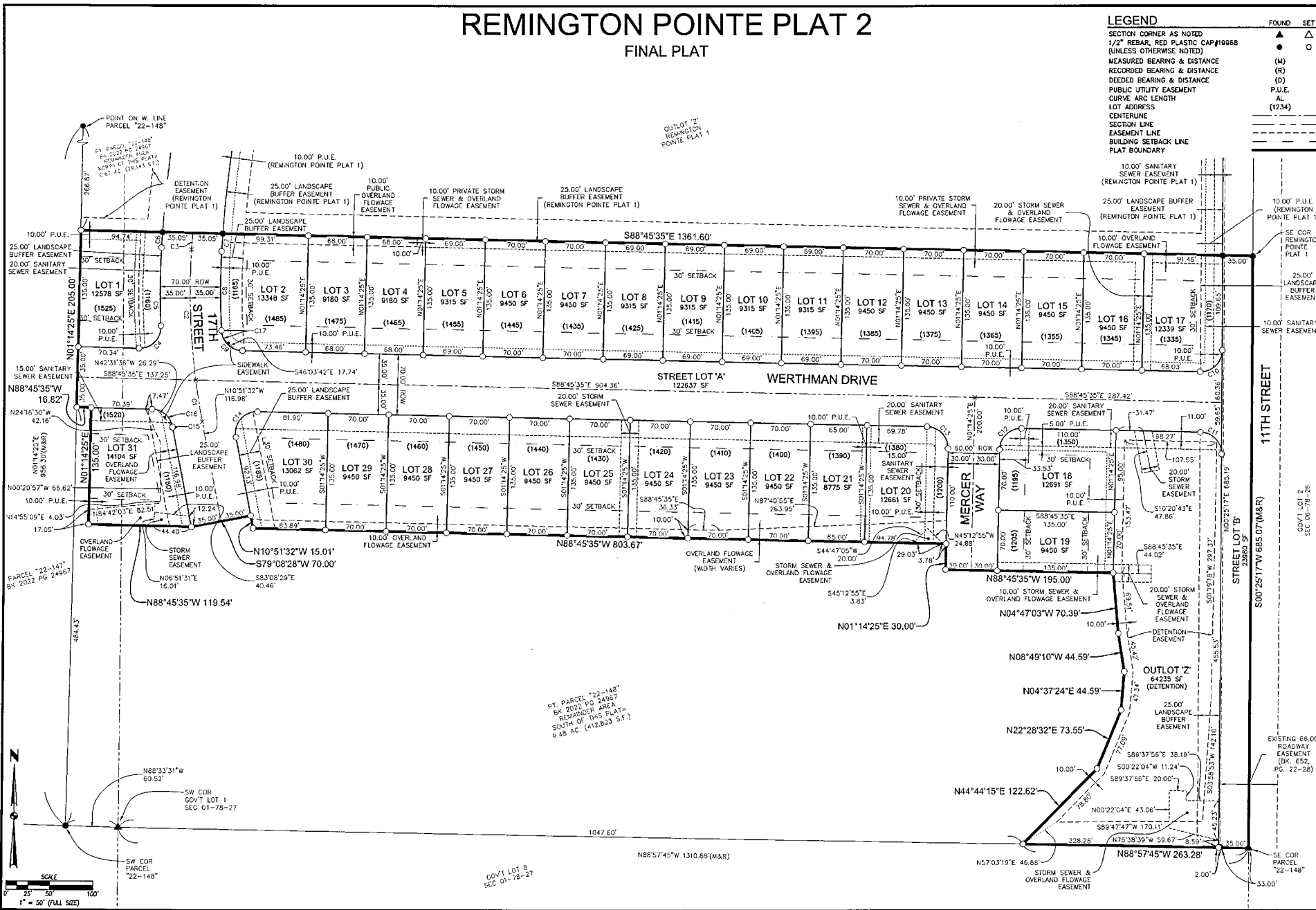
ENGINEER: [Signature]
 TECH: [Signature]
 REVIEW: [Signature]



CIVIL DESIGN ADVANTAGE, INC.
 WAUKEE, IOWA

REMINGTON POINTE PLAT 2
 FINAL PLAT

2
 2
 2211.767



OUTLOT '1'
 REMINGTON
 POINTE PLAT 1

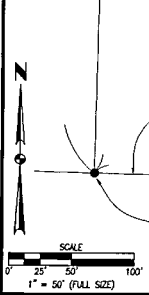
PT. PARCEL "22-148"
 BK 2012 PG 24967
 REWARDER AREA
 SOUTH OF THIS PLAT=
 9.48 AC. (412,823 S.F.)

GOVT LOT B
 SEC 01-78-27

GOVT LOT 2
 SEC 06-78-26

EXISTING 66.00'
 ROADWAY
 EASEMENT
 (DK. 652,
 PG. 22-28)

SE COR
 PARCEL
 "22-148"



**PLATTING WORKSHEET
DALLAS COUNTY, IOWA**

2024-02039

RECORDED: 02/15/2024 02:52:56 PM

RECORDING FEE: \$182.00

COMBINED FEE: \$182.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # _____

SUBDIVISION NAME: Remington Pointe Plat 2

LEGAL DESCRIPTION: Part of Parcel "22-148" as shown on the amended plat of survey recorded in Book 2022, Page 24967

CONTACT NAME Andy Kass

ADDRESS 230 W. Hickman Road

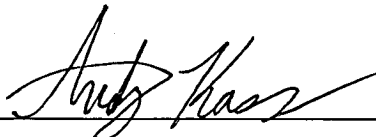
CITY/STATE/ZIP Waukee, IA 50263

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