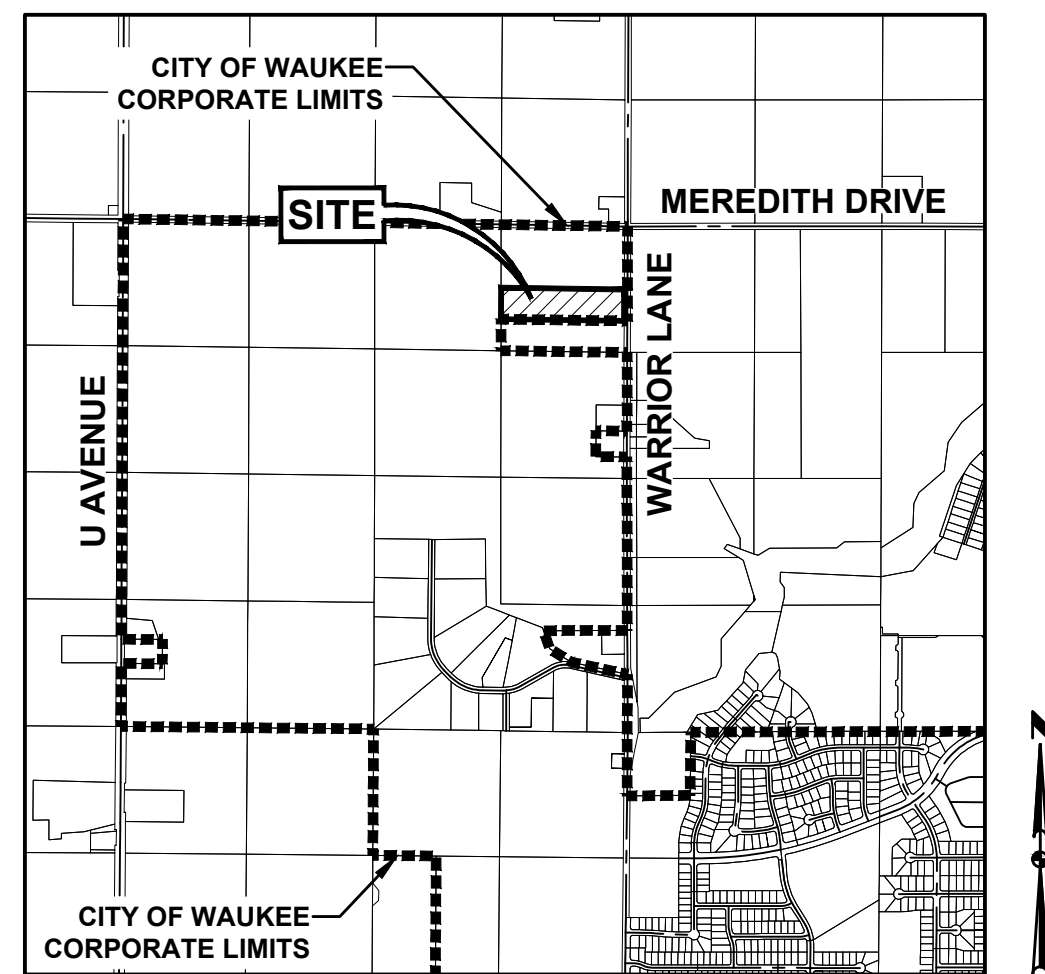


**INDEX LEGEND**  
 LOCATION: N1/2 S1/2 NE1/4 NE1/4 SEC 21-79-26  
 REQUESTOR: REDHAWK VENTURES, LLC  
 PROPRIETOR: REDHAWK VENTURES, LLC  
 2540 73RD AVE  
 URBANDALE IA 50322  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PH: 515-369-4400

**VICINITY MAP**



WAUKEE, IOWA

# CASTLE RANCH PLAT 1

## FINAL PLAT

**OWNER / DEVELOPER**

REDHAWK VENTURES, LLC  
 2540 73RD AVE  
 URBANDALE IA 50322

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**DATE OF SURVEY**

AUGUST 4, 2022

**PLAT DESCRIPTION**

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND CONTAINING 9.95 ACRES (433,289 SQUARE FEET).

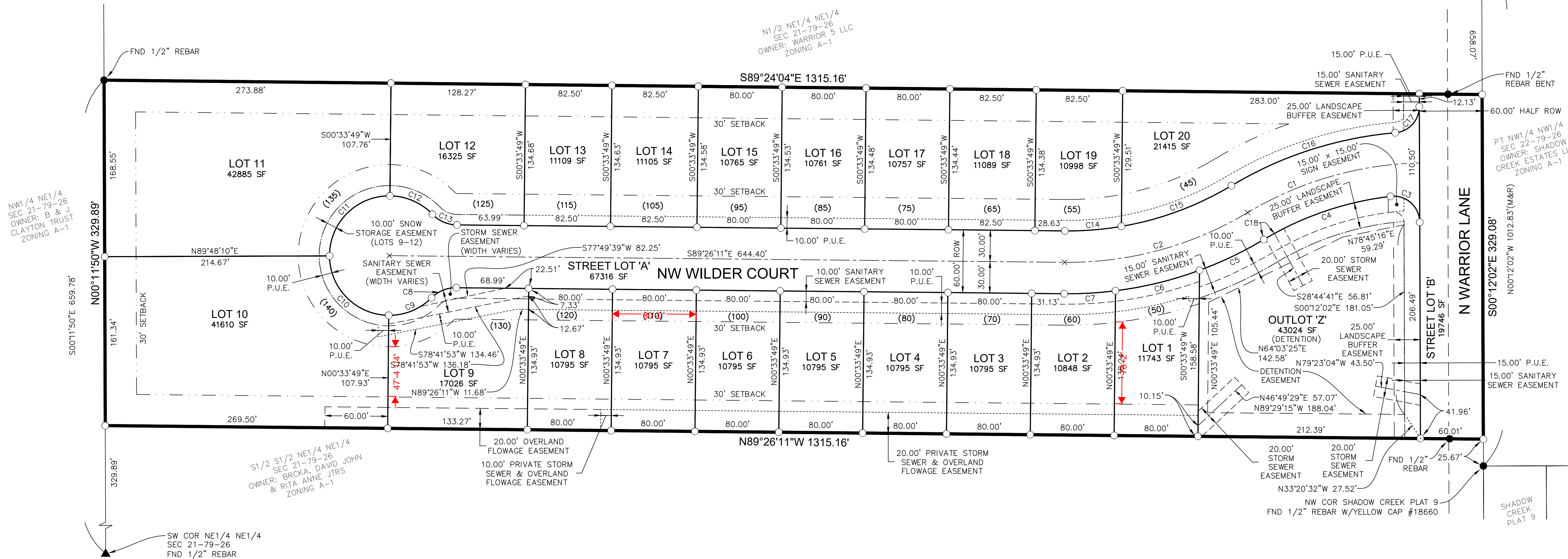
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ZONING**

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

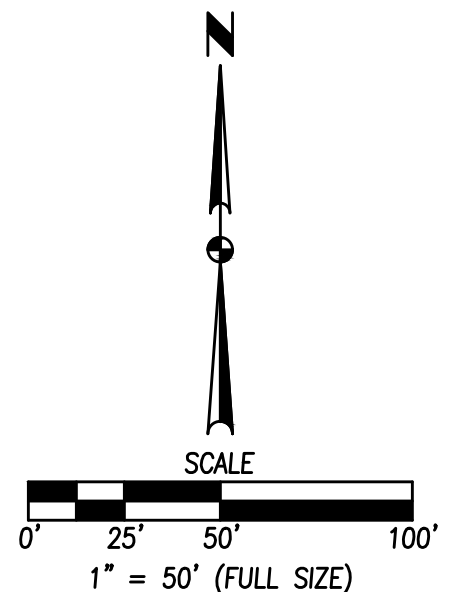
**BULK REGULATIONS**

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT  
 MINIMUM LOT AREA: 10,000 SF  
 MINIMUM LOT WIDTH: 80'  
 FRONT YARD SETBACK: 30'  
 SIDE YARD SETBACK: TOTAL 15' -  
 MINIMUM 7 FEET ON ONE SIDE  
 REAR YARD SETBACK: 30'



**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (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	---	

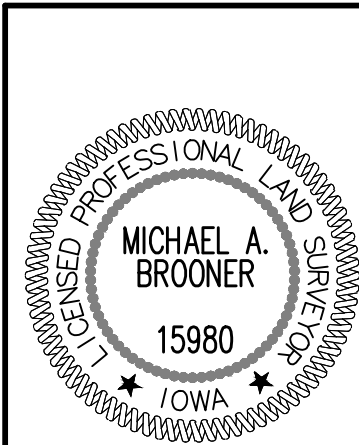


**NOTES**

- 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.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL STORM WATER DETENTION FACILITIES, OUTLOT 'Z', AND LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY THE CASTLE RANCH PLAT 1 HOME OWNERS ASSOCIATION.
- STREET LOTS 'A' AND 'B' SHALL BE DEEDED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	29°42'26"	333.00'	172.66'	N73°52'24"E	170.73'	C10	89°14'20"	57.00'	88.78'	N44°49'00"W	80.07'
C2	31°32'39"	333.00'	183.33'	N74°47'30"E	181.03'	C11	90°45'40"	57.00'	90.29'	N45°11'00"E	81.14'
C3	96°27'03"	25.00'	42.08'	N48°25'34"W	37.29'	C12	45°34'23"	57.00'	45.34'	S66°38'59"E	44.15'
C4	24°19'44"	303.00'	128.66'	S71°11'03"W	127.69'	C13	45°34'23"	33.00'	26.25'	S66°38'59"E	25.56'
C5	10°45'01"	363.00'	68.11'	S64°23'41"W	68.01'	C14	10°14'25"	303.00'	54.15'	N85°26'37"E	54.08'
C6	13°03'26"	363.00'	82.72'	S76°17'55"W	82.55'	C15	21°18'13"	303.00'	112.66'	N69°40'17"E	112.01'
C7	7°44'12"	363.00'	49.02'	S86°41'44"W	48.98'	C16	26°09'45"	363.00'	165.75'	N72°06'03"E	164.32'
C8	45°34'23"	33.00'	26.25'	S67°46'38"W	25.56'	C17	85°22'58"	25.00'	37.26'	N42°29'27"E	33.90'
C9	45°34'23"	57.00'	45.34'	S67°46'38"W	44.15'	C18	2°12'18"	303.00'	11.66'	S60°07'20"W	11.66'



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.

MICHAEL A. BROONER, P.L.S. DATE \_\_\_\_\_  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

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

**CASTLE RANCH PLAT 1**  
**FINAL PLAT**

WAUKEE, IOWA

REVISIONS	DATE	REVIEW
2ND SUBMITTAL	09/23/22	
1ST SUBMITTAL	08/16/22	

ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_

1 / 1  
 2007.374