

INDEX LEGEND

LOCATION: PARCEL "22-159"
PT. N1/2 SE1/4 SEC. 20-79-26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: JDS REAL ESTATE INVESTMENTS, LLC

PROPRIETOR: JDS REAL ESTATE INVESTMENTS, LLC
2775 86TH STREET
URBANDALE, IA 50322

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

JDS REAL ESTATE INVESTMENTS, LLC
CONTACT: JEFFREY STANBROUGH
2775 86TH STREET
URBANDALE, IA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING
R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 5 FEET (10 FEET TOTAL)
REAR YARD: 25 FEET

DATE OF SURVEY

AUGUST 4, 2025

PLAT DESCRIPTION

PARCEL "22-159" AS SHOWN ON THE PLAT OF SURVEY
RECORDED IN BOOK 2022, PAGE 24767 BEING A PART
OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF
THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE,
DALLAS COUNTY, IOWA AND CONTAINING 18.76 ACRES
(817,112 SQUARE FEET).

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

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.

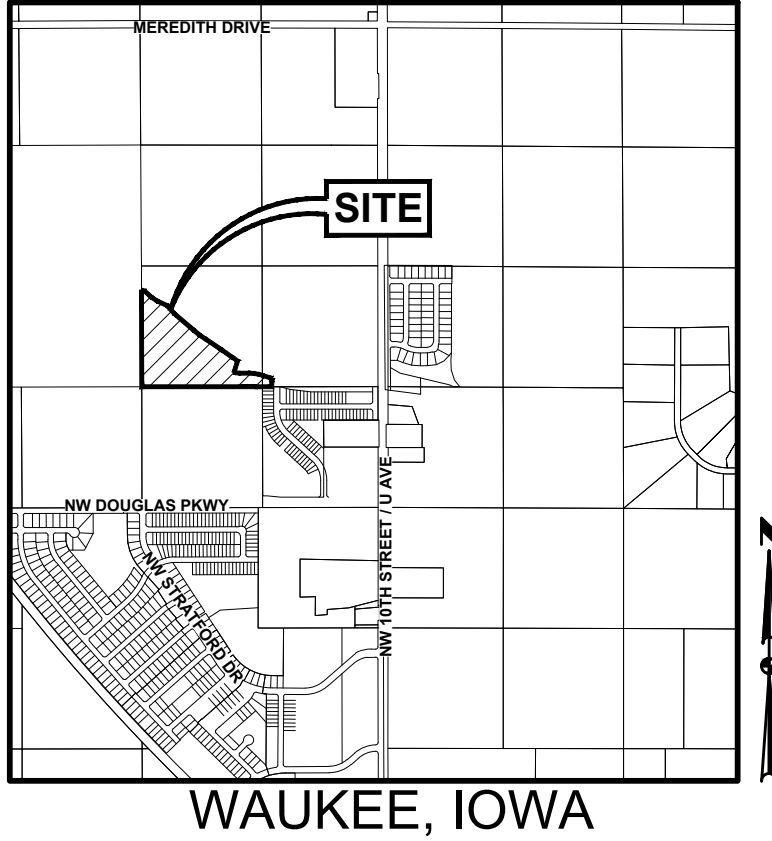
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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	---	

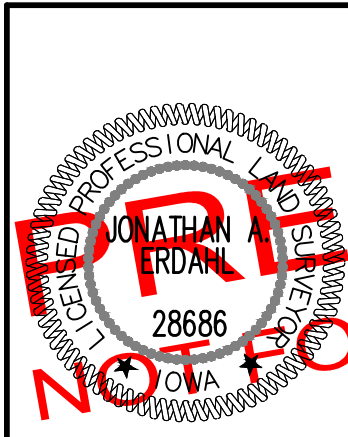
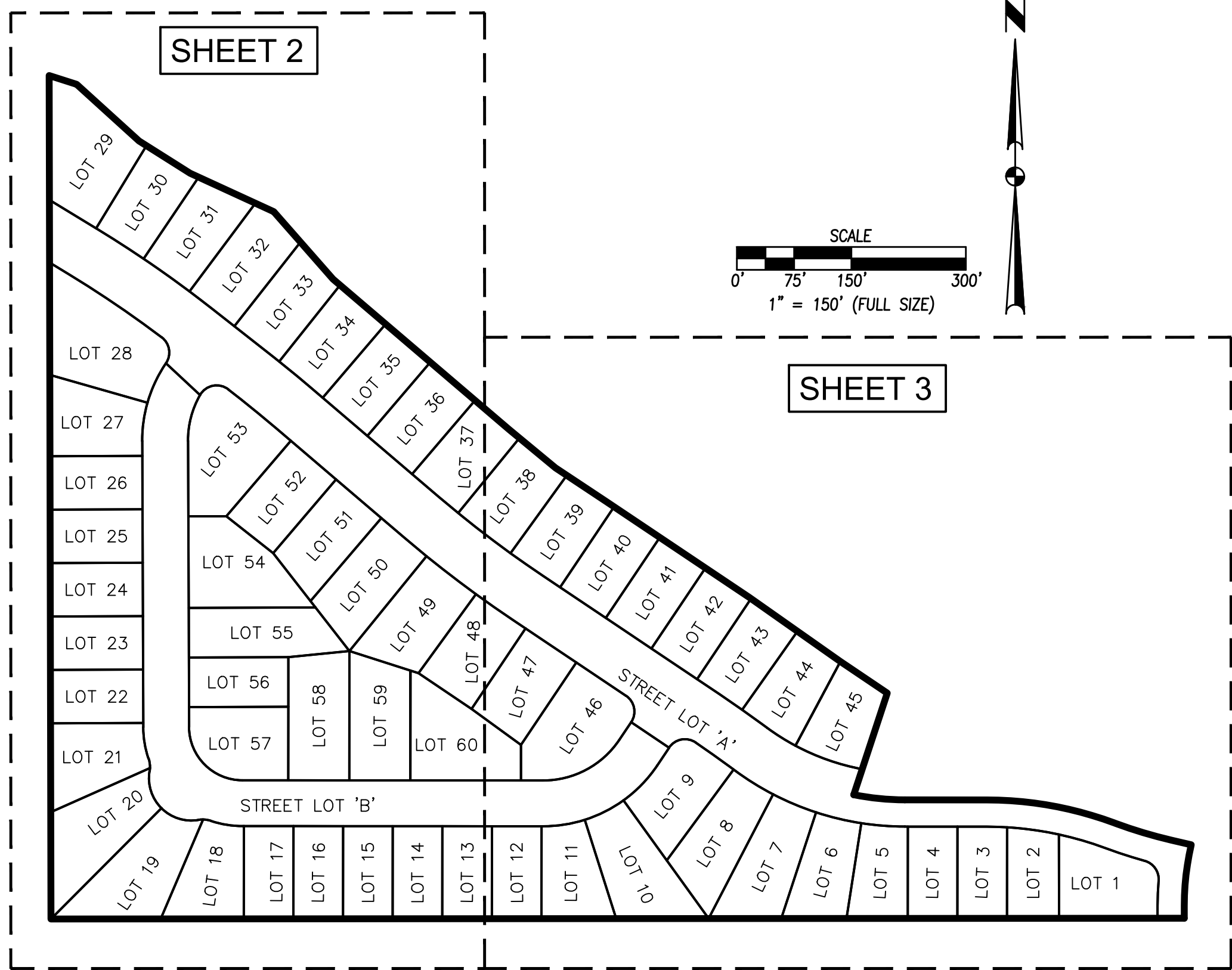
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°48'55"	385.00'	32.36'	S02°23'55"W	32.35'	C32	1°58'42"	1535.00'	53.00'	N50°29'34"W	53.00'
C2	79°11'23"	25.00'	34.55'	S34°47'19"E	31.87'	C33	1°16'52"	1465.00'	32.76'	N50°08'40"W	32.76'
C3	4°44'55"	635.00'	52.63'	S72°00'33"E	52.61'	C34	3°22'57"	1465.00'	86.49'	N52°28'34"W	86.48'
C4	8°05'12"	445.00'	62.81'	S73°40'42"E	62.76'	C35	1°59'14"	1465.00'	50.81'	N55°09'40"W	50.81'
C5	8°49'58"	445.00'	68.60'	S82°08'17"E	68.53'	C36	1°20'24"	1535.00'	35.90'	N55°29'05"W	35.90'
C6	3°23'52"	445.00'	26.39'	S88°15'13"E	26.39'	C37	1°10'59"	1535.00'	31.69'	N54°13'24"W	31.69'
C7	8°46'26"	375.00'	57.43'	S85°33'56"E	57.37'	C38	8°14'45"	305.00'	43.89'	N57°45'17"W	43.86'
C8	9°19'15"	375.00'	61.00'	S76°31'05"E	60.94'	C39	17°29'03"	305.00'	93.07'	N70°37'11"W	92.71'
C9	9°19'15"	375.00'	61.00'	S67°11'50"E	60.94'	C40	24°56'42"	340.00'	148.03'	S66°06'15"E	146.86'
C10	9°20'55"	375.00'	61.19'	S57°52'23"E	61.12'	C41	2°31'22"	1500.00'	66.05'	S54°53'35"E	66.04'
C11	2°09'21"	1465.00'	55.13'	S54°42'35"E	55.12'	C42	56°12'08"	150.00'	147.14'	N61°56'47"E	141.31'
C12	90°22'01"	25.00'	39.43'	N79°01'44"E	35.47'	C43	89°43'58"	100.00'	156.61'	S45°05'09"E	141.09'
C13	20°23'15"	180.00'	64.05'	N44°02'21"E	63.71'	C44	38°24'48"	150.00'	100.57'	S18°59'14"W	98.69'
C14	18°08'19"	180.00'	56.98'	N63°18'08"E	56.75'	C45	6°51'46"	1500.00'	179.66'	S55°14'15"E	179.56'
C15	17°40'34"	180.00'	55.53'	N81°12'34"E	55.31'	C46	2°18'08"	1500.00'	60.27'	S50°39'18"E	60.27'
C16	18°25'28"	130.00'	41.80'	S80°44'25"E	41.62'	C47	6°39'03"	1500.00'	174.12'	S52°49'45"E	174.02'
C17	17°58'08"	34.50'	10.82'	S80°30'45"E	10.78'	C48	90°00'00"	25.00'	39.27'	S11°09'17"E	35.36'
C18	10°04'03"	34.50'	6.06'	N85°28'10"E	6.05'	C49	56°12'08"	120.00'	117.71'	S61°56'47"W	113.05'
C19	54°29'07"	55.50'	52.78'	S72°19'18"E	50.81'	C50	89°43'58"	70.00'	109.63'	N45°05'09"W	98.76'
C20	54°28'18"	55.50'	52.76'	S17°50'36"E	50.80'	C51	29°53'52"	120.00'	62.62'	N14°43'46"E	61.91'
C21	7°00'31"	34.50'	4.22'	S05°53'18"W	4.22'	C52	98°30'57"	25.00'	42.99'	N78°56'10"E	37.88'
C22	21°01'40"	34.50'	12.66'	S08°07'48"E	12.59'	C53	2°18'08"	1465.00'	58.87'	S50°39'18"E	58.86'
C23	18°25'28"	130.00'	41.80'	S09°25'54"E	41.62'	C54	1°24'56"	1535.00'	37.93'	S50°12'42"E	37.93'
C24	16°09'25"	180.00'	50.76'	S07°51'32"W	50.59'	C55	3°02'55"	1535.00'	81.68'	S52°26'38"E	81.67'
C25	18°14'38"	180.00'	57.31'	N25°03'34"E	57.07'	C56	2°11'11"	1535.00'	58.58'	S55°03'41"E	58.57'
C26	87°06'44"	25.00'	38.01'	N09°22'29"W	34.45'						
C27	5°44'16"	1465.00'	146.71'	N55°47'59"W	146.65'						
C28	2°42'39"	1535.00'	72.62'	N57°18'48"W	72.62'						
C29	3°33'46"	1535.00'	95.45'	S54°59'04"E	95.44'						
C30	1°23'49"	1535.00'	37.43'	N52°30'16"W	37.43'						
C31	0°19'27"	1535.00'	8.68'	N51°38'39"W	8.68'						

VICINITY MAP



SHEET INDEX

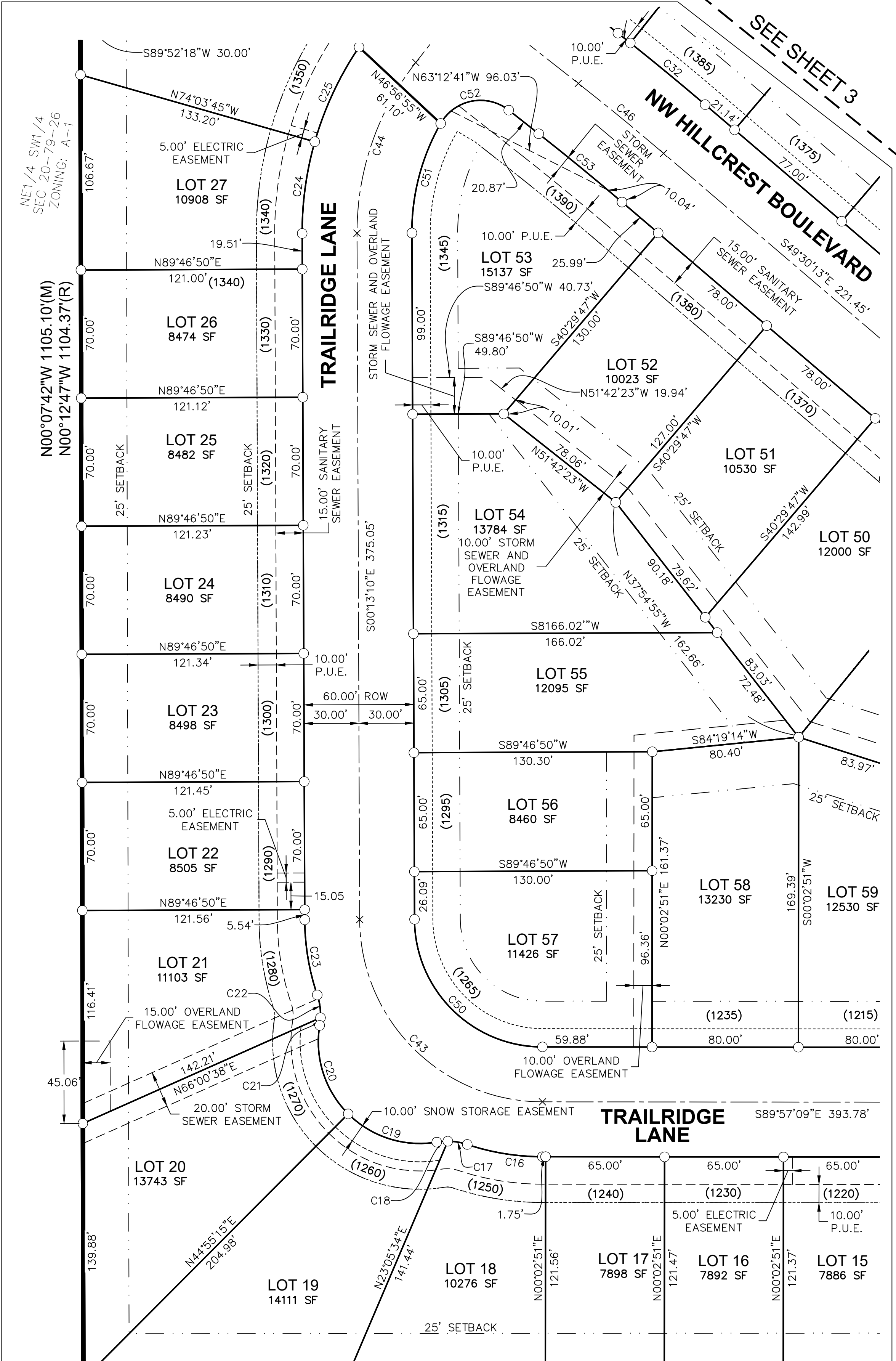
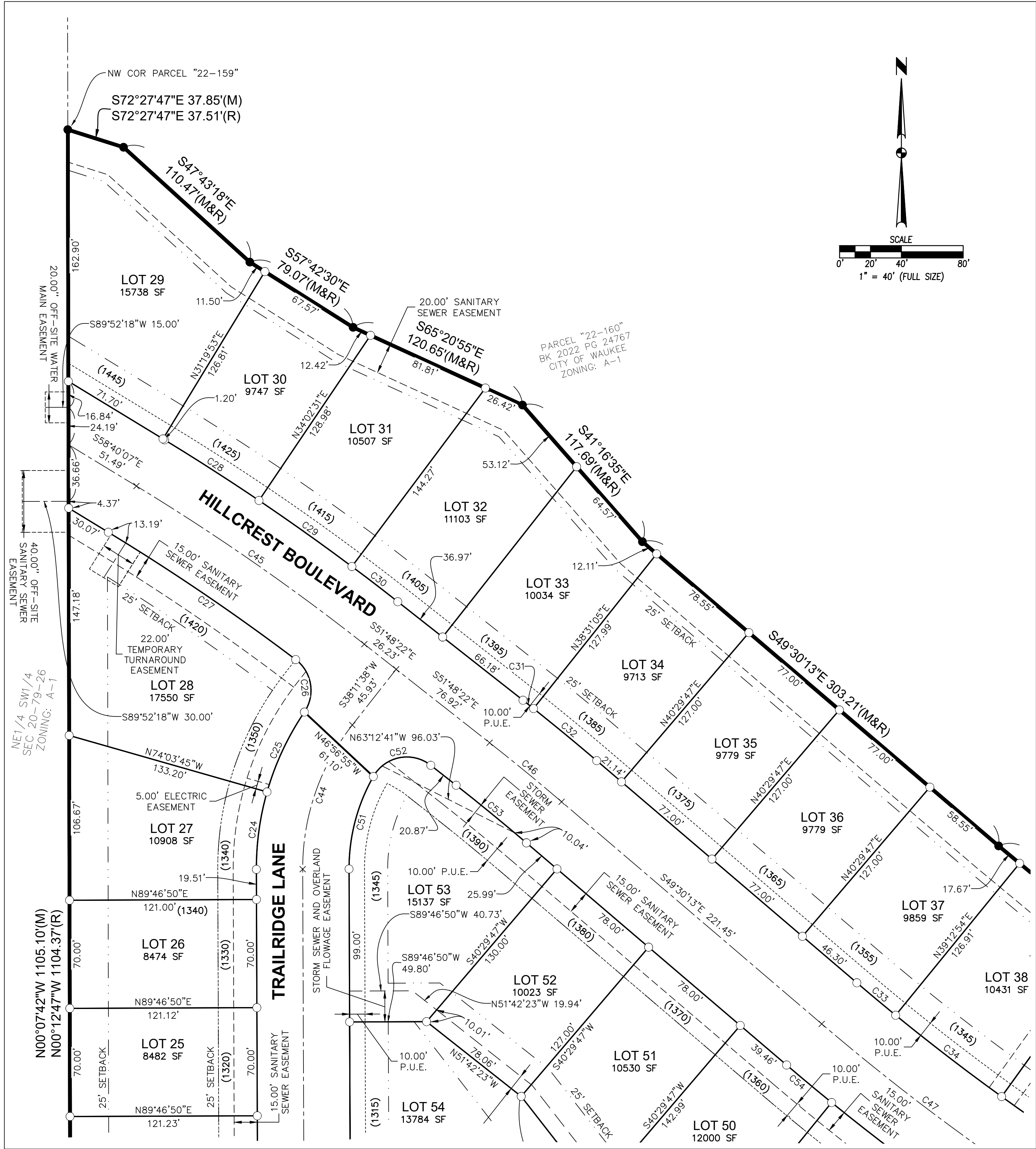


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. DATE
LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

TRAILRIDGE CREEK PLAT 1

FINAL PLAT



FILE: H:\2022\2204281\2204281-FINAL PLAT.DWG
COMMENTS: 8/27/2025 1:22 PM
PLOTTER: J:\PLOT\BINDER TOOL
PLOT BY: JACOB BREMER

DATE

REVISIONS

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

TECH: REVIEW:

ENGINEER:

WAUKEE, IOWA

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3

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TRAILRIDGE CREEK PLAT 1

FINAL PLAT

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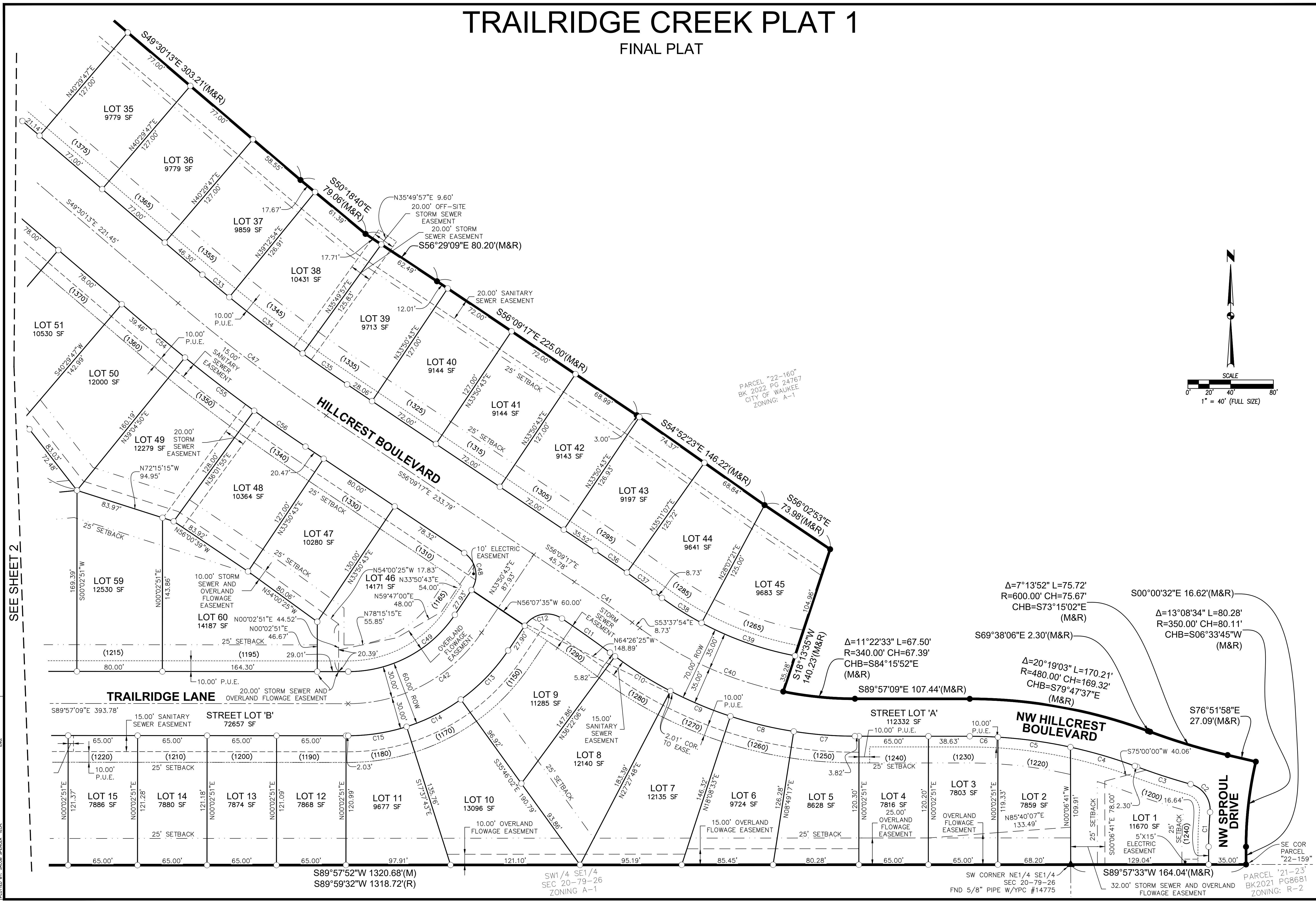


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TRAIL RIDGE CREEK PLAT

FINAL PLAT



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PLOTTED BY: JACOB SPOWERS TECH COMMENT: ENC.