



DATE OF SURVEY

OCTOBER 20, 2022

ZONING

PD-1: LOTS (25-26)

R-2: LOTS (1-24)

PD DOCUMENT: BOOK 2022 PAGE 8364

LOTS 1-24

FRONT SETBACK = 30'

REAR SETBACK = 30'

SIDE SETBACK = 7' MIN/15' TOTAL

MINIMUM LOT WIDTH = 65'

LOTS 25-26

FRONT SETBACK = 30'

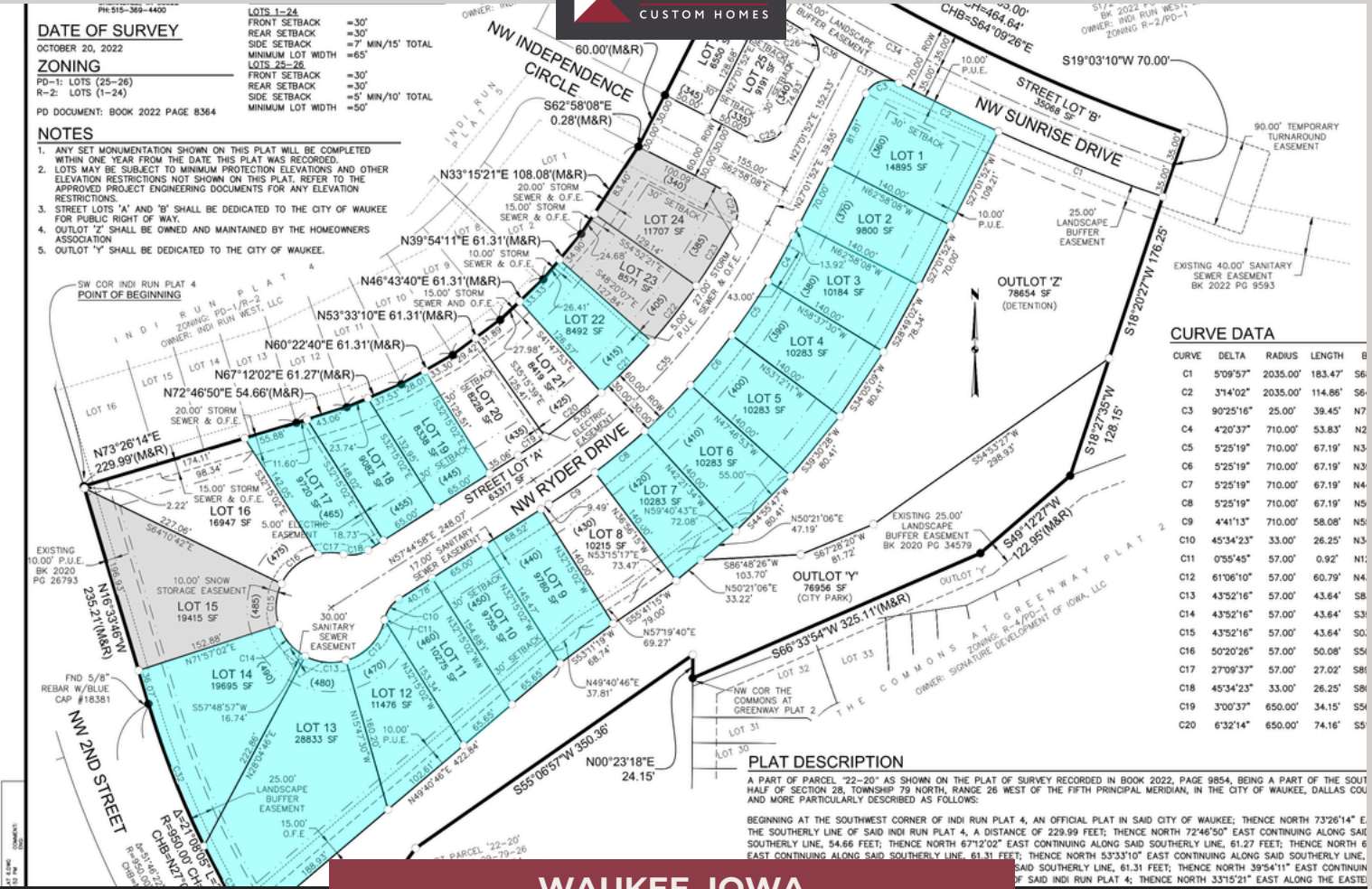
REAR SETBACK = 30'

SIDE SETBACK = 5' MIN/10' TOTAL

MINIMUM LOT WIDTH = 50'

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 FOR PUBLIC RIGHT OF WAY.
4. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE.



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	B
C1	5'09'57"	2035.00'	183.47'	S6
C2	3'14'02"	2035.00'	114.86'	S6
C3	90'25'16"	25.00'	39.45'	N7
C4	4'20'37"	710.00'	53.83'	N2
C5	5'25'19"	710.00'	67.19'	N3
C6	5'25'19"	710.00'	67.19'	N3
C7	5'25'19"	710.00'	67.19'	N4
C8	5'25'19"	710.00'	67.19'	N5
C9	4'41'13"	710.00'	58.08'	N5
C10	45'34'23"	33.00'	26.25'	N3
C11	0'55'45"	57.00'	0.92'	N1
C12	61'06'10"	57.00'	60.79'	N4
C13	43'52'16"	57.00'	43.64'	S8
C14	43'52'16"	57.00'	43.64'	S3
C15	43'52'16"	57.00'	43.64'	S0
C16	50'20'26"	57.00'	50.08'	S5
C17	27'09'37"	57.00'	27.02'	S8
C18	45'34'23"	33.00'	26.25'	S8
C19	3'00'37"	650.00'	34.15'	S5
C20	6'32'14"	650.00'	74.16'	S5

PLAT DESCRIPTION

A PART OF PARCEL "22-20" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 9854, BEING A PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COU AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF INDI RUN PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 73°26'14" E. THE SOUTHERLY LINE OF SAID INDI RUN PLAT 4, A DISTANCE OF 229.99 FEET; THENCE NORTH 72°46'50" E. EAST CONTINUING ALONG SAID SOUTHERLY LINE, 54.66 FEET; THENCE NORTH 67°12'02" E. EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.27 FEET; THENCE NORTH 6° EAST CONTINUING ALONG SAID SOUTHERLY LINE, 61.31 FEET; THENCE NORTH 53°31'10" E. EAST CONTINUING ALONG SAID SOUTHERLY LINE, SAID SOUTHERLY LINE, 61.31 FEET; THENCE NORTH 39°54'11" E. EAST CONTINUING ALONG SAID INDI RUN PLAT 4; THENCE NORTH 33°15'21" E. EAST ALONG THE EAST

WAUKEE, IOWA

INDI RUN

PLAT 6

Lot #	Address	Sq. Ft.	GOR/GOL	Price	Status	Configuration
1	360 NW Ryder Dr	14,895	TBD	Call for Pricing	Available	Standard/Corner/Backs to detention pond
2	370 NW Ryder Dr	9,800	GOR	Call for Pricing	Spec-Lincolnshire 1615SF	Standard/Backs to detention pond
3	380 NW Ryder Dr	10,184	GOR	Call for Pricing	Spec-Ruby 1726SF	Standard/Backs to detention pond
4	390 NW Ryder Dr	10,283	TBD	Call for Pricing	Available	Standard/Backs to detention pond
5	400 NW Ryder Dr	10,283	TBD	Call for Pricing	Available	Standard/Backs to detention pond
6	410 NW Ryder Dr	10,283	TBD	Call for Pricing	Available	Standard/Backs to detention pond
7	420 NW Ryder Dr	10,283	TBD	Call for Pricing	Spec-Arlington Heights 1514SF	Standard/Backs to detention pond
9	440 NW Ryder Dr	9,780	TBD	Call for Pricing	Available	Standard

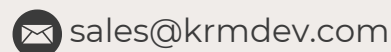
CONTACT US FOR MORE INFO.



515-243-1191



sales@krmdev.com





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SW COR INDI RUN PLAT 4
POINT OF BEGINNING

OWNER: INDI RUN WEST, LLC

ZONING: PD-1/R-2

20.00' STORM SEWER & O.F.E.

2.22' STORM SEWER & O.F.E.

15.00' STORM SEWER & O.F.E.

5.00' ELECTRIC EASEMENT 18.73'

10.00' SNOW STORAGE EASEMENT

EXISTING 10.00' P.U.E. BK 2020 PG 26793

FND 5/8" REBAR W/BLUE CAP #18381

NW 2ND STREET

255'21" (M&R)

LOT 15 19415 SF

LOT 14 19695 SF

LOT 13 28833 SF

LOT 12 11476 SF

LOT 11 11476 SF

LOT 10 11476 SF

LOT 9 11476 SF

LOT 8 10215 SF

LOT 7 10283 SF

LOT 6 10283 SF

LOT 5 10283 SF

LOT 4 10283 SF

LOT 3 10184 SF

LOT 2 9800 SF

LOT 1 14895 SF

LOT 24 11707 SF

LOT 23 8571 SF

LOT 22 8492 SF

LOT 21 8492 SF

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