

INDEX/LEGEND

LOCATION: PARCEL "22-159"
PT. 1/2 SEC 20-79-28
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

RECORDED PD (DOCUMENT #2024-19317 AND
ORDINANCE #3131)

SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 5 FEET (10 FEET TOTAL)
REAR YARD: 25 FEET
MINIMUM LOT SIZE: ALL LOTS PERMITTED TO BE LESS
THAN 65- FEET IN WIDTH SHALL HAVE A MINIMUM
LOT AREA OF 6,000 SQUARE FEET. ALL OTHER
REMAINING LOTS SHALL BE A MINIMUM OF 8,000
SQUARE FEET IN AREA.
MINIMUM LOT WIDTH: FIFTY-FIVE (55) FEET
a. A MAXIMUM OF 30% OF THE LOTS CAN BE
FIFTY-FIVE (55) FEET WIDE MINIMUM.
b. A MAXIMUM OF 15% OF THE LOTS CAN BE SIXTY
(60) FEET WIDE MINIMUM.
c. ALL OTHER LOTS SHALL BE SIXTY-FIVE (65) FEET
WIDE MINIMUM.

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

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. 10-FT WIDE TRAIL SHALL BE INSTALLED ALONG WEST
SIDE OF NW SPROUL DRIVE WITH INDIVIDUAL LOT
DEVELOPMENT OF LOT 1.
5. 5-FT WIDE SIDEWALKS SHALL BE INSTALLED WITH
INDIVIDUAL LOT DEVELOPMENT.

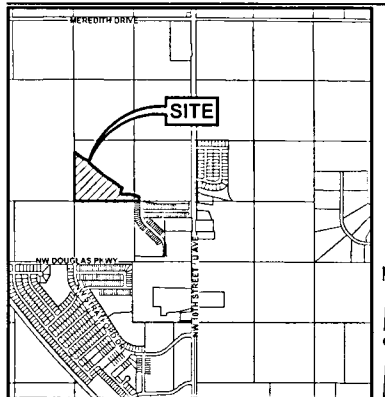
LEGEND

	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"	448.01'	63.23'	S73°42'21"E	63.18'	C35	1°59'14"	1465.00'	50.81'	N55°09'40"W	50.81'
C5	8°49'58"	442.24'	68.18'	S82°09'56"E	68.11'	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'	C57	17°21'02"	120.00'	36.34'	N08°27'21"E	36.20'
C27	5°44'16"	1465.00'	146.71'	N55°47'59"W	146.65'	C58	12°32'50"	120.00'	26.28'	N23°24'17"E	26.23'
C28	2°42'39"	1535.00'	72.62'	N57°18'48"W	72.62'	C59	34°42'19"	70.00'	42.40'	N72°35'59"W	41.76'
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

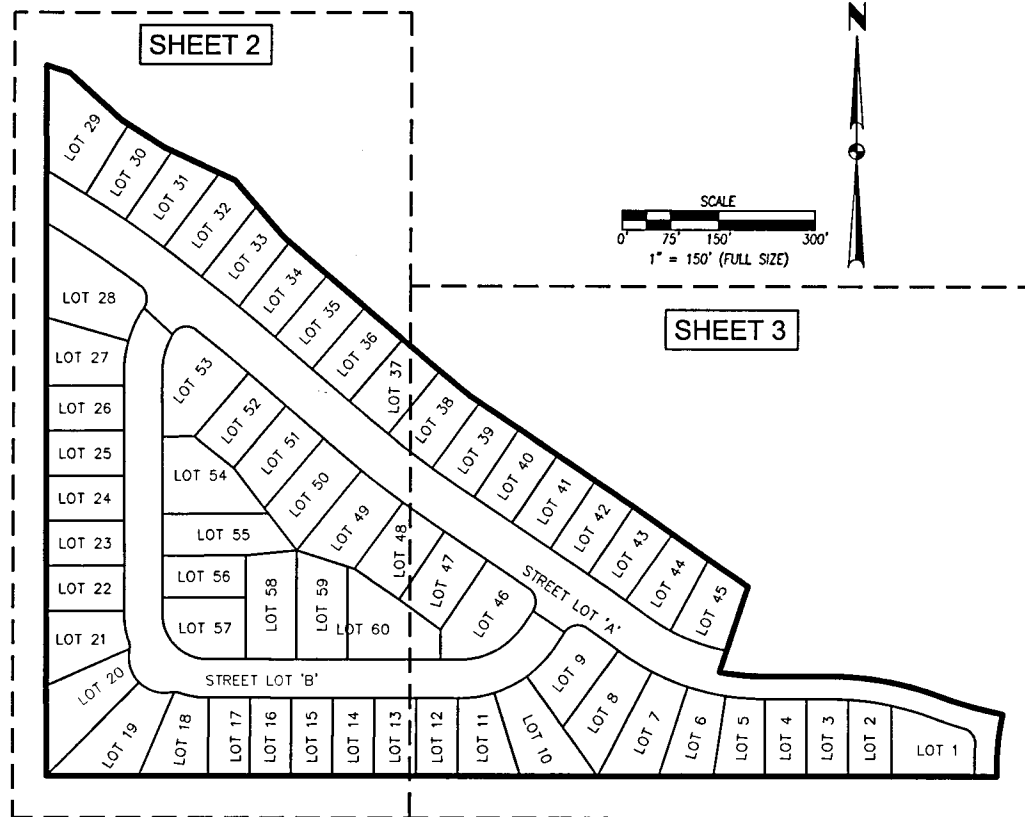


WAUKEE, IOWA

TRAILRIDGE CREEK PLAT 1

FINAL PLAT

SHEET INDEX



FINAL PLAT

APPROVED BY: Waukeee City Council

DATE: 05/18/2026

SIGNED:



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.

5/21/26
JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

TRAILRIDGE CREEK PLAT 1
FINAL PLAT

1
3
2204.281

WAUKEE, IOWA

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

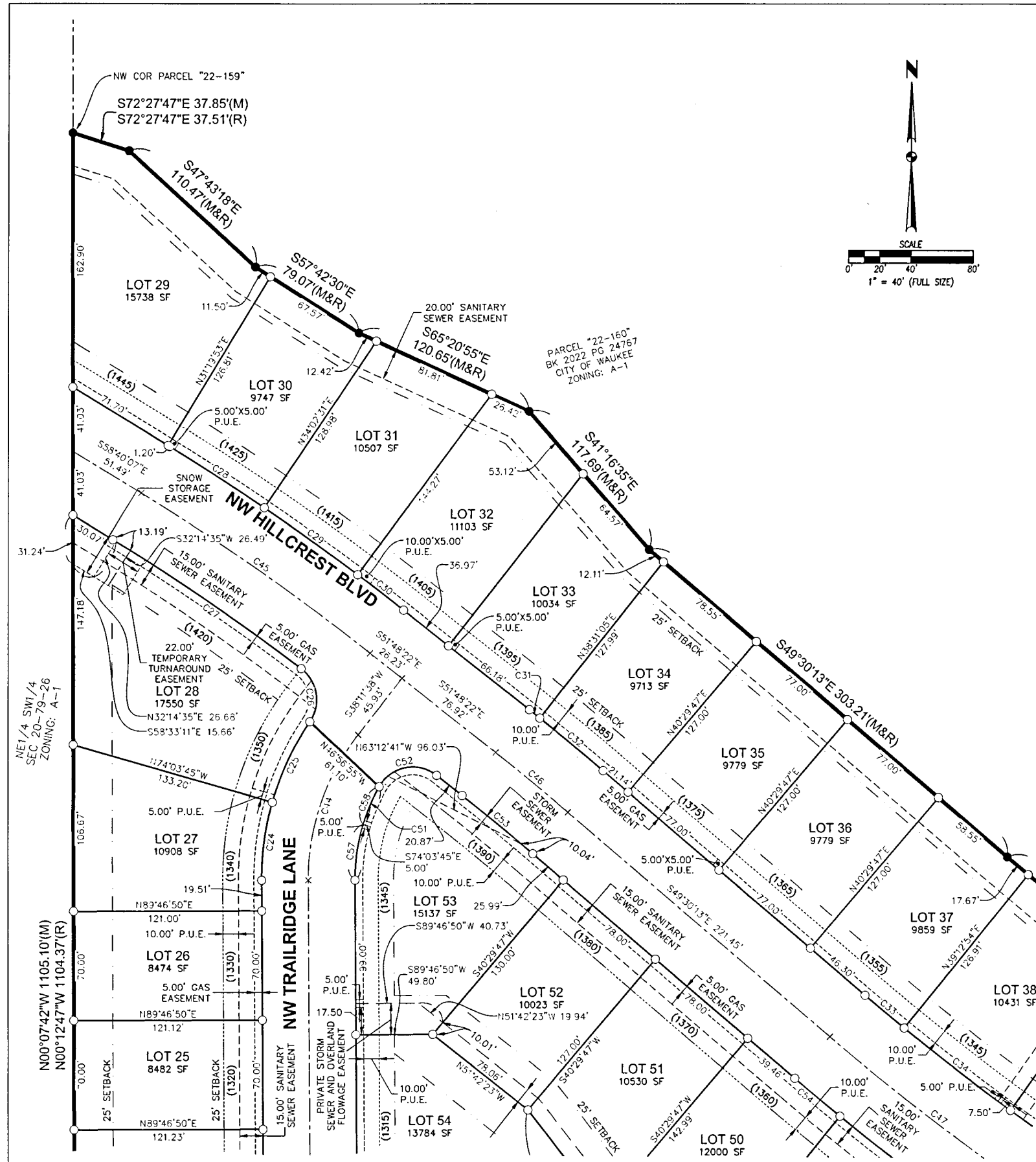
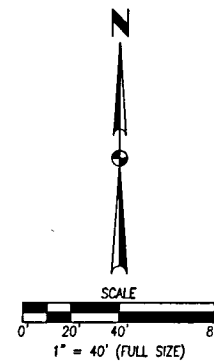
WAUKEE, IOWA

FINAL PLAT

2204.281

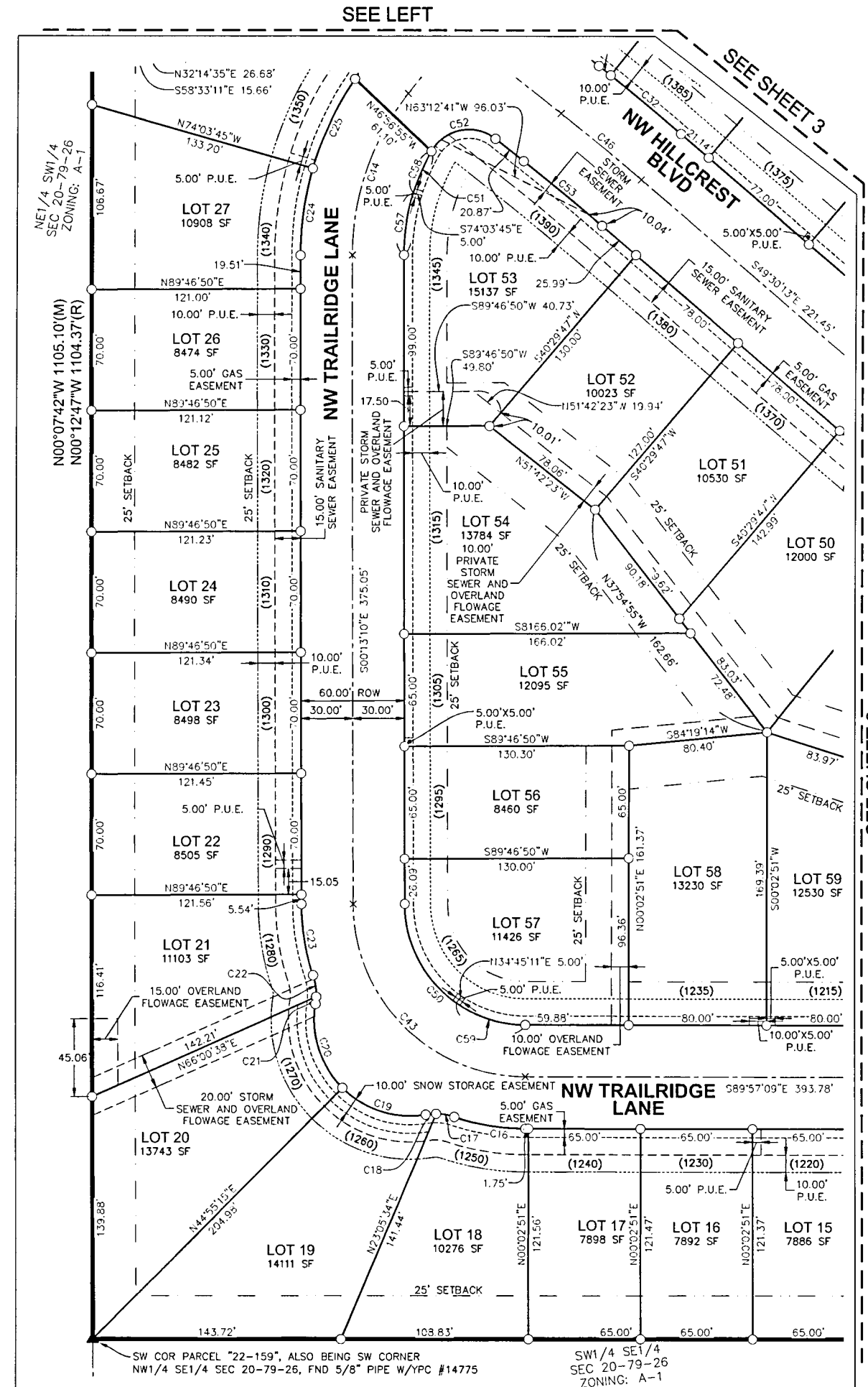
TRAILRIDGE CREEK PLAT 1

FINAL PLAT



SEE RIGHT

SEE SHEET 3



SEE SHEET 3

FILE: A:\2024\20240801\TRAILRIDGE CREEK PLAT 1.DWG
DATE PLOTTED: 8/27/2024 2:18 PM
COMMENTS: ENG
PLOTTER: HP
PLOT: 24x36

DATE		REVISIONS		ENGINEER		TECH		REVIEW	
05/22/24	05/22/24	FINAL SUBMITTAL	FINAL SUBMITTAL	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400					
11/08/25	11/08/25	UPDATED	UPDATED						
10/30/25	10/30/25	SECOND SUBMITTAL	SECOND SUBMITTAL						
10/21/25	10/21/25	FIRST SUBMITTAL	FIRST SUBMITTAL						

TRAILRIDGE CREEK PLAT 1
FINAL PLAT

23
2204.281

REVISIONS	DATE
FINAL SUBMITTAL	05/22/26
UPDATED	11/06/25
UPDATED	10/30/25
SECOND SUBMITTAL	10/21/25
FIRST SUBMITTAL	10/07/25

