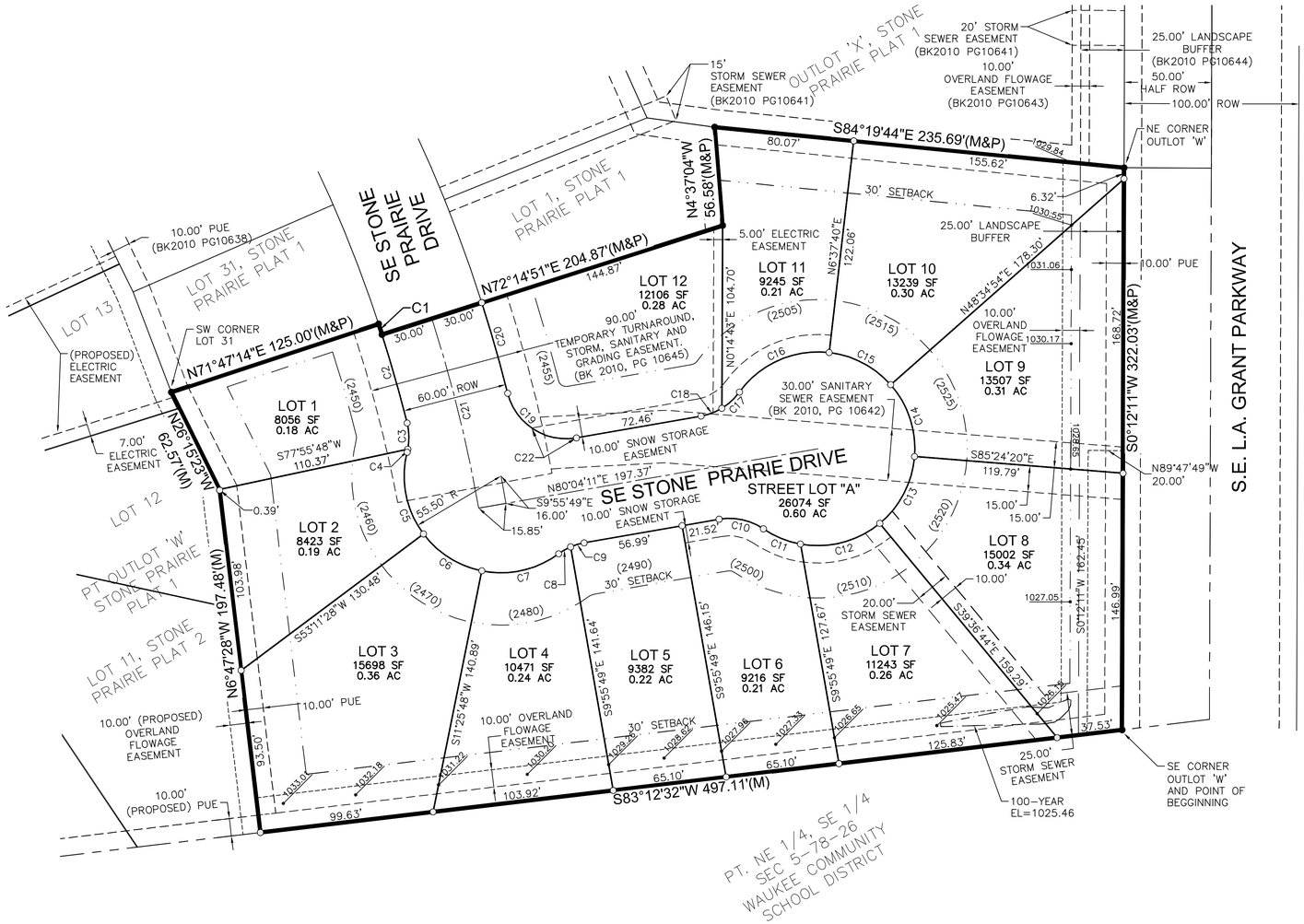
STONE PRAIRIE PLAT 3

FINAL PLAT



PLAT DESCRIPTION:

A PART OF OUTLOT 'W', STONE PRAIRIE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'W'; THENCE SOUTH 83°12'32" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'W', 497.11 FEET; THENCE NORTH 6°47'28" WEST, 197.48 FEET; THENCE NORTH 26°15'23" WEST, 62.57 FEET TO THE SOUTHWEST CORNER OF LOT 31, STONE PRAIRIE PLAT 1; THENCE NORTH 71°47'14" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'W', 125.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 790.00 FEET, WHOSE ARC LENGTH IS 6.35 FEET AND WHOSE CHORD BEARS SOUTH 17°58'58" EAST, 6.35 FEET; THENCE NORTH 72°14'51" EAST ALONG SAID NORTHERLY LINE, 204.87 FEET TO THE SOUTHEAST CORNER OF LOT 1, STONE PRAIRIE PLAT 1; THENCE NORTH 4°37'04" WEST ALONG SAID NORTHERLY LINE, 56.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 84°19'44" EAST ALONG SAID NORTHERLY LINE, 235.69 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'W'; THENCE SOUTH 00°12'11" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'W', 322.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.71 ACRES (161,661 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°27'37"	790.00'	6.35'	S17°58'58"E	6.35'
C2	4°17'03"	790.00'	59.07'	S16°04'15"E	59.06'
C3	28°03'02"	34.50'	16.89'	S0°05'47"W	16.72'
C4	2°54'58"	34.50'	1.76'	S12°39'49"W	1.76'
C5	50°55'50"	55.50'	49.33'	S11°20'37"E	47.73'
C6	41°45'40"	55.50'	40.45'	S57°41'22"E	39.56'
C7	47°55'23"	55.50'	46.42'	N77°28'06"E	45.08'
C8	13°08'13"	34.50'	7.91'	N60°04'31"E	7.89'
C9	13°25'33"	34.50'	8.08'	N73°21'24"E	8.07'
C10	44°13'12"	34.50'	26.63'	S77°49'13"E	25.97'
C11	23°53'35"	55.50'	23.14'	S67°39'24"E	22.98'
C12	50°00'32"	55.50'	48.44'	N75°23'32"E	46.92'
C13	45°47'42"	55.50'	44.36'	N27°29'25"E	43.19'
C14	46°00'40"	55.50'	44.57'	N18°24'46"W	43.38'
C15	41°57'14"	55.50'	40.64'	N62°23'43"W	39.74'
C16	60°46'41"	55.50'	58.87'	S66°14'19"W	56.15'
C17	22°57'28"	34.50'	13.82'	S47°19'42"W	13.73'
C18	21°15'44"	34.50'	12.80'	S69°26'19"W	12.73'
C19	85°49'05"	34.50'	51.67'	N57°01'17"W	46.98'
C20	3°38'25"	850.00'	54.01'	N15°55'56"W	54.00'
C21	7°49'20"	820.00'	111.95'	S13°50'29"E	111.86'
C22	44°45'12"	34.50'	26.95'	S77°33'13"E	26.27'

OWNER / DEVELOPER:

DILIGENT STONE PRAIRIE LLC
1360 NW 121ST STREET
CLIVE, IA 50325
PHONE: (515) 964-1229

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

BULK REGULATIONS:

- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

NOTES:

1. INSTALLATION OF PUBLIC SIDEWALKS TO BE A PART OF THE DEVELOPMENT OF EACH LOT WITHIN THE PLAT.

2. THE INSTALLATION OF A 10 FOOT PUBLIC TRAIL ON THE WEST SIDE OF LA GRANT PARKWAY TO BE COMPLETED DURING THE PUBLIC IMPROVEMENTS RELATED TO THE PLAT.

DATE OF SURVEY:

SEPTEMBER, 2012

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

N

SCALE 1"=40'
0 40' 80'

LICENSED LAND SURVEYOR MICHAEL D. WEIER 16747 IOWA

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL D. WEIER DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	06/05/13
FIRST SUBMITTAL	02/26/13

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH (515) 369-4400 Fax: (515) 369-4410
ENGINEER: --- TECH: ---
CIVIL DESIGN ADVANTAGE

STONE PRAIRIE PLAT 3
FINAL PLAT
WAUKEE, IOWA

1/1

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