FINAL PLAT

PRAIRIE CROSSING PLAT 4

WAUKEE, IOWA

OWNER / APPLICANT
ALICES, L.C.
C/O KNAPP PROPERTIES
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION
ALL OF OUTLOT 'Y', PRAIRIE CROSSING, PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 38.564 ACRES MORE OR LESS.

AREA
38.564 ACRES

ZONING
R-2 LOTS 1 THRU 55
C-4 LOT 56

BULK REGULATIONS

R-2 LOTS 1 THRU 55
FRONT YARD SETBACK = 30 FEET
SIDE YARD SETBACK = 7 FEET MINIMUM 15 FEET TOTAL
REAR YARD SETBACK = 30 FEET / DWELLING
MAXIMUM HEIGHT = 40 FEET PRINCIPAL BUILDING & 14 FEET ACCESSORY BUILDING.
MAXIMUM NUMBER OF STORIES BUILDING 1 STORY. = PRINCIPAL BUILDING - 3 STORIES & ACCESSORY

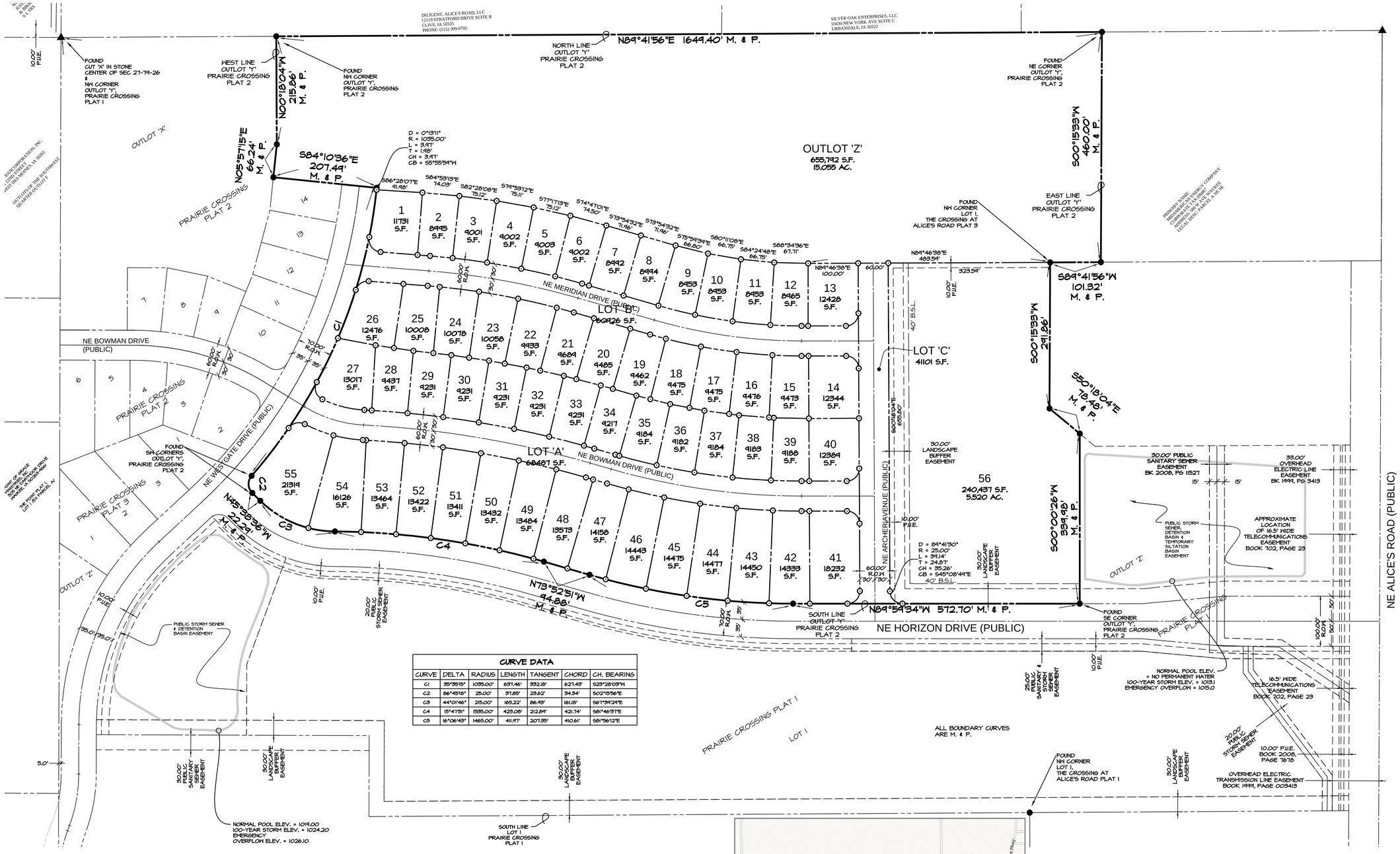
C4 LOT 56
FRONT YARD SETBACK = 40 FEET
SIDE YARD SETBACK = NO MINIMUM REQUIREMENT
SIDE YARD SETBACK = 25 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD SETBACK = 30 FEET
MAXIMUM HEIGHT = 45 FEET PRINCIPAL BUILDING & 12 FEET ACCESSORY BUILDING.
MAXIMUM STORIES = 4 STORIES PRINCIPLE BUILDING & 1 STORY ACCESSORY BUILDING.

CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844

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.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
this sheet only

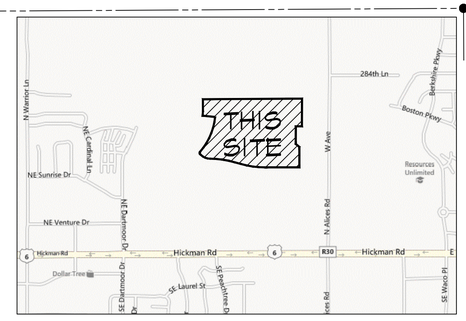


CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	35°35'15"	1035.00'	631.46'	332.18'	621.49'	S23°28'03"W
C2	86°45'18"	25.00'	37.85'	23.62'	34.34'	S02°15'56"E
C3	44°01'46"	215.00'	165.22'	86.83'	161.18'	S67°34'24"E
C4	15°47'31"	1535.00'	423.08'	212.84'	421.74'	S81°46'37"E
C5	16°06'43"	1465.00'	411.47'	207.35'	410.61'	S81°56'12"E

NOTES
1. LOTS 'A', 'B' AND 'C' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
2. A 5 FOOT PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
3. THE 5 FOOT PUBLIC SIDEWALK ALONG THE NORTH SIDE OF NE HORIZON DRIVE SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
4. THE COMMERCIAL ASSOCIATION CREATED AND RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER ALONG THE NORTH SIDE OF NE HORIZON DRIVE.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
O	SET CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
P.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
(1234)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL
M.O.E.	MINIMUM OPENING ELEVATION



VICINITY MAP
NOT TO SCALE

NORTH

FINAL PLAT
PRAIRIE CROSSING PLAT 4
WAUKEE, IOWA

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

Scale: 1"=100'
0 100' 200'
NORTH

DATE CREATED: OCT. 14, 2013
REVISIONS: OCT. 22, 2013
NOV. 14, 2013

SHEET 1 OF 2
DWG BY M.E.H.
E-6704

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P.O.B.	POINT OF BEGINNING
(1234)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
N.R.	NOT RADIAL

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	5°28'48"	1085.00'	45.56'	44.53'	45.55'	S06°41'17"W
C7	46°48'05"	25.00'	42.24'	28.16'	51.26'	N37°04'04"W
C8	1°41'47"	1580.00'	46.30'	22.65'	46.30'	N84°57'12"W
C9	2°36'04"	1580.00'	64.46'	34.73'	64.45'	N82°28'17"W
C10	2°36'03"	1580.00'	64.46'	34.73'	64.45'	N79°52'13"W
C11	2°36'03"	1580.00'	64.46'	34.73'	64.45'	N77°16'10"W
C12	2°05'11"	1580.00'	55.76'	27.88'	55.76'	N74°59'30"W
C13	4°11'34"	1080.00'	75.40'	37.72'	75.38'	N75°56'40"W
C14	4°13'38"	1080.00'	75.99'	38.01'	75.98'	N80°11'19"W
C15	4°13'39"	1080.00'	76.00'	38.01'	75.98'	N84°24'58"W
C16	3°27'47"	1080.00'	62.25'	31.14'	62.24'	N88°15'40"W
C17	40°18'50"	25.00'	34.40'	25.13'	33.65'	S44°51'11"W
C18	84°41'50"	25.00'	36.94'	24.87'	35.26'	S45°06'44"E
C19	3°03'46"	1040.00'	56.27'	28.14'	56.26'	S68°27'41"E
C20	3°46'46"	1040.00'	71.90'	35.96'	71.84'	S65°02'25"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	3°46'46"	1040.00'	71.90'	35.96'	71.84'	S61°15'38"E
C22	3°46'46"	1040.00'	71.90'	35.96'	71.84'	S77°28'52"E
C23	1°42'58"	1040.00'	32.54'	16.27'	32.54'	S74°44'10"E
C24	1°22'43"	1410.00'	35.37'	17.68'	35.37'	S74°34'12"E
C25	3°05'91"	1410.00'	74.24'	34.68'	74.23'	S76°48'13"E
C26	3°09'20"	1410.00'	74.25'	34.68'	74.24'	S79°53'32"E
C27	3°05'22"	1410.00'	74.26'	34.64'	74.25'	S82°58'53"E
C28	0°56'32"	1410.00'	24.11'	12.04'	24.11'	S84°54'50"E
C29	77°01'42"	25.00'	33.61'	19.44'	31.18'	N55°51'03"E
C30	5°41'24"	1085.00'	102.78'	51.43'	102.73'	S20°12'52"W
C31	5°24'54"	1085.00'	97.52'	44.71'	97.48'	S25°45'31"W
C32	42°44'54"	25.00'	40.51'	26.27'	36.22'	S11°53'32"E
C33	22°40'51"	220.00'	87.04'	44.12'	86.52'	S75°42'57"E
C34	0°24'57"	2030.00'	14.73'	7.36'	14.73'	S66°27'41"E
C35	2°01'32"	2030.00'	71.77'	35.84'	71.77'	S65°37'40"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C36	2°01'39"	2030.00'	71.77'	35.84'	71.77'	S63°35'07"E
C37	2°01'39"	2030.00'	71.77'	35.84'	71.77'	S61°34'34"E
C38	2°01'39"	2030.00'	71.77'	35.84'	71.77'	S79°39'02"E
C39	2°01'39"	2030.00'	71.77'	35.84'	71.77'	S77°51'24"E
C40	2°01'39"	2030.00'	71.77'	35.84'	71.77'	S75°23'56"E
C41	1°47'12"	1910.00'	61.48'	30.72'	61.48'	S74°46'27"E
C42	0°12'01"	1940.00'	6.94'	4.04'	6.94'	S74°03'21"E
C43	3°17'12"	1940.00'	76.87'	38.49'	76.86'	S75°52'28"E
C44	3°17'11"	1940.00'	76.86'	38.44'	76.85'	S79°09'49"E
C45	3°17'13"	1940.00'	76.87'	38.49'	76.86'	S82°26'51"E
C46	3°17'12"	1940.00'	76.87'	38.44'	76.86'	S85°44'08"E
C47	2°36'55"	1940.00'	61.16'	30.59'	61.16'	S88°41'06"E
C48	40°18'50"	25.00'	34.40'	25.13'	33.65'	N44°51'11"E
C49	84°41'50"	25.00'	36.94'	24.87'	35.26'	S45°06'44"E
C50	2°20'58"	1400.00'	57.41'	28.71'	57.40'	S68°41'05"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C51	2°59'04"	1400.00'	72.92'	36.47'	72.91'	S66°01'04"E
C52	2°59'04"	1400.00'	72.92'	36.47'	72.91'	S63°02'00"E
C53	2°59'04"	1400.00'	72.92'	36.47'	72.92'	S60°03'56"E
C54	2°59'04"	1400.00'	72.92'	36.47'	72.92'	S57°11'52"E
C55	1°49'26"	1400.00'	44.59'	22.29'	44.58'	S74°47'39"E
C56	1°47'12"	1910.00'	61.48'	30.72'	61.48'	S74°46'27"E
C57	2°14'19"	1910.00'	76.97'	38.49'	76.96'	S76°47'12"E
C58	2°14'19"	1910.00'	76.97'	38.49'	76.96'	S79°09'31"E
C59	2°14'19"	1910.00'	76.97'	38.49'	76.96'	S81°55'50"E
C60	2°14'19"	1910.00'	76.97'	38.49'	76.96'	S83°32'09"E
C61	2°14'19"	1910.00'	76.97'	38.49'	76.96'	S85°44'28"E
C62	0°11'45"	1910.00'	6.74'	3.37'	6.74'	S86°53'30"E
C63	12°10'24"	280.00'	59.50'	24.86'	59.39'	S80°58'08"E
C64	12°36'28"	280.00'	61.61'	30.93'	61.49'	S68°34'39"E
C65	83°18'02"	25.00'	36.35'	22.24'	33.23'	N76°04'34"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C66	5°58'05"	1085.00'	107.86'	53.93'	107.76'	S51°26'30"W
C67	6°41'31"	1085.00'	120.78'	60.52'	120.71'	S57°46'08"W
C68	24°45'11"	25.00'	11.28'	5.71'	11.40'	S60°39'11"W
C69	14°16'36"	25.00'	6.23'	3.13'	6.23'	S62°33'24"E
C70	1°57'17"	1585.00'	52.37'	26.19'	52.37'	S68°41'43"E
C71	2°36'20"	1585.00'	64.61'	34.91'	64.60'	S66°24'55"E
C72	2°36'23"	1585.00'	64.68'	34.92'	64.62'	S63°48'33"E
C73	2°36'23"	1585.00'	64.68'	34.92'	64.62'	S61°12'12"E
C74	2°36'22"	1585.00'	64.82'	34.92'	64.61'	S58°39'48"E
C75	2°36'14"	1585.00'	64.74'	34.90'	64.74'	S55°59'21"E
C76	0°48'27"	1585.00'	21.63'	10.82'	21.63'	S54°17'05"E
C77	1°18'37"	1465.00'	33.50'	16.75'	33.50'	S74°32'04"E
C78	3°13'50"	1465.00'	82.60'	41.31'	82.59'	S76°46'23"E
C79	3°13'52"	1465.00'	82.62'	41.32'	82.61'	S80°02'14"E
C80	3°13'52"	1465.00'	82.62'	41.32'	82.61'	S83°16'06"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C81	3°13'50"	1465.00'	82.60'	41.31'	82.59'	S86°24'57"E
C82	1°52'41"	1465.00'	48.02'	24.01'	48.02'	S89°09'13"E
C83	40°18'50"	25.00'	34.40'	25.13'	33.65'	S44°51'11"W
C84	84°41'50"	25.00'	36.94'	24.87'	35.26'	S45°06'44"E
C85	0°31'1"	1085.00'	8.97'	1.48'	8.97'	S05°55'54"W
C86	6°02'12"	1085.00'	109.05'	54.57'	109.00'	S14°21'05"W

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Scale: 1"=60'
0' 20' 40' 60' 120'
NORTH
DATE CREATED: OCT. 14, 2013
REVISIONS: OCT. 22, 2013
NOV. 14, 2013
SHEET 2 OF 2
DWG BY M.E.R.
E-6704

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