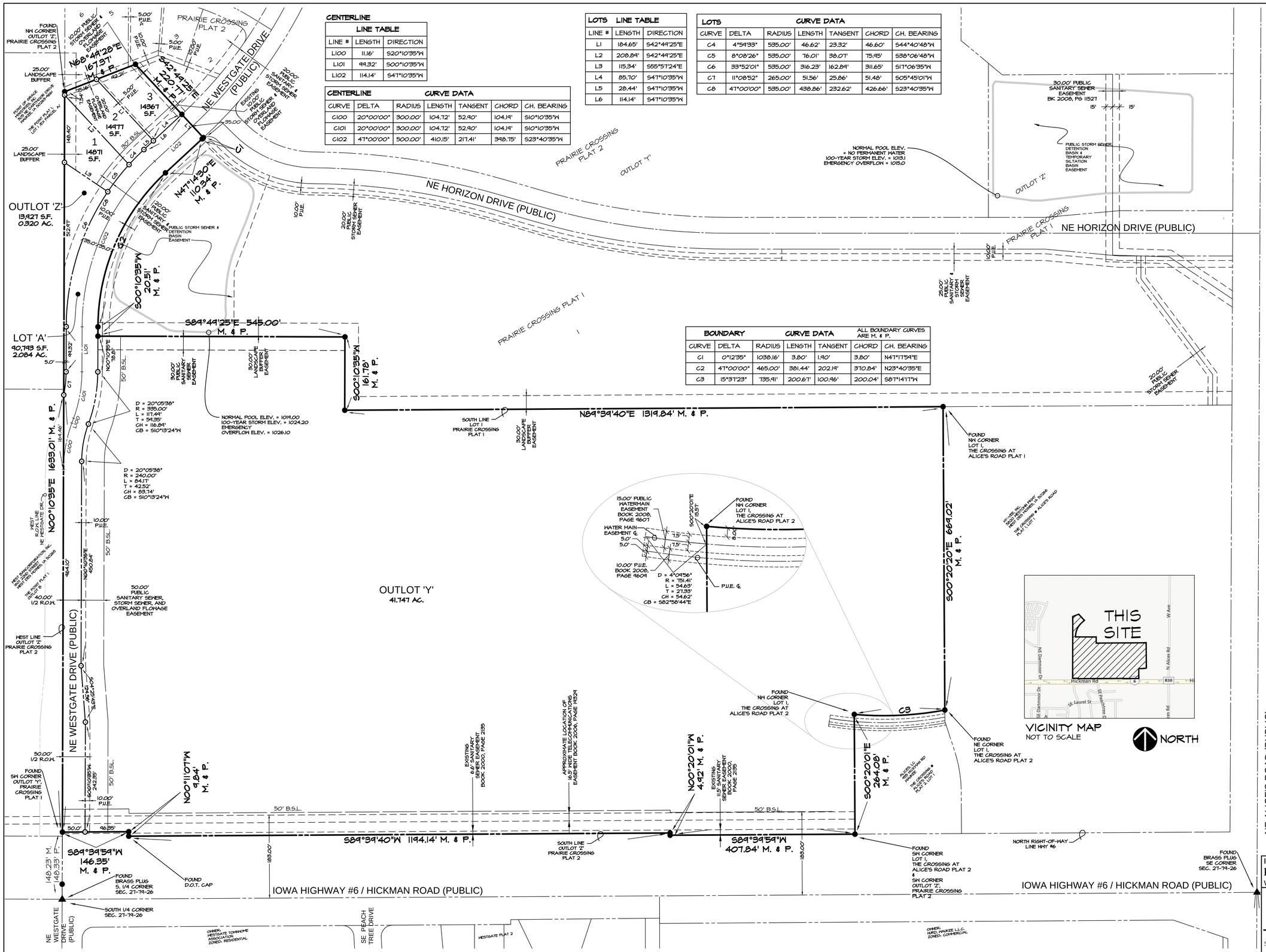

CENTERLINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	11.16'	S20°10'35"W
L101	49.32'	S00°10'35"W
L102	114.14'	S47°10'35"W

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	20°00'00"	300.00'	104.72'	52.90'	104.19'	S10°10'35"W
C101	20°00'00"	300.00'	104.72'	52.90'	104.19'	S10°10'35"W
C102	47°00'00"	500.00'	410.15'	217.41'	398.75'	S23°40'35"W

LOTS LINE TABLE

LINE #	LENGTH	DIRECTION
L1	184.65'	S42°44'25"E
L2	208.84'	S42°44'25"E
L3	115.34'	S55°57'24"E
L4	85.70'	S47°10'35"W
L5	28.44'	S47°10'35"W
L6	114.14'	S47°10'35"W

LOTS CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C4	4°59'33"	535.00'	46.62'	23.32'	46.60'	S44°40'48"W
C5	8°08'26"	535.00'	76.01'	38.07'	75.95'	S38°06'48"W
C6	33°52'01"	535.00'	316.23'	162.84'	311.65'	S17°06'35"W
C7	11°08'52"	265.00'	51.56'	25.86'	51.48'	S05°45'01"W
C8	47°00'00"	535.00'	438.86'	232.62'	426.66'	S23°40'35"W

BOUNDARY CURVE DATA

ALL BOUNDARY CURVES ARE M. & P.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	0°12'35"	1038.16'	3.80'	1.90'	3.80'	N47°17'54"E
C2	47°00'00"	465.00'	381.44'	202.19'	370.84'	N23°40'35"E
C3	15°37'23"	735.91'	200.67'	100.96'	200.04'	S87°14'17"W

FINAL PLAT

PRAIRIE CROSSING PLAT 3

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 'Z', 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
R2 LOTS 1 THRU 55
CI-B OUTLOT 'Y'

BULK REGULATIONS

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

CI-B OUTLOT 'Y'
FRONT YARD SETBACK = 50 FEET
SIDE YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 40 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD SETBACK = 50 FEET
MAXIMUM HEIGHT = 50 FEET (SEE CODE)
MAXIMUM STORIES = 3 STORIES

CERTIFICATION

JERRY P. OLIVER 7844 — LICENSED — IOWA — LAND SURVEYOR

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

NOTES
1. LOT 'A' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
2. THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1998, PAGE 4638.
3. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2007, PAGE 12839.
4. INSTALLATION OF A 5 FOOT PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
5. IT SHALL BE THE ASSOCIATION'S RESPONSIBILITY FOR MAINTENANCE OF THE PROPOSED MEDIAN ON NE WESTGATE DRIVE.
6. THE REQUIRED PLANTINGS IN THE PROPOSED LANDSCAPE BUFFER EASEMENT ACROSS THE WEST SIDE OF LOTS 1 AND 2 SHALL BE INSTALLED AS PART OF THE SUBDIVISIONS PUBLIC IMPROVEMENTS.
7. THE COMMERCIAL ASSOCIATION CREATED AND RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE COMMON AREAS.
8. REQUIRED INSTALLATION OF A 5 FOOT WIDE PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. A 5 FOOT WIDE PUBLIC SIDEWALK ADJACENT TO OUTLOT 'Z' SHALL BE INSTALLED AS PART OF THE SUBDIVISIONS PUBLIC IMPROVEMENTS.

LEGEND

— · — · —	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #7844
○	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

FINAL PLAT
PRAIRIE CROSSING PLAT 3
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 04, 2013
REVISIONS:
SHEET 1 OF 1
DWG BY M.R.H.
E-6704

Q:\E-FILES\E-6000\E6704\dwg\E6704 BASE FP PLAT 3.dwg, 10/7/2013 8:49:20 AM, mehill, 1:1