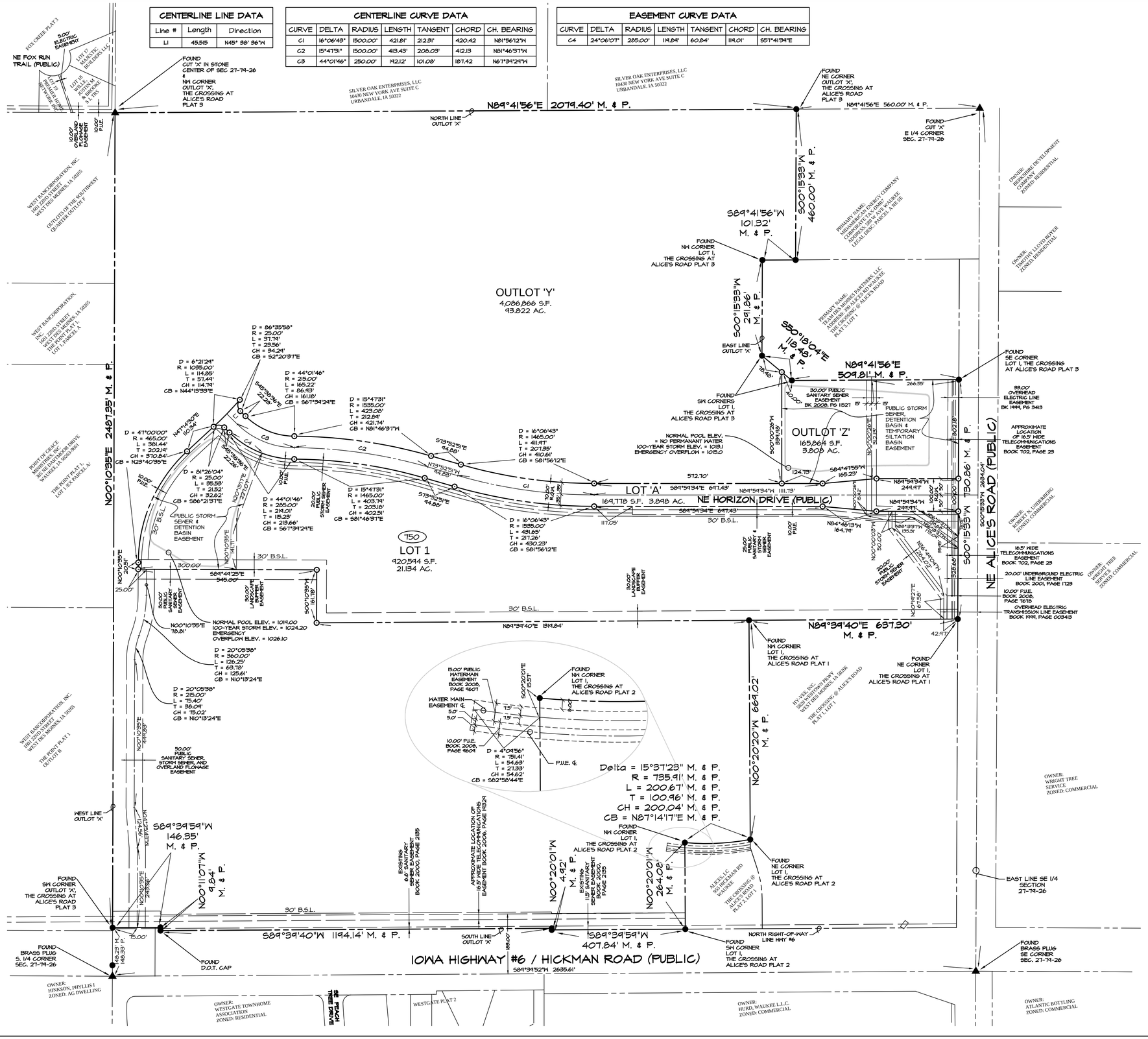
CENTERLINE LINE DATA		
Line #	Length	Direction
L1	45.515	N45° 38' 36"W

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	16°06'43"	1500.00'	421.81'	212.31'	420.42	N81°56'12"W
C2	15°47'31"	1500.00'	413.43'	208.03'	412.13	N81°46'37"W
C3	44°01'46"	250.00'	192.12'	101.08'	187.42	N67°39'24"W

EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C4	24°06'07"	285.00'	119.84'	60.84'	119.01'	S57°41'34"E



FINAL PLAT

PRAIRIE CROSSING PLAT 1

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 'X', THE CROSSING AT ALICE'S ROAD PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2008, PAGE 11526 AT DALLAS COUNTY, IOWA, AND CONTAINING 122.661 ACRES MORE OR LESS.

ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

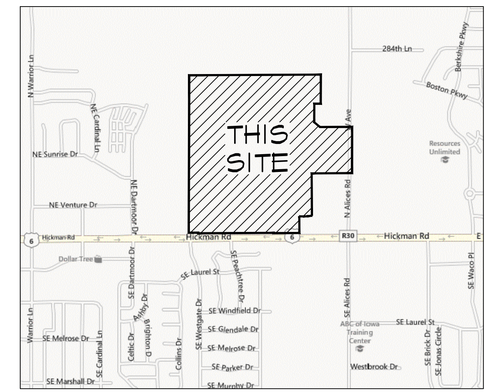
AREA
122.662 ACRES

ZONING
EXISTING LOT 1 - R-3

BULK REGULATIONS

R-3 LOT 1

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.
MULTIPLE BUILDING SEPARATION	= 40 FEET.



VICINITY MAP
NOT TO SCALE

NORTH

CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844 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.

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. 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.
5. THE COMMERCIAL ASSOCIATION CREATED AND RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE COMMON AREAS.
6. FUTURE INSTALLATION OF A 10 FOOT WIDE TRAIL ALONG THE WEST SIDE OF NE ALICE'S ROAD IS REQUIRED.
7. THE REQUIRED PLANTINGS IN THE PROPOSED LANDSCAPE BUFFER EASEMENT ACROSS LOT 1 SHALL BE INSTALLED AT TIME OF DEVELOPMENT.
8. THERE IS TO BE A 4.4 ACRE OUTLOT INTENDED FOR PARKLAND DEDICATION TO BE PROVIDED AS PART OF PRAIRIE CROSSING PLAT 2.

LEGEND

— — — —	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER W/ 5/8" I.R. WYELLON CAP #7844
O	SET CORNER W/ 5/8" I.R. WYELLON 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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

FINAL PLAT
PRAIRIE CROSSING PLAT 1
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"=150'
0 50' 100' 150' 300'

NORTH

DATE CREATED: AUG. 21, 2013
REVISIONS: OCT. 04, 2013

SHEET 1 OF 1

DWG BY M.E.R.
E-6704

Q:\E-FILES\E-6000\E6704\dwg\E6704 BASE FP PLAT 1.dwg, 10/7/2013 8:44:55 AM, mehill, 1:1