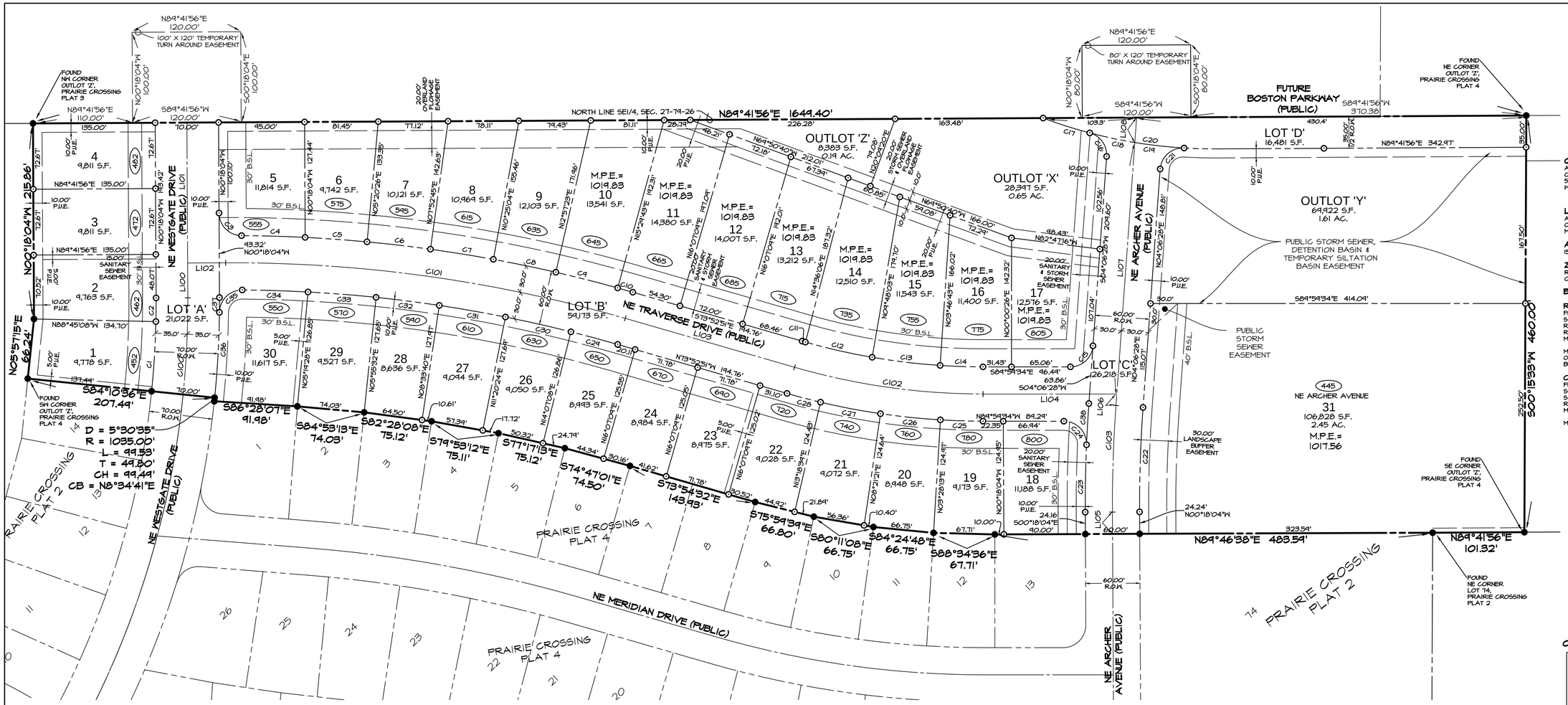
FINAL PLAT

PRAIRIE CROSSING PLAT 5

WAUKEE, IOWA



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°34'32"	965.00'	77.07'	38.55'	77.04'	N03°32'08"E
C2	1°32'56"	965.00'	26.09'	13.04'	26.08'	N00°28'24"E
C3	89°21'46"	25.00'	38.99'	24.72'	35.16'	S44°58'57"E
C4	2°32'03"	1540.00'	70.32'	35.17'	70.32'	S88°23'48"E
C5	2°28'13"	1540.00'	68.55'	34.28'	68.55'	S85°53'40"E
C6	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S83°23'24"E
C7	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S80°51'05"E
C8	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S78°18'46"E
C9	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S75°46'27"E
C10	0°37'26"	1540.00'	17.32'	8.66'	17.32'	S74°11'34"E
C11	0°17'46"	720.00'	3.72'	1.86'	3.72'	S74°01'44"E
C12	6°01'20"	720.00'	75.68'	37.87'	75.64'	S77°11'17"E
C13	6°01'20"	720.00'	75.68'	37.87'	75.64'	S83°12'37"E
C14	3°46'16"	720.00'	47.39'	23.70'	47.38'	S88°06'26"E
C15	85°53'59"	25.00'	37.48'	23.27'	34.07'	N47°03'27"E
C16	79°21'46"	25.00'	34.63'	20.74'	31.93'	S35°34'25"E
C17	5°47'37"	535.00'	54.10'	27.07'	54.07'	S72°21'30"E
C18	11°18'56"	535.00'	105.66'	53.00'	105.49'	S80°54'46"E
C19	11°18'56"	535.00'	105.66'	53.00'	105.49'	S80°54'46"E
C20	20°50'23"	535.00'	194.59'	98.38'	193.52'	S79°52'53"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	84°19'18"	25.00'	38.97'	24.71'	35.15'	S48°46'07"W
C22	4°24'32"	1500.00'	115.42'	57.74'	115.39'	N01°54'12"E
C23	2°43'56"	1560.00'	74.39'	37.20'	74.38'	S01°03'54"W
C24	42°25'26"	25.00'	40.33'	26.08'	36.10'	N43°46'51"W
C25	3°27'47"	780.00'	47.14'	23.58'	47.14'	N88°15'40"W
C26	4°53'08"	780.00'	66.51'	33.27'	66.44'	N84°05'13"W
C27	4°57'18"	780.00'	67.45'	33.75'	67.43'	N79°10'00"W
C28	2°48'30"	780.00'	38.23'	19.12'	38.23'	N75°17'06"W
C29	2°00'01"	1530.00'	53.42'	26.71'	53.41'	N74°52'52"W
C30	2°46'44"	1530.00'	74.20'	37.11'	74.20'	N77°16'14"W
C31	2°46'44"	1530.00'	74.20'	37.11'	74.20'	N80°02'58"W
C32	2°38'09"	1530.00'	70.34'	35.20'	70.38'	N82°45'24"W
C33	2°49'22"	1530.00'	75.38'	37.70'	75.37'	N85°29'10"W
C34	2°43'29"	1530.00'	72.76'	36.39'	72.75'	N88°15'35"W
C35	84°46'37"	25.00'	34.17'	24.90'	35.29'	S45°24'22"W
C36	5°13'21"	1035.00'	94.34'	47.20'	94.31'	N03°12'44"E
C37	6°07'28"	1035.00'	110.63'	55.37'	110.58'	N02°45'40"E
C38	1°40'35"	1560.00'	45.65'	22.83'	45.65'	S03°16'10"W

CENTERLINE LINE TABLE

LINE #	DIRECTION	LENGTH
L100	N00°18'04"W	193.42'
L101	N00°18'04"W	193.42'
L102	N84°41'56"E	42.04'
L103	S73°52'51"E	194.76'
L104	S84°54'34"E	147.69'
L105	N00°18'04"W	24.20'
L106	N04°06'28"E	12.66'
L107	N04°06'28"E	278.37'
L108	N04°06'28"E	27.60'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD	CH. BEARING
C100	6°07'28"	1000.00'	106.84'	53.50'	106.84'		N02°45'40"E
C101	16°25'13"	1560.00'	447.08'	225.08'	445.55'		S82°05'27"E
C102	16°06'43"	750.00'	210.90'	106.15'	210.21'		S81°56'12"E
C103	4°24'32"	1530.00'	117.73'	58.84'	117.70'		N01°54'12"E

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 4, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 15.055 ACRES MORE OR LESS.

AREA
15.055 ACRES

ZONING
R-2 LOTS 1 THRU 30
C-4 LOT 31

BULK REGULATIONS

R-2 LOTS 1 THRU 30
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 BUILDING 1 STORY. = PRINCIPAL BUILDING - 3 STORIES & ACCESSORY

C4 LOT 31
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.

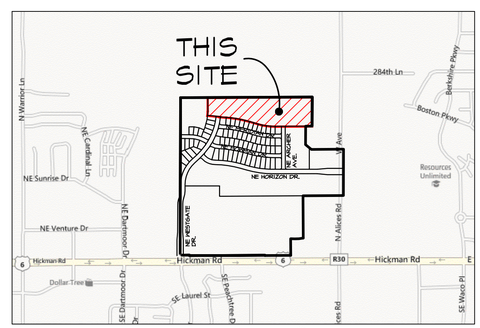
CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844 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. ALL BOUNDARY DIMENSIONS ARE MEASURED AND PREVIOUSLY RECORDED DISTANCES.
2. LOTS 'A', 'B', 'C' AND 'D' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
3. A 5 FOOT PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
4. THE 5 FOOT PUBLIC SIDEWALK ALONG THE EAST SIDE OF NE ARCHER AVENUE IN FRONT OF OUTLOT 'Y' SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.



VICINITY MAP
NOT TO SCALE

NORTH

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.P.E.	MINIMUM PROTECTION ELEVATION

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

FINAL PLAT
PRAIRIE CROSSING PLAT 5
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"=60'
0' 20' 40' 60' 120'

NORTH

DATE CREATED: JUNE 16, 2014
REVISIONS:

SHEET 1 OF 1

DWG BY: M.E.R.
E-7082

Q:\FILES_7000\7082\DWG\7082-FINAL PLAT.dwg 6/26/2014 8:42:25 AM DWG To PDF.pc3