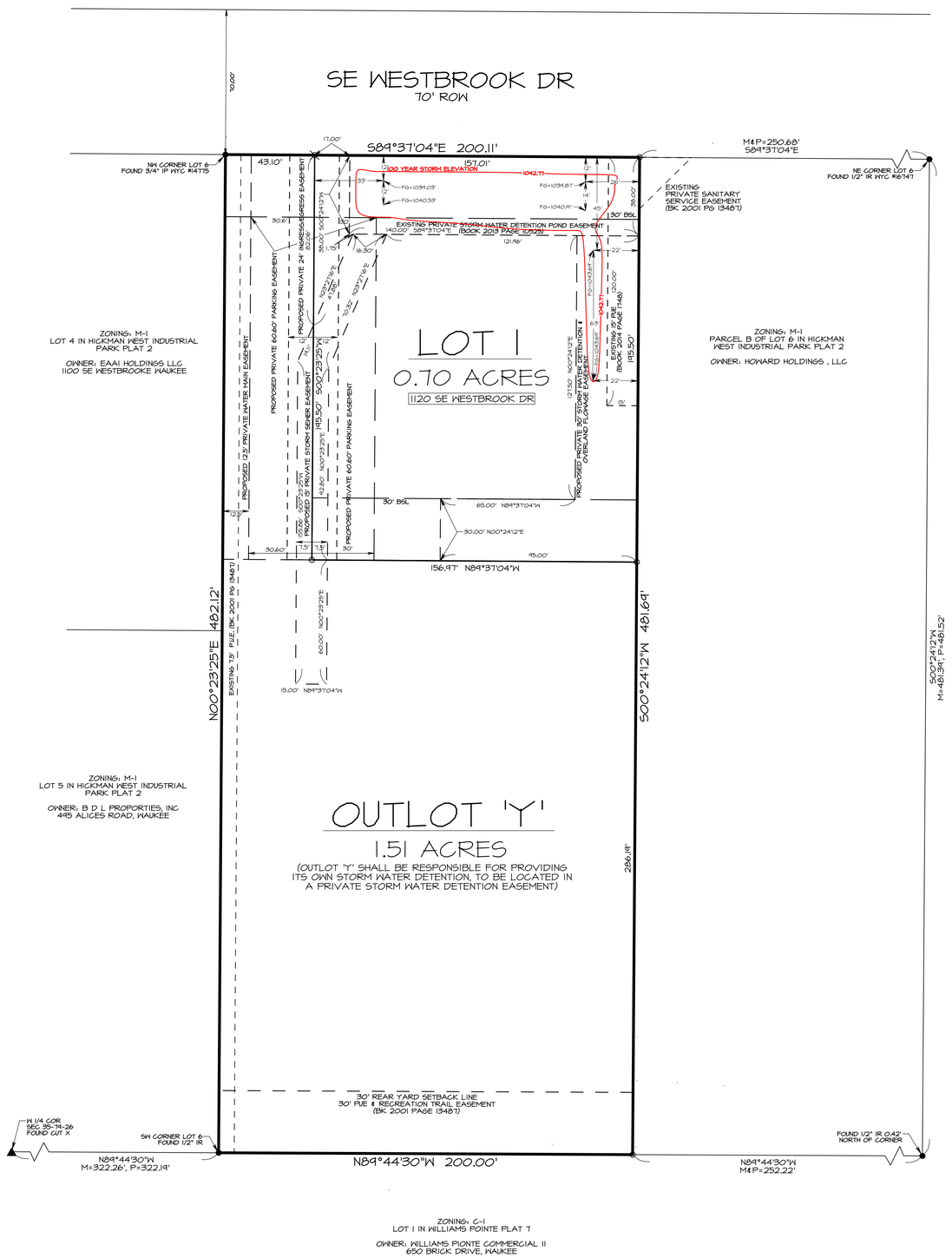


FINAL PLAT

HICKMAN WEST INDUSTRIAL PARK PLAT 3

SHEET 1 OF 1

Fri Dec 5, 2014 10:35:34AM

OWNER/DEVELOPER

GYM SPACE, LLC
16636 DELLWOOD DR.
CLIVE, IA 50325
PHONE #: (515) 422-4731

ZONING

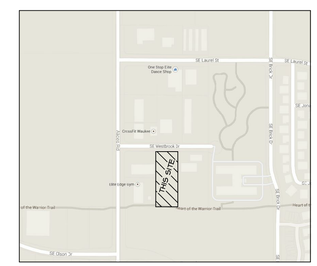
M-1 [Light Industrial District]
SETBACKS:
FRONT: 30'
SIDES: NONE
REAR: 30'

LEGAL DESCRIPTION

PARCEL 'A' OF LOT 6, HICKMAN WEST INDUSTRIAL PARK PLAT 2 AS RECORDED IN BOOK 2001, PAGE 13487 AT THE DALLAS COUNTY RECORDERS OFFICE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 84°37'04" EAST, A DISTANCE OF 200.11 FEET; THENCE SOUTH 00°24'12" WEST, A DISTANCE OF 481.69 FEET; THENCE NORTH 89°44'30" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°23'25" EAST, A DISTANCE OF 482.12 FEET TO THE POINT OF BEGINNING, CONTAINING 2.21 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

VICINITY SKETCH



CERTIFICATION

I hereby certify that this plat, plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer and Land Surveyor, under the laws of the State of Iowa.

Signed Date

D.M. PIAGENTINI, P.E. & L.S. Iowa Reg. No. 5228

My registration expires December 31, 2014

PROFESSIONAL ENGINEER LICENSED D.M. PIAGENTINI 5228 IOWA LAND SURVEYOR

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/CAP #5228
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- 100.00 EXISTING SPOT ELEVATION
- 100.00 PROPOSED SPOT ELEVATION
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING
- EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- X FENCE LINE AS NOTED
- TVC BURIED TELEVISION AS NOTED
- LE BURIED ELECTRIC AS NOTED
- E OVER-HEAD UTILITIES
- G GAS MAIN AS NOTED
- W WATER MAIN AS NOTED
- S STORM SEWER AS NOTED
- SS SANITARY SEWER AS NOTED
- UT BURIED TELEPHONE
- UC BURIED CABLE/UTILITIES

AEC ASSOCIATED ENGINEERING COMPANY OF IOWA
2917 Martin Luther King Jr. Pkwy Des Moines, IA 50310
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 205611
FIRST SUBMITTAL DATE: 10/21/14