

FINAL PLAT OF WAUKEE MARKET PLACE PLAT 1 WAUKEE, IOWA

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.
6. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
7. THIS PROPERTY IS SUBJECT TO CONTROLLED ACCESS RIGHTS AS RECORDED IN BOOK 1941, PAGE 11021 AT THE DALLAS COUNTY RECORDER'S OFFICE.
8. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE DETENTION PONDS WITHIN EACH LOT.
9. A BLANKET INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO HICKMAN ROAD AND ALICE'S ROAD AS DESIGNATED BY THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF WAUKEE.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19044C0355E MAP REVISED DECEMBER 4, 2007.

UTILITY SERVICE PROVIDERS

ELECTRIC & NATURAL GAS
MIDAMERICAN ENERGY COMPANY
P.O. BOX 651
DES MOINES, IA 50306-0651
PHONE: 1-800-329-6261
WEB: WWW.MIDAMERICANENERGY.COM
GRAIG RANFELD
PHONE: 515-252-6632
EMAIL: MEGDSMDESIGNLOCATES@MIDAMERICAN.COM

PUBLIC STORM SEWER SYSTEMS

CITY OF WAUKEE
STORMWATER DEPARTMENT
ATTN: JENNY CORKREAN
STORMWATER COORDINATOR
805 UNIVERSITY AVENUE
WAUKEE, IA 50263
EMAIL: JCORKREAN@WAUKEE.ORG
OFFICE: 515-478-7420
DIRECT: 515-478-7394
CELL: 515-306-8611
FAX: 515-481-3414

PUBLIC SANITARY SEWER SYSTEMS

CITY OF WAUKEE
SEWER DEPARTMENT
ATTN: CHARLES MASKE
WATER/WASTEWATER SUPERINTENDENT
805 UNIVERSITY AVENUE
WAUKEE, IA 50263
OFFICE: 515-478-7420
CELL: 515-710-4464
FAX: 515-481-3414

POTABLE WATER
CITY OF WAUKEE
WATER DEPARTMENT
ATTN: CHARLES MASKE
WATER/WASTEWATER SUPERINTENDENT
805 UNIVERSITY AVENUE
WAUKEE, IA 50263
OFFICE: 515-478-7420
CELL: 515-710-4464
FAX: 515-481-3414

TELECOMMUNICATIONS & INTERNET SERVICE PROVIDERS:

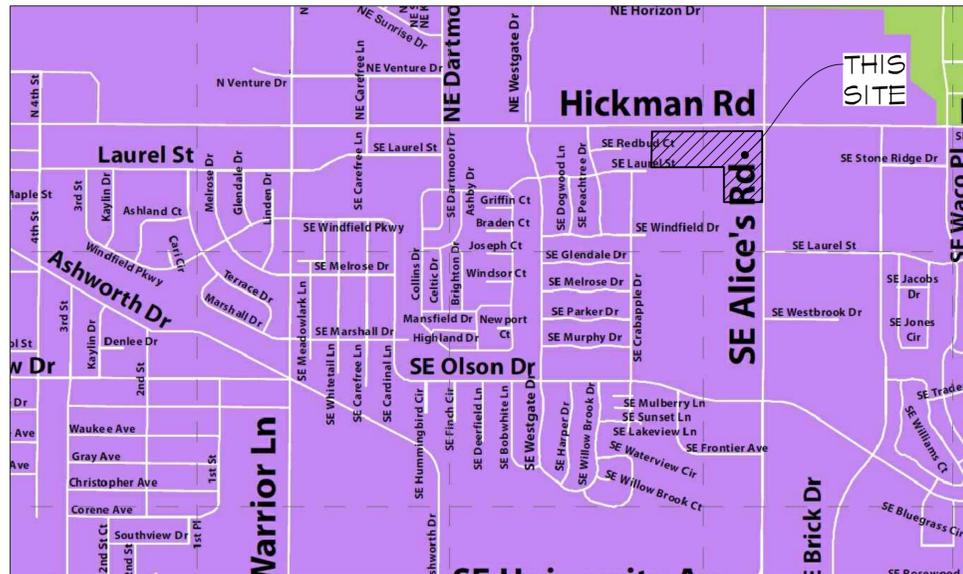
EVENTIS
PHONE: 1-866-442-5674

HUGHESNET
PHONE: 1877-715-4820

VONAGE
PHONE: 1877-584-2471

MEDIACOM (DES MOINES)
ATTN: PAUL MAY
PHONE: 515-246-2252 OFFICE
515-554-2648 CELL
EMAIL: PMAY@MEDIACOMCC.COM

CENTURY LINK
ATTN: TOM STURMER
PHONE: 303-664-8040
EMAIL: THOMAS.STURMER@CENTURYLINK.COM



VICINITY SKETCH

NO SCALE

LAND AREA

522,736 S.F.
12.00 AC.

LAND USE

LARGE SCALE COMMERCIAL DISTRICT

ZONING/LAND USE

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
FD PLANNED DEVELOPMENT DISTRICT (OVERLAY) ORDINANCE NO. 2390

BULK REGULATIONS

- FRONT YARD = 30 FEET
- SIDE YARD = 0 FEET
- SIDE YARD = 15 FEET / IF ADJACENT TO 'R' DISTRICT
- REAR YARD = 30 FEET

BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION = 1034.63

APPLICANT:

HURD WAUKEE L.L.C.
2000 FULLER ROAD
WEST DES MOINES, IA 50265

PROPRIETOR:

HURD WAUKEE L.L.C.
2000 FULLER ROAD
WEST DES MOINES, IA 50265

**PROFESSIONAL
LAND SURVEYOR:**

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-1084
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:

CIVIL ENGINEERING CONSULTANTS
ATTN: ED ARP
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-1084
EMAIL: ARP@CECLAC.COM

LEGAL DESCRIPTION

PARCEL 'AA' OF THE NE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2012, PAGE 229294 AT THE DALLAS COUNTY RECORDER'S OFFICE DESCRIBED AS:

A PARCEL OF LAND IN THE NE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED FOLLOWS:

COMMENCING AT A POINT OF REFERENCE AT THE E1/4 CORNER OF SAID SECTION 34, SAID E1/4 CORNER ALSO BEING THE NE CORNER OF WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 12285 AT THE DALLAS COUNTY RECORDER'S OFFICE, THENCE S89°56'04"N, 50.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF SAID WESTGATE BUSINESS PARK PLAT 2, TO THE NE CORNER OF LOT 13 OF SAID WESTGATE BUSINESS PARK PLAT 2, SAID NE CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ALICE'S ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N00°04'43"W, 1455.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S84°55'17"W, 358.01 FEET TO A POINT; THENCE N00°00'03"W, 215.44 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 171.50 FEET AND A CHORD BEARING N45°11'17"W AN ARC LENGTH OF 122.24 FEET TO A POINT OF TANGENCY; THENCE S84°31'30"W, 832.64 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4, SAID WEST LINE ALSO BEING THE EAST LINE OF WESTGATE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 820, PAGE 278 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N00°00'05"E, 332.51 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY #6 (HICKMAN ROAD) AS IT IS PRESENTLY ESTABLISHED; THENCE N84°31'30"E, 1133.34 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S71°10'58"E, 126.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ALICE'S ROAD; THENCE S00°38'58"E, 1971.18 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N84°55'17"E, 12.34 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S00°04'43"E, 384.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 12.000 ACRES MORE OR LESS.

LEGEND

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - - EXISTING PROPERTY LINES
- - - - PROPOSED LOTS
- - - - EASEMENT LINES
- - - - BUILDING SETBACK LINES (B.S.L.)
- - - - CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CERTIFICATION

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

AUG. 24, 2016

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL: _____

SHEETS 1 - 2

*** THIS CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

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



DATE:	COMMENTS:
AUG. 24, 2016	
JUL. 15, 2016	
JUL. 11, 2016	
DESIGNED BY:	ARP
DRAWN BY:	MHA / JAG

WAUKEE MARKET PLACE PLAT 1
 WAUKEE, IOWA
COVER

SHEET
OF 2
A-107

Q:\AR\1517\1517.DWG, C:\D:\Drawing\1517\FINAL PLAT COVER.dwg, 8/25/2016 10:44 PM, jgaddis, 1:1

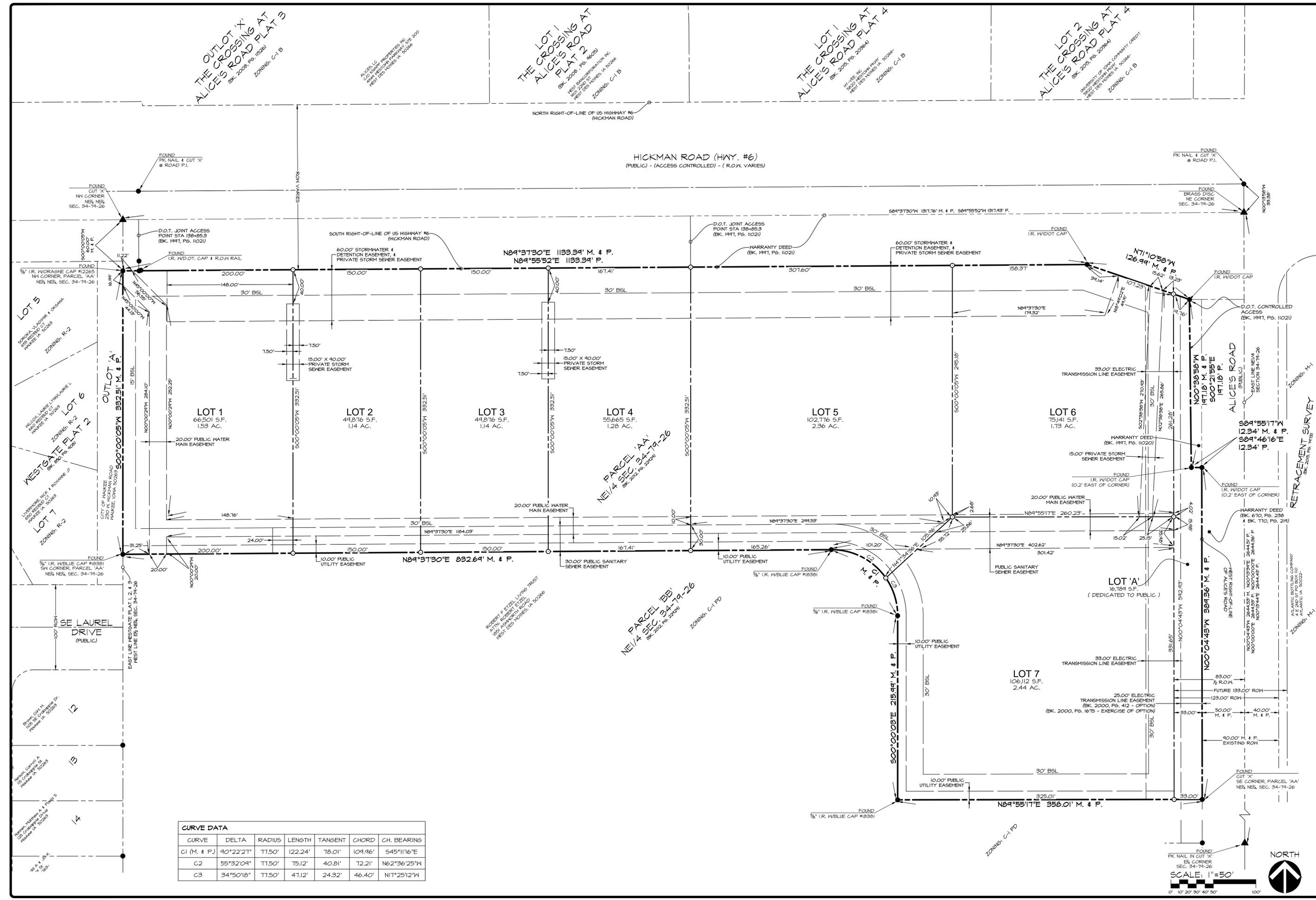
THE OUTLOT 'X'
THE CROSSING AT
ALICES ROAD PLAT 3
(BK. 2008, PG. 11528)
ZONING: C-1 B

LOT 1
THE CROSSING AT
ALICES ROAD
PLAT 2
(BK. 2008, PG. 11528)
ZONING: C-1 B

LOT 1
THE CROSSING AT
ALICES ROAD PLAT 4
(BK. 2008, PG. 20284)
ZONING: C-1 B

LOT 2
THE CROSSING AT
ALICES ROAD PLAT 4
(BK. 2008, PG. 20284)
ZONING: C-1 B

HICKMAN ROAD (HWY. #6)
(PUBLIC) - (ACCESS CONTROLLED) - (R.O.W. VARIES)



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1 (M. & P.)	90°22'27"	77.50'	122.24'	78.01'	109.46'	S45°11'16"E
C2	55°32'04"	77.50'	75.12'	40.81'	72.21'	N62°36'25"W
C3	34°50'18"	77.50'	47.12'	24.32'	46.40'	N17°25'12"W

Civil Engineering Consultants, Inc.
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CEC

WAUKEE MARKET PLACE PLAT 1
WAUKEE, IOWA

FINAL PLAT

SHEET 2 OF 2
A-107

DATE:	REVISIONS	COMMENTS
AUG. 24, 2016	1	
JUL. 15, 2016	2	
JUL. 11, 2016	3	
DESIGNED BY:	4	
DRAWN BY:	5	
	6	