

FINAL PLAT OF THE CROSSING AT ALICE'S ROAD PLAT 5 WAUKEE, IOWA

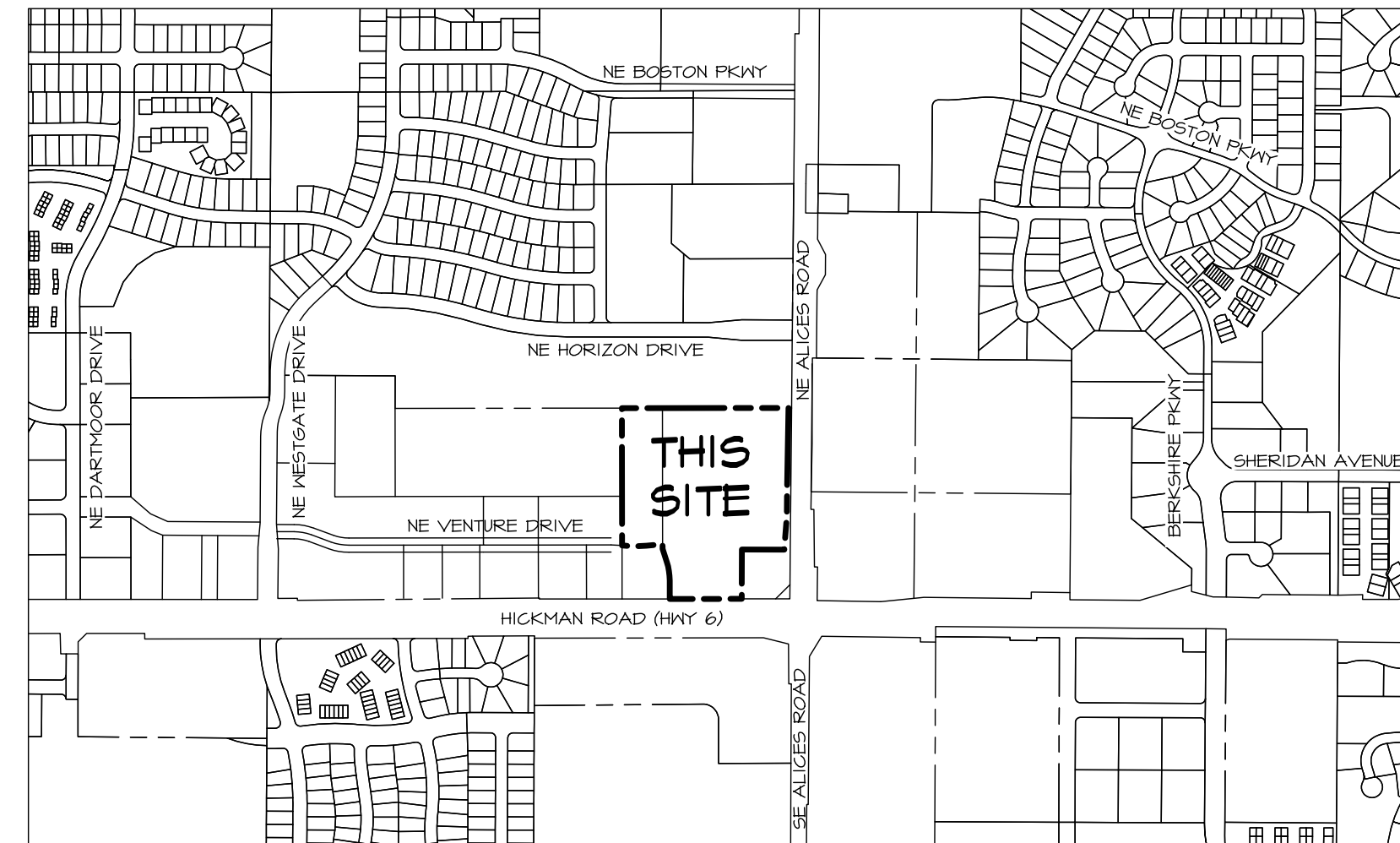
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecclac.com



COMMENTS	Jan. 28, 2022
DATE OF SURVEY:	JAN. 3, 2021
DESIGNED BY:	PJS
DRAWN BY:	JDS

INDEX LEGEND	
COUNTY:	DALLAS
SUBDIVISION:	THE CROSSING AT ALICE'S ROAD PLAT 4
LOT:	1
SUBDIVISION:	PRAIRIE CROSSING PLAT 3
PARCEL:	17-71 OF OUTLOT 'Y'
PROPRIETOR (S):	HY-VEE, INC.
REQUESTED BY:	HY-VEE, INC.
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
LAND SURVEYOR:	ATTN: PATRICK J SHEPARD
RETURN TO:	2400 86TH STREET, SUITE 12, URBANDALE, IA 50322
	PHONE: 515-276-4884

- NOTES**
- THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1998, PAGE 9630.
 - THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2001, PAGE 12834.
 - 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.
 - 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.
 - THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
 - THIS PROPERTY IS SUBJECT TO THE "DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" RECORDED IN BOOK 2015, PAGE 19196 AT THE DALLAS COUNTY RECORDER'S OFFICE.



SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	FINAL PLAT
3	EASEMENTS

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ ORANGE CAP #12265 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

APPLICANT:
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

OWNER:
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: PATRICK J SHEPARD, PLS #12265
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION
LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 4, AN OFFICIAL PLAT, RECORDED IN BOOK 2015, PAGE 20364 EXCEPT ACQUISITION PLAT RECORDED IN BOOK 2018, PAGE 2284, AT DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
AND
PARCEL 17-71 OF OUTLOT 'Y', PRAIRIE CROSSING PLAT 3, RECORDED IN BOOK 2016, PAGE 9213, AT DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

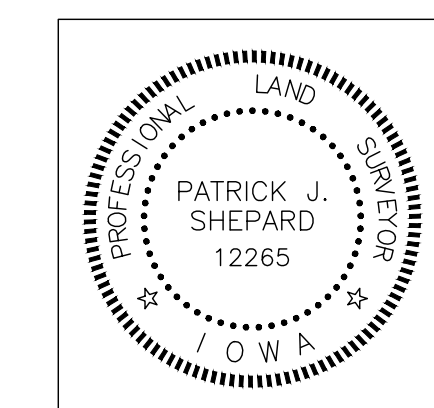
LAND AREA
15.00 ACRES
653,371 SQUARE FEET

LAND USE
LARGE SCALE COMMERCIAL DISTRICT

ZONING/LAND USE
C-1B

- BULK REGULATIONS**
- LOT AREA: NO MINIMUM.
 - LOT WIDTH: NO MINIMUM.
 - FRONT YARD: 50 FEET, WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
 - SIDE YARD: 20 FEET, EXCEPT WHERE THE SIDE IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE SIDE YARD SHALL BE AT LEAST 40 FEET.
 - REAR YARD: 50 FEET.
 - MAXIMUM HEIGHT: 50 FEET.
 - MAXIMUM NUMBER OF STORIES: 3 STORIES

CERTIFICATION



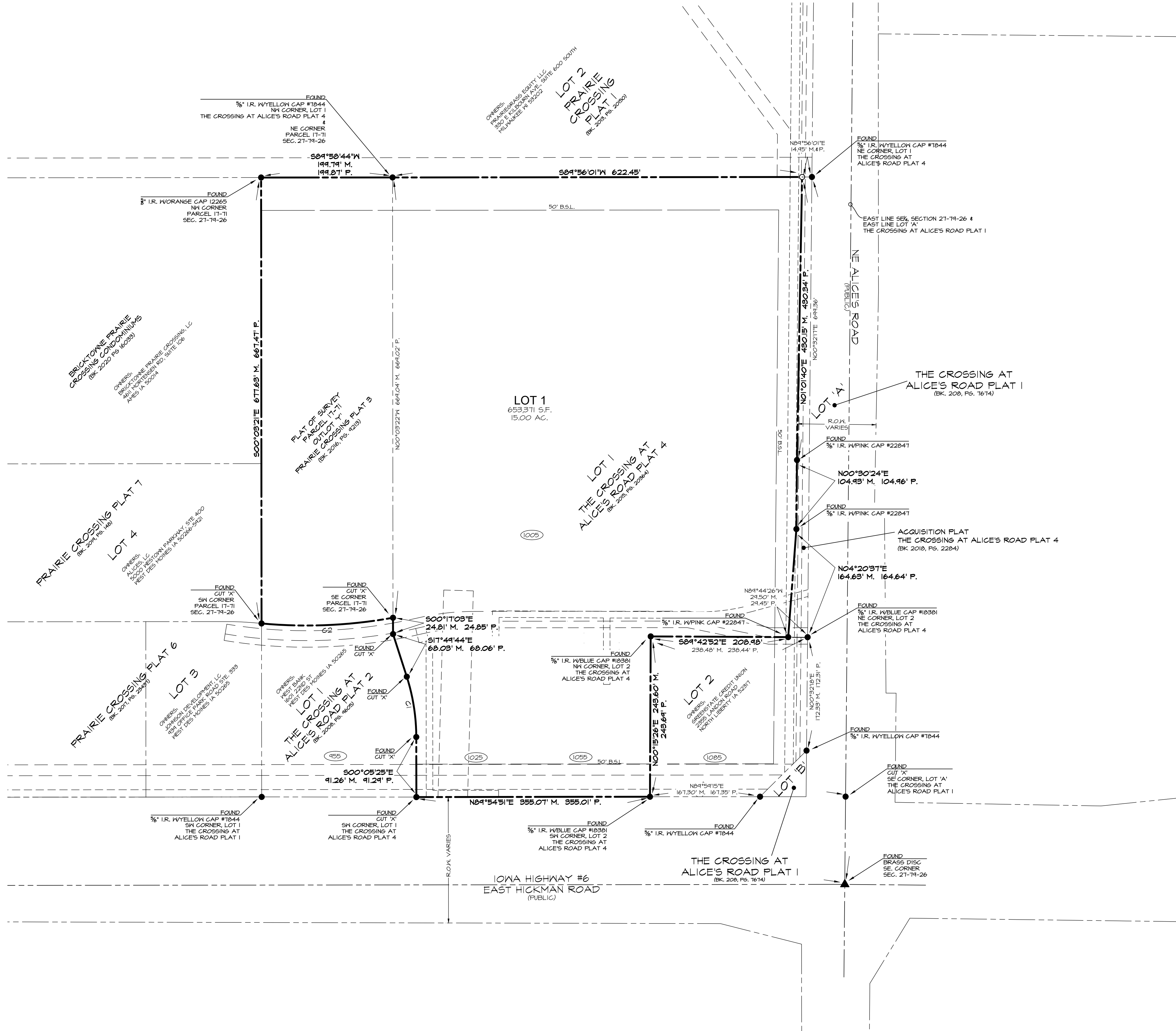
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
1-3



THE CROSSING AT ALICE'S ROAD PLAT 5
WAUKEE, IOWA, WAUKEE, IOWA
COVER

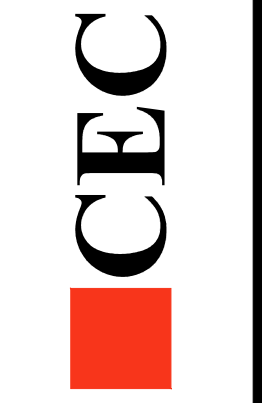
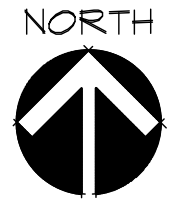
SHEET
OF 3



CURVE DATA

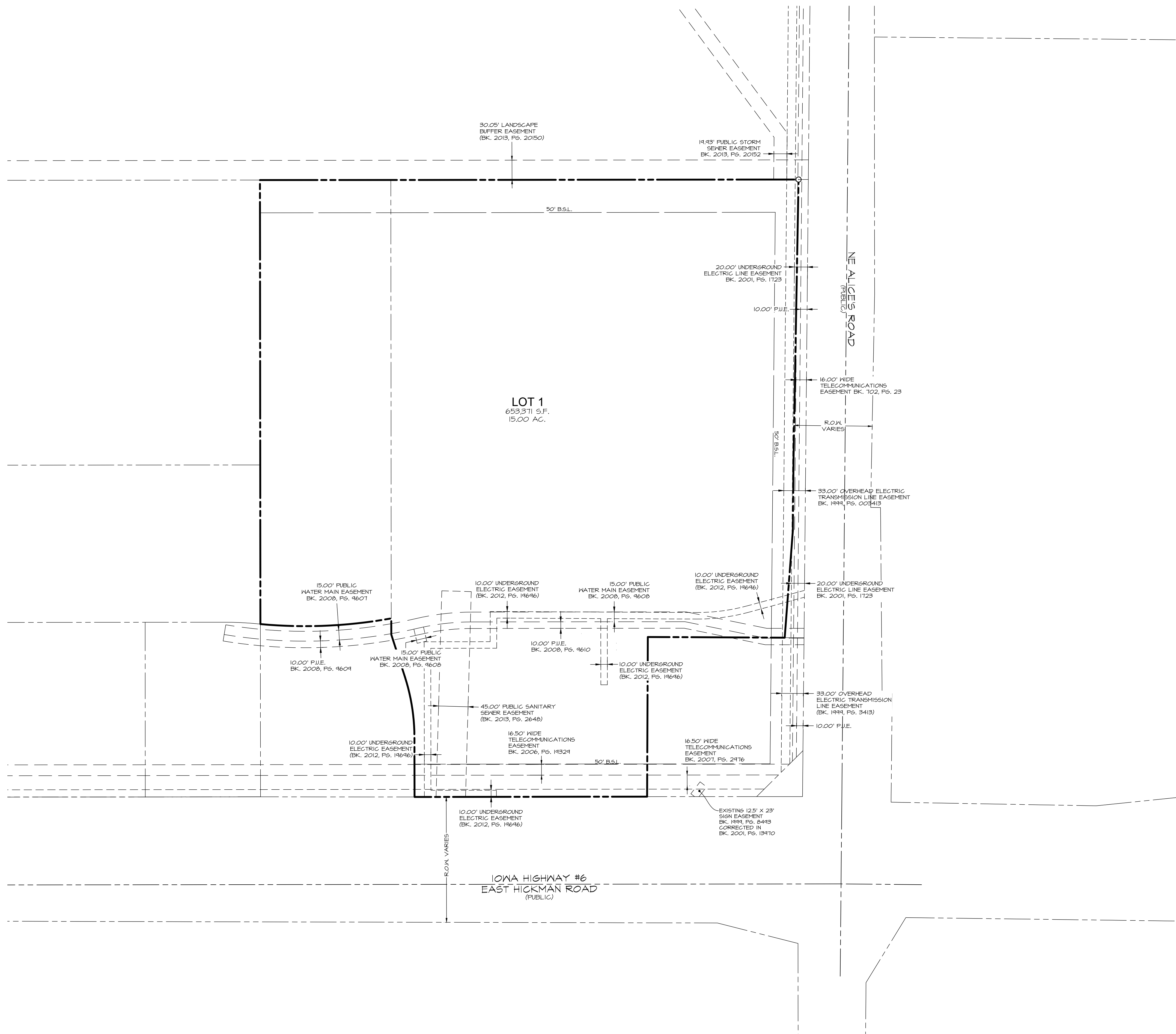
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	17°41'44"	300.00'	93.18' M, 45.03' P.	46.97' M, 46.92' P.	92.21' M, 42.72' P.	S08°51'03"E
C2	15°37'04"	M.4 P.	200.60' M, 200.67' P.	100.42' M, 100.36' P.	199.88' M, 200.04' P.	N87°30'55"E

SCALE: 1"=160' (11"x17")
 SCALE: 1"=80' (22"x34")

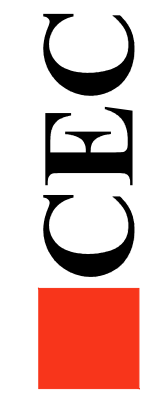


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 DESIGNED BY: PJS
 DRAWN BY: JDS

THE CROSSING AT ALICE'S ROAD PLAT 5
 WAUKEE, IOWA, WAUKEE, IOWA
FINAL PLAT



LOT 1
653,311 S.F.
15.00 AC.



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THE CROSSING AT ALICES ROAD PLAT 5
WAUKEE, IOWA, WAUKEE, IOWA
EASEMENTS

SCALE: 1"=160' (11"x17")
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