

FINAL PLAT HICKORY COMMERCIAL PLAT 2

OWNER
HICKORY PROPERTIES, LLC
475 ALICE'S ROAD, SUITE B
MAUIKEE, IOWA 50245

DEVELOPER
DORNING CONSTRUCTION, INC.
100 WEST 20th AVENUE
INDIANAPOLIS, IN 46204
ATTN: JOE BUTLER (915) 961-5366

ZONING
C-1 (COMMUNITY + HIGHWAY SERVICE COMMERCIAL DISTRICT)

SETBACKS
FRONT - 30 FEET
REAR - 30 FEET
SIDE - 10 FEET
MAX HEIGHT - 40 FEET
MAX NO. OF STORIES - 3 STORIES

LEGAL DESCRIPTION
A REPLAT OF LOT 3, HICKORY COMMERCIAL PLAT 1, AN OFFICIAL PLAT, CITY OF MAUIKEE, DALLAS COUNTY, IOWA,
SAID TRACT OF LAND CONTAINS 1.623 ACRES MORE OR LESS,
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURVEYOR'S NOTES
1. SECTION CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. FIELD WORK COMPLETED ON 6-6-2004.
3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
4. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.

- LEGEND
- PLAT BOUNDARY
 - SECTION CORNER, AS NOTED
 - FOUND CORNER, AS NOTED
 - IRON ROD
 - I.R. (IRON ROD)
 - G.P. (GIVEN POINT)
 - MEASURED DISTANCE
 - PREVIOUSLY RECORDED DISTANCE
 - P.U.E. (PUBLIC UTILITY EASEMENT)
 - ADDRESS
 - B.S.L. (BUILDING SETBACK LINE)
 - T.I.D.E. (TRIMPUT OPENING ELEVATION)
 - N.R. (NOT RADIAL)

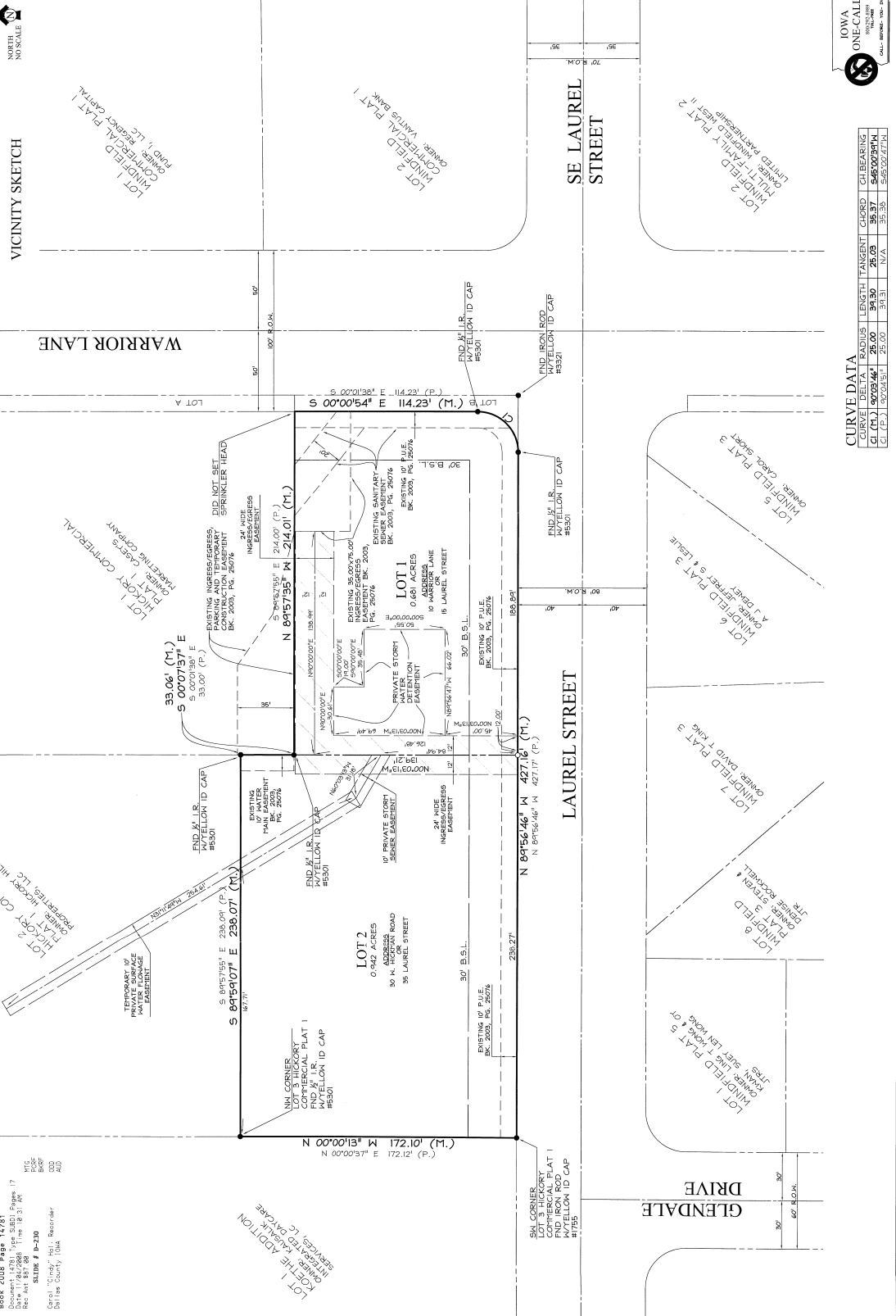
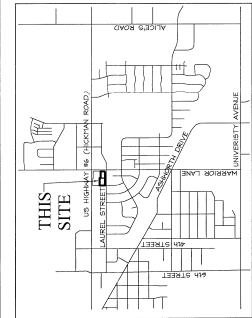
CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED AND THAT I AM A DULY LICENSED SURVEYOR IN THE STATE OF IOWA.
BY LICENSE NUMBER 13156
DATE OF EXPIRATION: 12/31/08
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
2107 GRAND AVENUE, WEST DES MOINES, IOWA 50305
PHONE: (515) 254-1344
DATE: 9-23-2008

JOB NUMBER
CC
1011
REVISIONS: 10-10-2008

FINAL PLAT
HICKORY COMMERCIAL PLAT 2

SHEET
1 OF 1



CURVE DATA

CURVE IDENTIFICATION	STARTS	LENGTH	PERCENT	CLOSURE	CHANGING
1	34.00'	94.30'	26.68%	45.87'	85.00' x 0.4717'
2	34.00'	94.30'	26.68%	45.87'	85.00' x 0.4717'
3	34.00'	94.30'	26.68%	45.87'	85.00' x 0.4717'
4	34.00'	94.30'	26.68%	45.87'	85.00' x 0.4717'
5	34.00'	94.30'	26.68%	45.87'	85.00' x 0.4717'

US HWY #6 (W. HICKMAN ROAD)

Book 2008 Page 14761
Date: 09/23/08
Rec: Ann 857 20
Date: 7 Jun 20
Call: Gas County, Iowa, Recorder