

VICINITY SKETCH

FLOOD ZONE

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

LEGAL DESCRIPTION:

A PARCEL OF LAND IN OUTLOT 'Y', PRAIRIE CROSSING PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 10238, CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF HICKMAN ROAD; THENCE $S89^{\circ}39'59''$ W, $407.84'$ FEET ALONG THE SOUTH LINE OF OUTLOT 'Y' TO A POINT; THENCE $N00^{\circ}20'01''$ W, $4.92'$ FEET ALONG THE SOUTH LINE OF OUTLOT 'Y' TO A POINT; THENCE $S89^{\circ}39'40''$ W, $244.33'$ FEET ALONG THE SOUTH LINE OF OUTLOT 'Y' TO A POINT; THENCE $N00^{\circ}20'01''$ W, $262.00'$ FEET TO A POINT; THENCE $N89^{\circ}39'40''$ E, $648.37'$ FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING OF $S87^{\circ}29'07''$ E, AN ARC LENGTH OF 44.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS 735.91 FEET AND A CHORD BEARING OF $S84^{\circ}47'28''$ E, AN ARC LENGTH OF 4.04 FEET TO A POINT ON THE EAST LINE OF OUTLOT 'Y'; THENCE $S00^{\circ}20'01''$ E, $264.08'$ FEET ALONG THE EAST LINE OF OUTLOT 'Y' TO THE POINT OF BEGINNING AND CONTAINING 4.2683 ACRES MORE OR LESS.

LAND AREA:
105,930 SQ. FT. / 4.2683 ACRES

NOTES

1. MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.
2. ACCESS TO HICKMAN ROAD SHALL REQUIRE APPROVAL FROM THE IDOT.

INDEX LEGEND

COUNTY: DALLAS
CITY: WAUKEE
SUBDIVISION: PRAIRIE CROSSING PLAT 3,
LOTS: OUTLOT 'Y'
PROPRIETOR: ALICES, L.C.
REQUESTED BY: ALICES, L.C.
LAND SURVEYOR: JERRY P. OLIVER, FLS #1844
CIVIL ENGINEERING CONSULTANTS, INC ATTN: JERRY P. OLIVER 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

FINAL PLAT
PRAIRIE CROSSING
PLAT 6
DALLAS COUNTY, 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



PROPERTY OWNER:

ALICES, L.C.,
KNAPP PROPERTIES INC.
5000 WESTOWN PARKWAY, STE 400
WEST DES MOINES, IA 50266-5921
CONTACT: AIMEE STAUDT
PHONE: 515-223-4000
EMAIL: AIMEE.STAUDT@KNAPPProperties.COM

DEVELOPER:

ALICES, L.C.,
KNAPP PROPERTIES INC.
5000 WESTOWN PARKWAY, STE 400
WEST DES MOINES, IA 50266-5921
CONTACT: AIMEE STAUDT
PHONE: 515-223-4000
EMAIL: AIMEE.STAUDT@KNAPPProperties.COM

PROJECT MANAGER:

JERRY P. OLIVER, FLS #1844
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
OLIVER@CECLAC.COM

ZONING / LAND USE:

C1-B LARGE SCALE COMMERCIAL DISTRICT

BULK REGULATIONS

- C1-B
- FRONT YARD SETBACK = 50 FEET
 - SIDE YARD SETBACK = 20 FEET
 - REAR YARD SETBACK = 50 FEET
 - MAXIMUM HEIGHT = 50 FEET (SEE CODE)
 - MAXIMUM STORIES = 3 STORIES

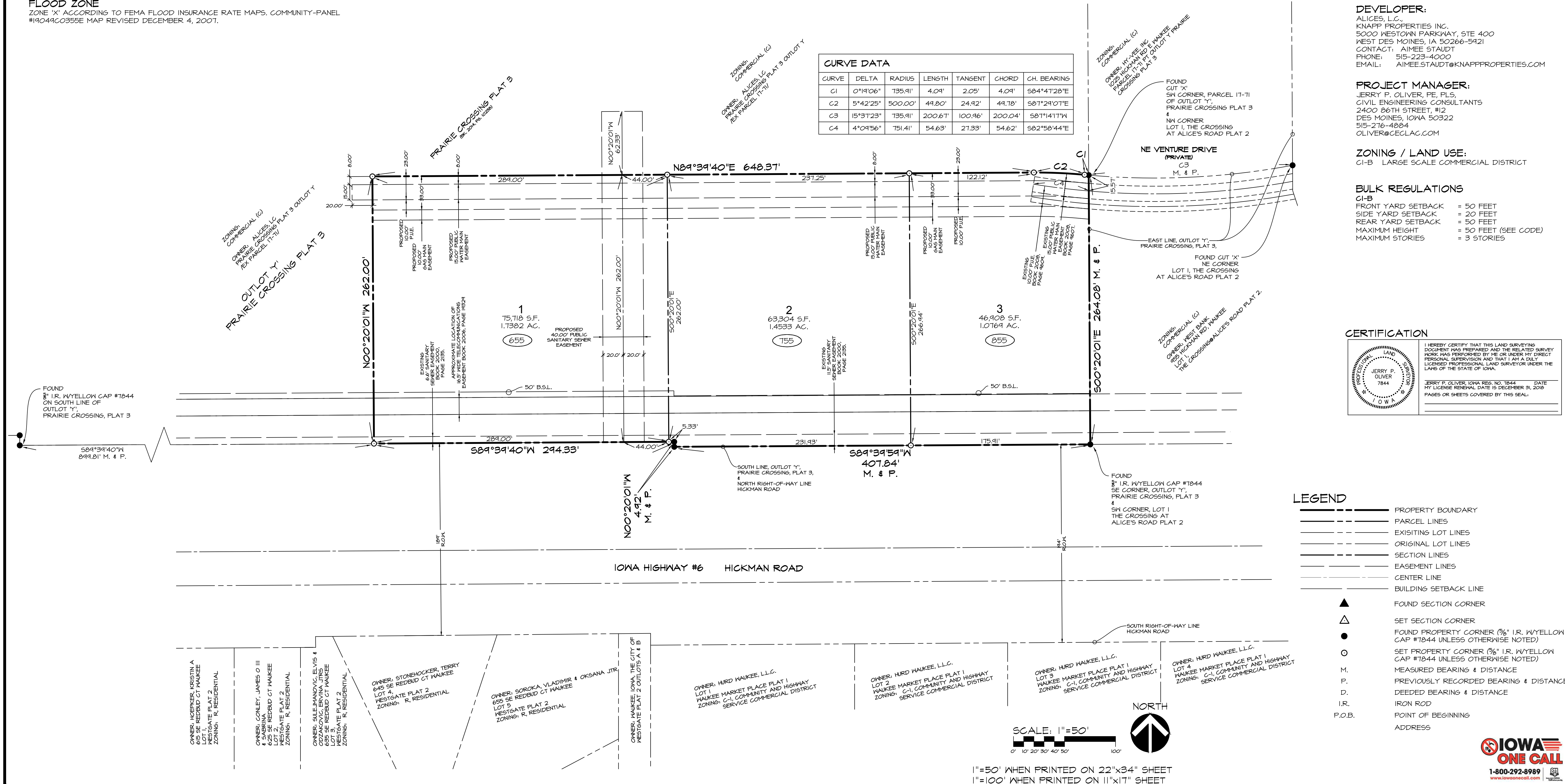
CERTIFICATION

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.

JERRY P. OLIVER, IOWA REG. NO. 1844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL:

LEGEND

- PROPERTY BOUNDARY
- PARCEL LINES
- - - EXISTING LOT LINES
- - - ORIGINAL LOT LINES
- SECTION LINES
- - - EASEMENT LINES
- - - CENTER LINE
- - - BUILDING SETBACK LINE
- ▲ FOUND SECTION CORNER
- SET SECTION CORNER
- FOUND PROPERTY CORNER (3/8" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (3/8" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- D. DEEDED BEARING & DISTANCE
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING
- ADDRESS



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	0°19'06"	735.91'	4.04'	2.05'	4.04'	S84°47'28"E
C2	5°42'25"	500.00'	44.80'	24.42'	44.78'	S87°29'07"E
C3	15°37'23"	735.91'	200.67'	100.96'	200.04'	S87°14'17"W
C4	4°09'56"	751.41'	54.63'	27.33'	54.62'	S82°58'44"E



1"=50' WHEN PRINTED ON 22"x34" SHEET
1"=100' WHEN PRINTED ON 11"x17" SHEET

DATE:	REVISIONS	COMMENTS
SEPTEMBER 19, 2017	1	
	2	
	3	
	4	
	5	
	6	

PRAIRIE CROSSING PLAT 6
WAUKEE, IOWA
FINAL PLAT

SHEET 01 OF 01
E-7430

