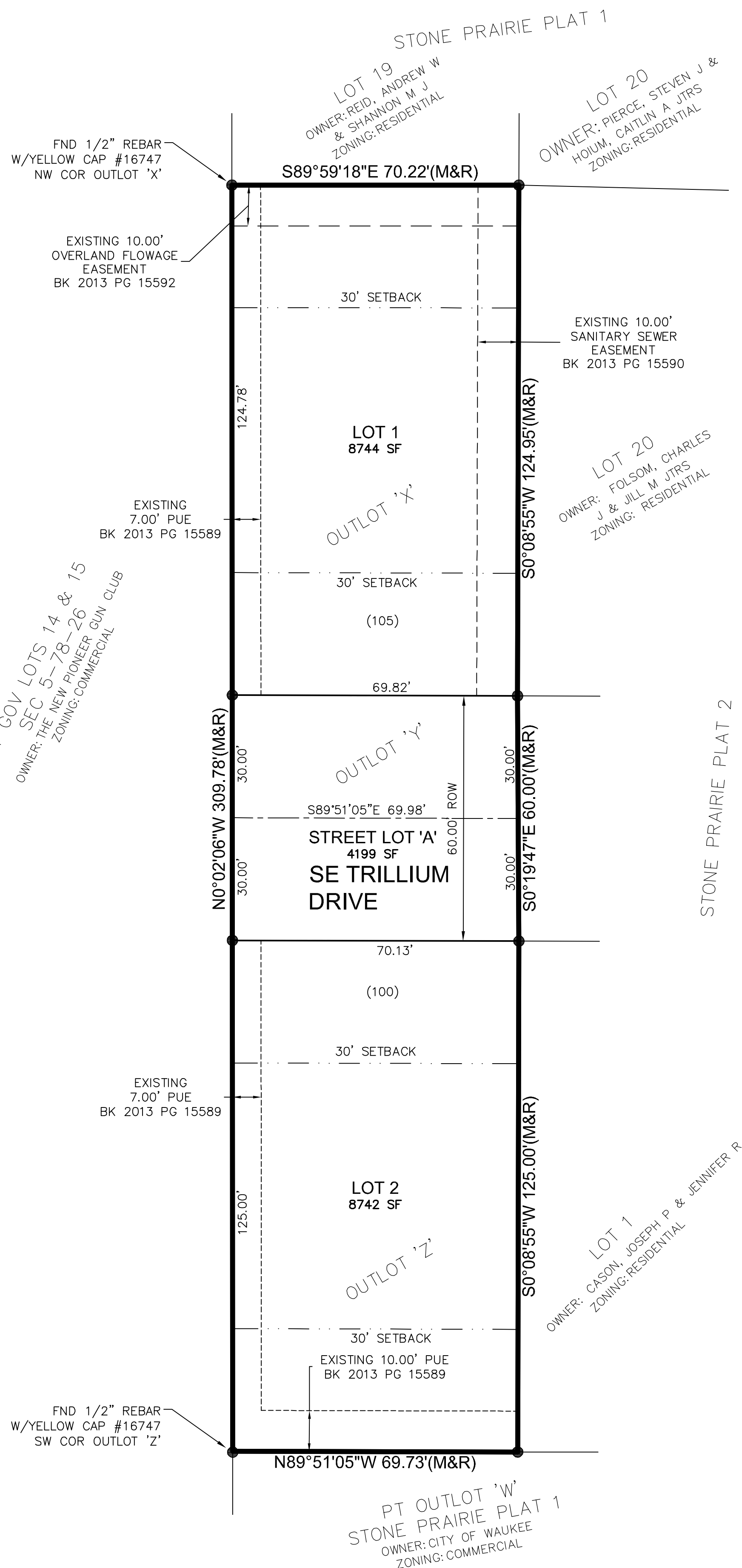


INDEX LEGEND

LOCATION: OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z'
STONE PRAIRIE PLAT 2
REQUESTOR: DILIGENT STONE PRAIRIE LLC
PROPRIETOR: DILIGENT STONE PRAIRIE LLC
SURVEYOR: MIKE BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA, 50111
PH: 515-369-4400

STONE PRAIRIE PLAT 5

FINAL PLAT



OWNER / DEVELOPER:

DILIGENT STONE PRAIRIE LLC
1360 NW 121ST STREET
CLIVE, IA 50325
PHONE: (515) 964-1229

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

NOVEMBER 7, 2017

PLAT DESCRIPTION:

OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z', STONE PRAIRIE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ZONING:

R-2: ONE AND TWO FAMILY
RESIDENTIAL DISTRICT

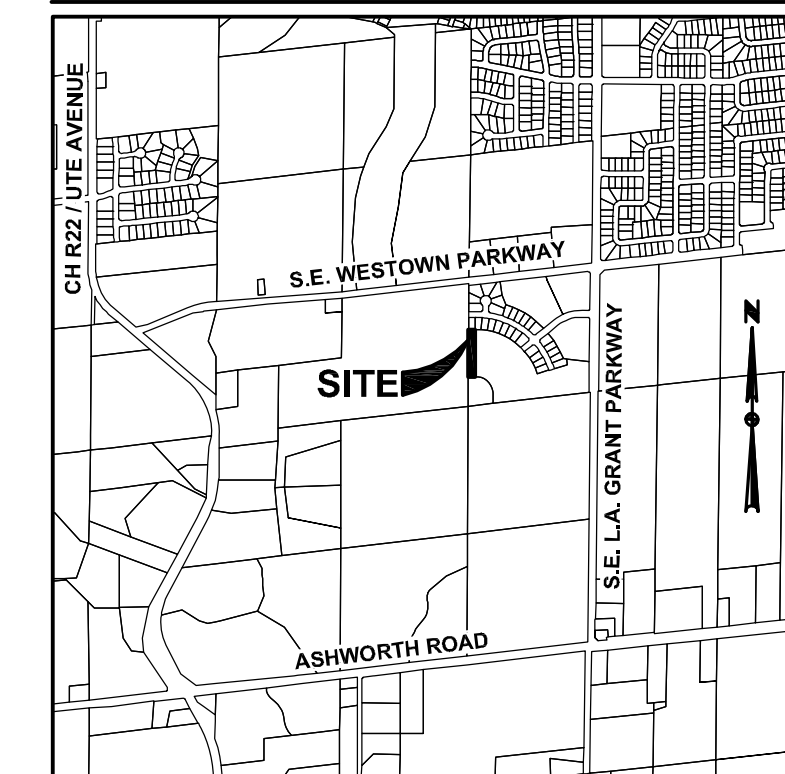
BULK REGULATIONS:

- 30' FRONT YARD SETBACK;
- 30' REAR SIDE YARD SETBACK;
- 15' SIDE YARD SETBACK (TOTAL=15', MIN.SIDE=7')

NOTE:

- SIDEWALKS ARE TO BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITIES.

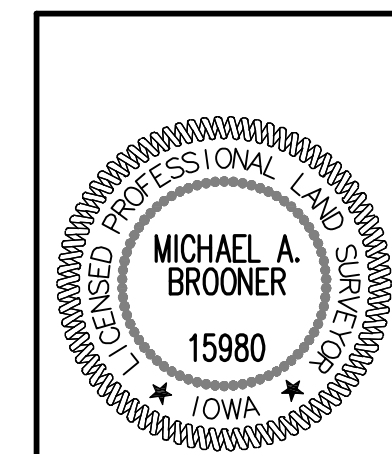
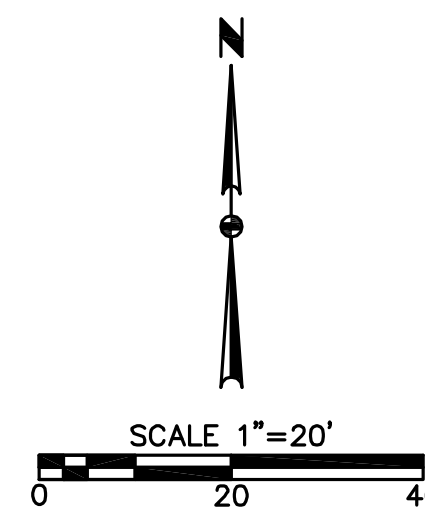
VICINITY MAP



WAUKEE, IOWA

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P,U,E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
ADDRESS	(1234)	



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.

MICHAEL A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

FILE: H:\2017\1707367\DWG\1707367-FINAL PLAT.DWG
FILE DATE: 11/17/17 DATE PLOTTED: 11/21/2017 11:14 AM

DATE	11/06/17
REVISIONS	
TECH:	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:	CIVIL DESIGN ADVANTAGE
STONE PRAIRIE PLAT 5 FINAL PLAT	
WAUKEE, IOWA	
1 / 1	
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