



VICINITY SKETCH

FLOOD ZONE
 ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL
 #19049C0955E 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 10236, 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 S84°34'40"W, 407.84 FEET ALONG THE SOUTH LINE OF OUTLOT 'Y' TO A POINT; THENCE N00°20'01"W, 4.42 FEET ALONG THE SOUTH LINE OF OUTLOT 'Y' TO A POINT; THENCE S84°34'40"W, 244.33 FEET ALONG THE SOUTH LINE OF OUTLOT 'Y' TO A POINT; THENCE N00°20'01"W, 262.00 FEET TO A POINT; THENCE N89°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°14'11"W, AN ARC LENGTH OF 44.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS 135.91 FEET AND A CHORD BEARING OF S84°47'28"E, AN ARC LENGTH OF 4.04 FEET TO A POINT ON THE EAST LINE OF OUTLOT 'Y'; THENCE S00°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

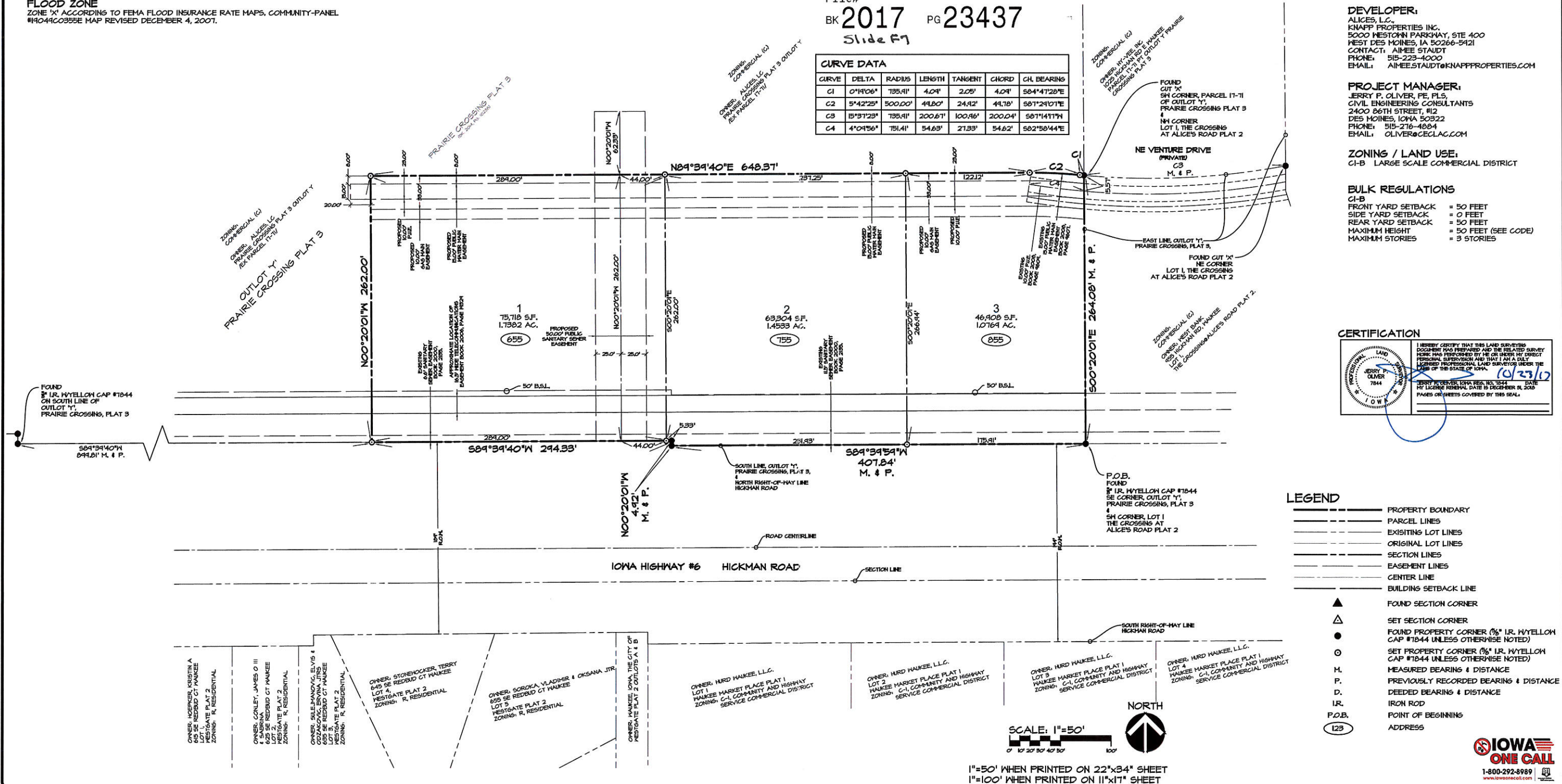
NOTES
 1. MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.
 2. ACCESS TO HICKMAN ROAD SHALL REQUIRE APPROVAL FROM THE IDOT.

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, PLS #1844
CIVIL ENGINEERING CONSULTANTS, INC.	ATTN: JERRY P. OLIVER 2400 26TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

Doc ID: 007364170017 Type: PLAT
 Recorded: 11/30/2017 at 11:30:26 AM
 Fee Amt: \$87.00 Page 1 of 17
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

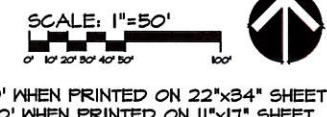
BK 2017 PG 23437
 Slide F9

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
C1	0°14'06"	735.91'	4.04'	2.05'	4.04'	S84°47'28"E
C2	5°42'25"	500.00'	44.80'	24.92'	44.78'	S87°14'11"W
C3	15°31'23"	735.91'	200.67'	100.96'	200.04'	S87°14'11"W
C4	4°04'56"	731.41'	54.63'	27.33'	54.62'	S82°58'44"E



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
 7844
 DATE: 10/23/17
 MY LICENSE EXPIRES ON 12/31/2018
 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 (3/4" I.R. WYELSON CAP #1844 UNLESS OTHERWISE NOTED)
 - SET PROPERTY CORNER (3/4" I.R. WYELSON CAP #1844 UNLESS OTHERWISE NOTED)
 - MEASURED BEARING & DISTANCE
 - PREVIOUSLY RECORDED BEARING & DISTANCE
 - DEEDED BEARING & DISTANCE
 - IRON ROD
 - POINT OF BEGINNING
 - ADDRESS



PROPERTY OWNER:
 ALICES, L.C.
 KNAPP PROPERTIES INC.
 5000 NESTORN PARKWAY, STE 400
 WEST DES MOINES, IA 50266-5421
 CONTACT: AIMEE STAUDT
 PHONE: 515-223-4000
 EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

DEVELOPER:
 ALICES, L.C.
 KNAPP PROPERTIES INC.
 5000 NESTORN PARKWAY, STE 400
 WEST DES MOINES, IA 50266-5421
 CONTACT: AIMEE STAUDT
 PHONE: 515-223-4000
 EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

PROJECT MANAGER:
 JERRY P. OLIVER, PE, PLS.
 CIVIL ENGINEERING CONSULTANTS
 2400 26TH STREET, #12
 DES MOINES, IOWA 50322
 PHONE: 515-276-4884
 EMAIL: OLIVER@CECLAC.COM

ZONING / LAND USE:
 C1-B LARGE SCALE COMMERCIAL DISTRICT

BULK REGULATIONS
 C1-B
 FRONT YARD SETBACK = 50 FEET
 SIDE YARD SETBACK = 0 FEET
 REAR YARD SETBACK = 50 FEET
 MAXIMUM HEIGHT = 50 FEET (SEE CODE)
 MAXIMUM STORIES = 3 STORIES

Civil Engineering Consultants, Inc.
 2400 26th Street - Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com

CEC

REVISIONS

NO.	DATE	REVISIONS	COMMENTS
1	10-03-2017		
2	10-11-2017		
3	10-25-2017		
4			
5			
6			

DATE: SEPTEMBER 14, 2017

DATE OF SURVEY: JPO

DESIGNED BY: MEH

DRAWN BY:

PRAIRIE CROSSING PLAT 6
 WAUKEE, IOWA

FINAL PLAT

SHEET 01 OF 01

E-1430

IOWA ONE CALL
 1-800-292-8989
 www.iowacall.com