

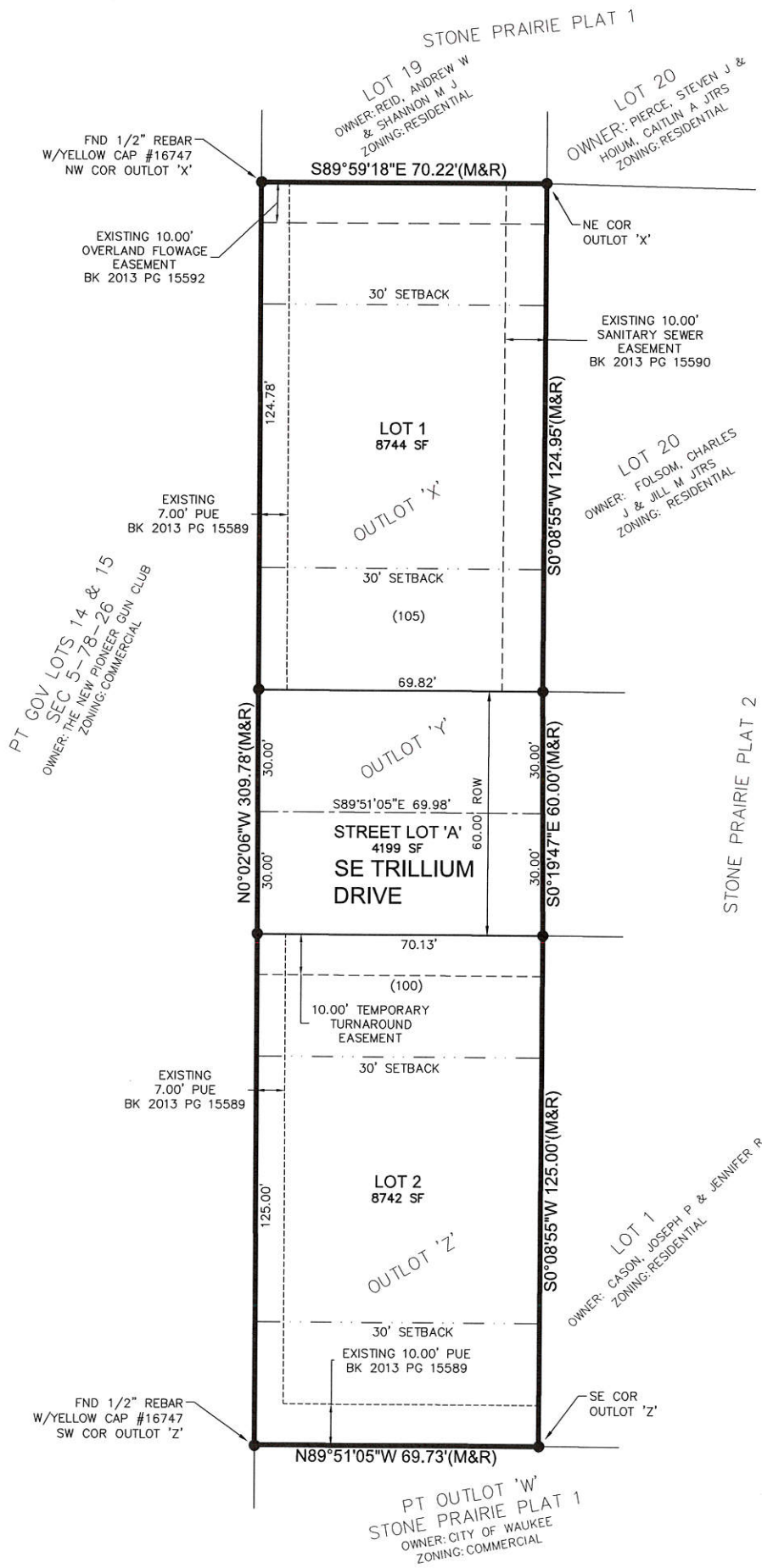
STONE PRAIRIE PLAT 5

FINAL PLAT

Doc ID: 007414090017 Type: PLAT
 Recorded: 01/17/2018 at 09:52:09 AM
 Fee Amt: \$87.00 Page 1 of 17
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK 2018 PG 871

Slide F17

INDEX LEGEND
 LOCATION: OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z'
 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



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.

AREA SUMMARY:

LOT 1: 0.20 ACRES (8,744 SQUARE FEET)
 LOT 2: 0.20 ACRES (8,742 SQUARE FEET)
 STREET LOT 'A': 0.10 ACRES (4,199 SQUARE FEET)

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

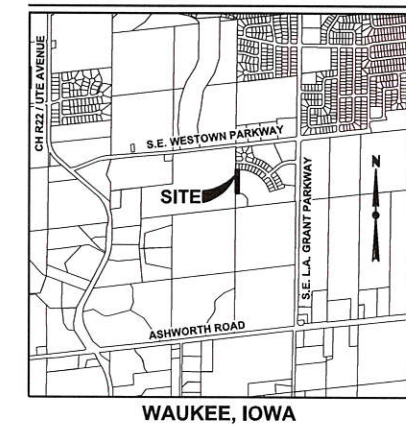
BULK REGULATIONS:

- 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.

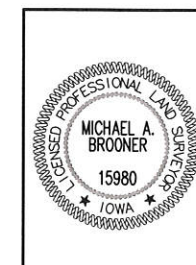
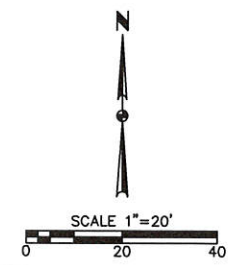
VICINITY MAP



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 12/18/17
 SIGNED: *Michael A. Brooner*

LEGEND:

| FOUND | SET |
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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 1-11-2018
 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: I:\A\2017\1707367\DWG\1707367-FINAL PLAT.DWG
 FILE DATE: 12/15/17 DATE PLOTTED: 1/11/2018 4:34 PM

DATE: 1/11/2018
 REVISIONS:
 FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH:
 ENGINEER:
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
STONE PRAIRIE PLAT 5
 FINAL PLAT
 1/1
 1707.367