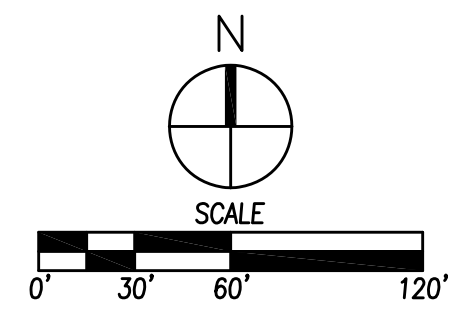
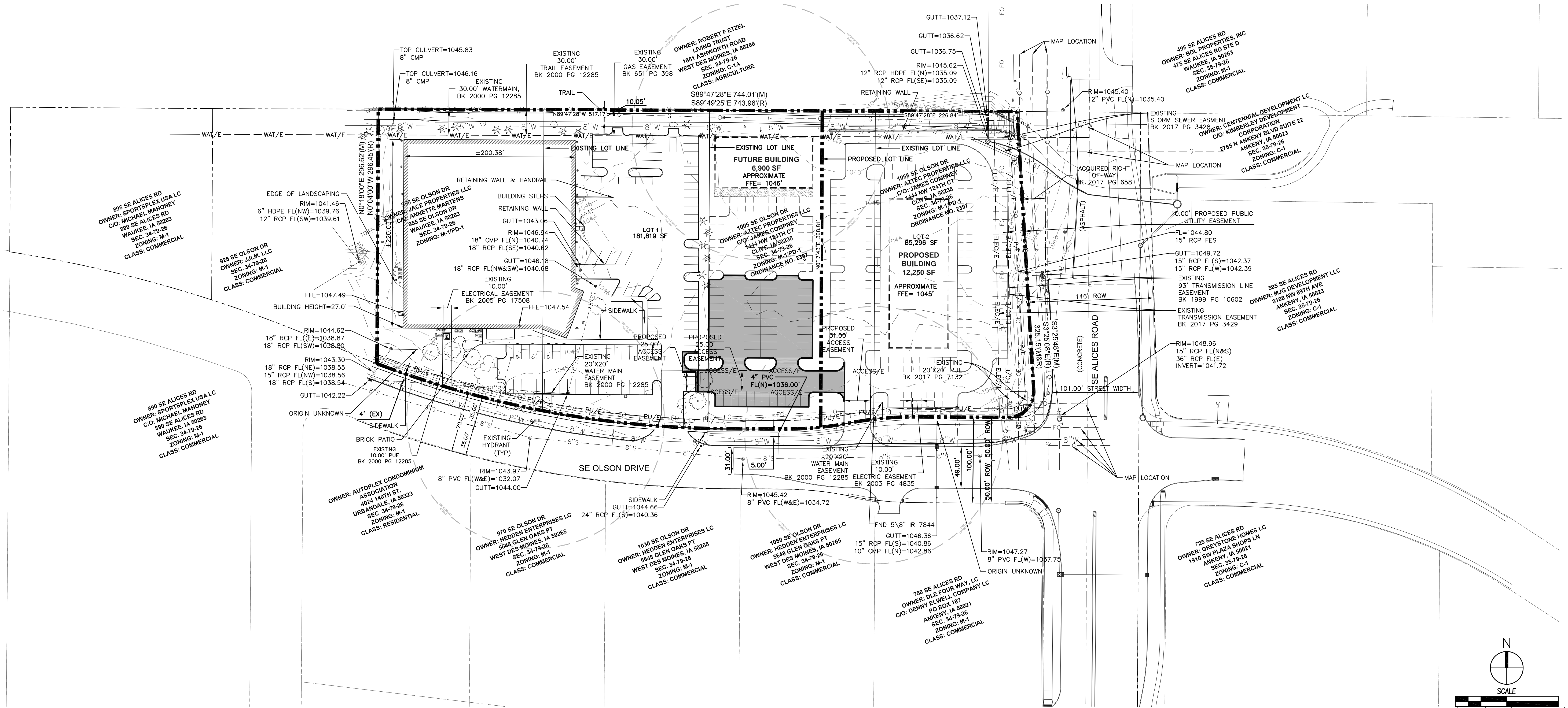


WESTGATE BUSINESS PARK PLAT 4

PRELIMINARY PLAT



OWNER/APPLICANT

AZTEC PROPERTIES LLC
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
ATTN: JAMES CAMPNEY
PH: (515) 267-1200

AND

JACE PROPERTIES LLC
955 SE OLSON DRIVE
WAUKEE, IA 50263
ATTN: JANETTE MARTENS
PH: (515) 987-6227

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

PROPERTY DESCRIPTION:

LOTS 10, 11, 12 & 13, WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID LOT 13 ACQUIRED BY THE CITY OF WAUKEE AND DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 2017, PAGE 658. PROPERTY CONTAINS 6.13 ACRES (267,115 S.F.) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY:

JUNE 12, 2018

BENCH MARKS:

CUT 'X' @ CENTERLINE OF SE OLSON DRIVE & SE BRICK
ELEVATION=1047.06

PLAT AREA

267,115 SF (6.13 ACRES)

EXISTING ZONING

M-1/PD-1

GENERAL NOTES

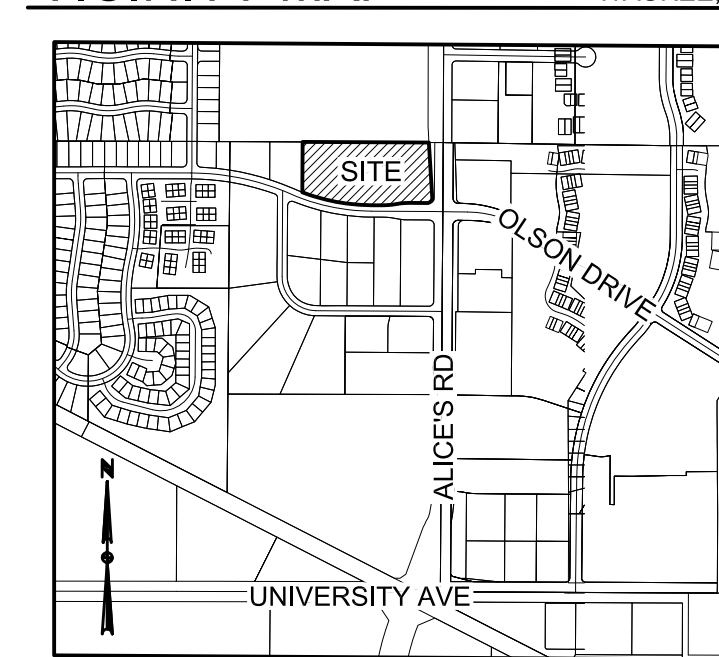
- ANY PROPOSED IMPROVEMENTS SHOWN ARE CONCEPTUAL AND DETAILED SITE PLANS WILL BE REQUIRED FOR FURTHER DEVELOPMENT OF THE PROPERTY.

LEGEND:

- | | | |
|--|--------|-----|
| SECTION CORNER AS NOTED | FOUND | SET |
| 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED) | ▲ | △ |
| PLATTED BEARING & DISTANCE | ● | ○ |
| MEASURED BEARING & DISTANCE | ● | ○ |
| RECORDED BEARING & DISTANCE | M | |
| DEEDED BEARING & DISTANCE | R | |
| MINIMUM PROTECTION ELEVATION | D | |
| PUBLIC UTILITY EASEMENT | MPE | |
| CENTERLINE | P.U.E. | |
| SECTION LINE | --- | |
| EASEMENT LINE | --- | |
| TELEPHONE LINE | T | |
| CABLE TELEVISION LINE | TV | |
| FIBER OPTICS LINE | OF | |
| WATERMAIN | W | |
| STORM SEWER | ST | |
| SANITARY SEWER | S | |
| MONITORING WELLS | MW | |
| FLARED END SECTION | △ | |
| TRAFFIC SIGNAL CONTROL | TR | |
| CLEANOUT | CO | |
| STREET LIGHT | SL | |
| DECIDUOUS TREE | ○ | |

- | | |
|--------------------------|-----|
| GAS APPARATUS | AC |
| AIR CONDITIONER | AC |
| TELEPHONE PEDESTAL | TP |
| WATER VALVE | WV |
| FIRE HYDRANT | FH |
| ELECTRIC TRANSFORMER | ET |
| ELECTRIC METER BOARD | EM |
| MAIL BOX | MB |
| SIGN | SI |
| POWER POLE | PP |
| TELEVISION PEDESTAL | TV |
| SANITARY SEWER MANHOLE | SSM |
| STORM SEWER MANHOLE | SSM |
| ROUND STORM SEWER INTAKE | RSI |
| STORM SEWER INTAKE | SSI |
| FLAG POLE | FP |
| SPRINKLER BOX | SB |
| WOOD FENCE | WF |
| GAS LINE | G |
| ELECTRIC LINE | E |
| OVERHEAD ELECTRIC LINE | OE |
| GAS MANHOLE | GM |
| ROOF DRAIN | RD |
| TRAFFIC LIGHT | TL |

VICINITY MAP



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

 RYAN A. HARBECK, P.E. DATE: _____

 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019. PAGES OR SHEETS COVERED BY THIS SEAL: _____

 THIS SHEET

DATE	08/06/18
REVISIONS	
PRELIMINARY PLAT SUBMITTAL #3	07/20/18
PRELIMINARY PLAT SUBMITTAL #2	07/20/18
PRELIMINARY PLAT SUBMITTAL #1	07/20/18

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: CIVIL DESIGN ADVANTAGE WAUKEE, IOWA
 TECH:

WESTGATE BUSINESS PARK PLAT 4
PRELIMINARY PLAT
C1.1
 1806.328