

VICINITY SKETCH

FINAL PLAT PRAIRIE CROSSING PLAT 7

CITY OF WAUKEE, DALLAS COUNTY, IOWA

LEGAL DESCRIPTION:

A PARCEL OF LAND IN OUTLOT 'Y', PRAIRIE CROSSING PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 10230, CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PRAIRIE CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 23431 AND EXCEPT PARCEL 17-11 OF OUTLOT 'Y' RECORDED IN BOOK 2016, PAGE 1493 AND EXCEPT PARCEL 18-134 OF OUTLOT 'Y' RECORDED IN BOOK 2018, PAGE 18245, SAID PARCEL CONTAINS 23.18 ACRES MORE OR LESS.

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 #7844
RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JERRY P. OLIVER 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

PROPERTY OWNER / DEVELOPER:

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

ZONING / LAND USE:

C1-B LARGE SCALE COMMERCIAL DISTRICT

BULK REGULATIONS

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

NOTES

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

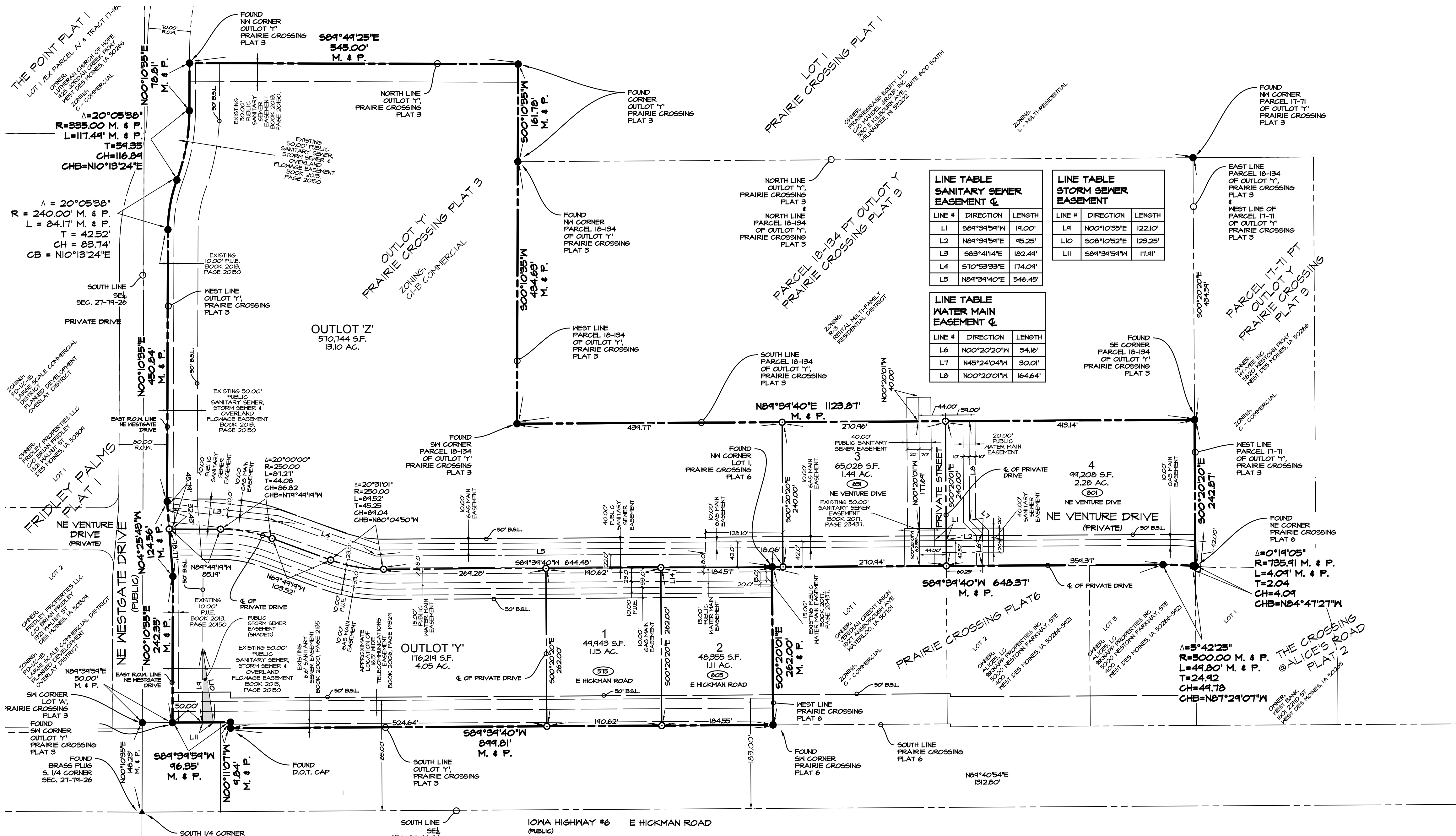
CERTIFICATION

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. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL

LEGEND

- SUBDIVISION 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 (1/4" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (1/4" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- D. DEEDED BEARING & DISTANCE
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING



**LINE TABLE
SANITARY SEWER
EASEMENT**

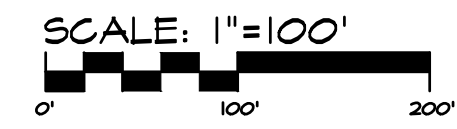
LINE #	DIRECTION	LENGTH
L1	S84°34'51"W	19.00'
L2	N84°34'51"E	95.25'
L3	S89°41'14"E	182.44'
L4	S70°53'33"E	174.04'
L5	N84°34'40"E	546.45'

**LINE TABLE
STORM SEWER
EASEMENT**

LINE #	DIRECTION	LENGTH
L1	N00°10'35"W	122.10'
L2	S08°10'52"E	123.25'
L3	S84°34'51"W	17.91'

**LINE TABLE
WATER MAIN
EASEMENT**

LINE #	DIRECTION	LENGTH
L6	N00°20'20"W	54.16'
L7	N45°24'04"W	30.01'
L8	N00°20'01"W	164.64'



1"=100' WHEN PRINTED ON 22"x34" SHEET
1"=200' WHEN PRINTED ON 11"x17" SHEET

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 . Fax: 515.276.7084 . mail@cec.iac.com



DATE:	REVISIONS	COMMENTS
OCTOBER 09, 2018	1	10-18-2018
	2	
	3	
	4	
	5	JFO
	6	MEH

PRAIRIE CROSSING PLAT 7
WAUKEE, IOWA
FINAL PLAT

SHEET
01
OF 01
E-764

C:\E-FILES\10077964_CTD\Drawings\PLAT7\FINAL.PLA 10/18/2018 12:15:57 PM, sheet 1 of 1