

BRICKTOWNE AT PRAIRIE CROSSING PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL 18-134 OF OUTLOT 'Y'
PRAIRIE CROSSING PLAT 3

REQUESTOR: HARVESTER LAND HOLDINGS LC

PROPRIETOR: HARVESTER LAND HOLDINGS LC
4611 MORTENSEN ROAD, SUITE 106
AMES, IA 50014

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER / DEVELOPER

HARVESTER LAND HOLDINGS LC
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD, SUITE 106
AMES, IA 50014
PHONE (515) 233-2752

ENGINEER / SURVEYOR

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

ZONING

PD-1/R-3: PLANNED DEVELOPMENT DISTRICT
(BK 2018, PG 22537)

BULK REGULATIONS

SETBACKS:
FRONT YARD = 5 FT
REAR YARD = 5 FT
SIDE YARD = 5 FT

DATE OF SURVEY

FEBRUARY 6, 2019

PLAT DESCRIPTION

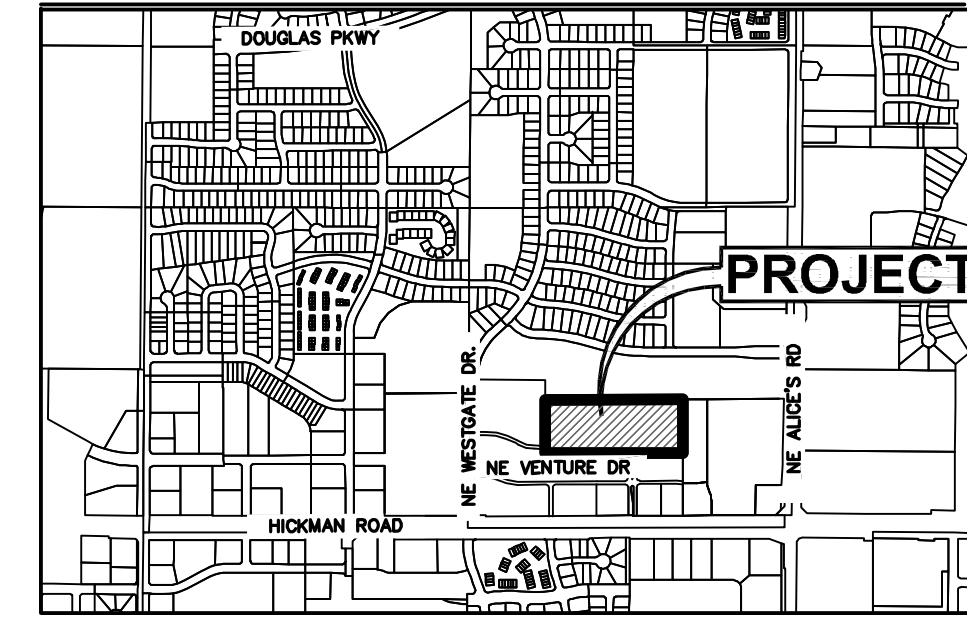
PARCEL 18-134 OF OUTLOT 'Y' PRAIRIE CROSSING PLAT 3 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 18245, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 11.19 ACRES (487,595 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

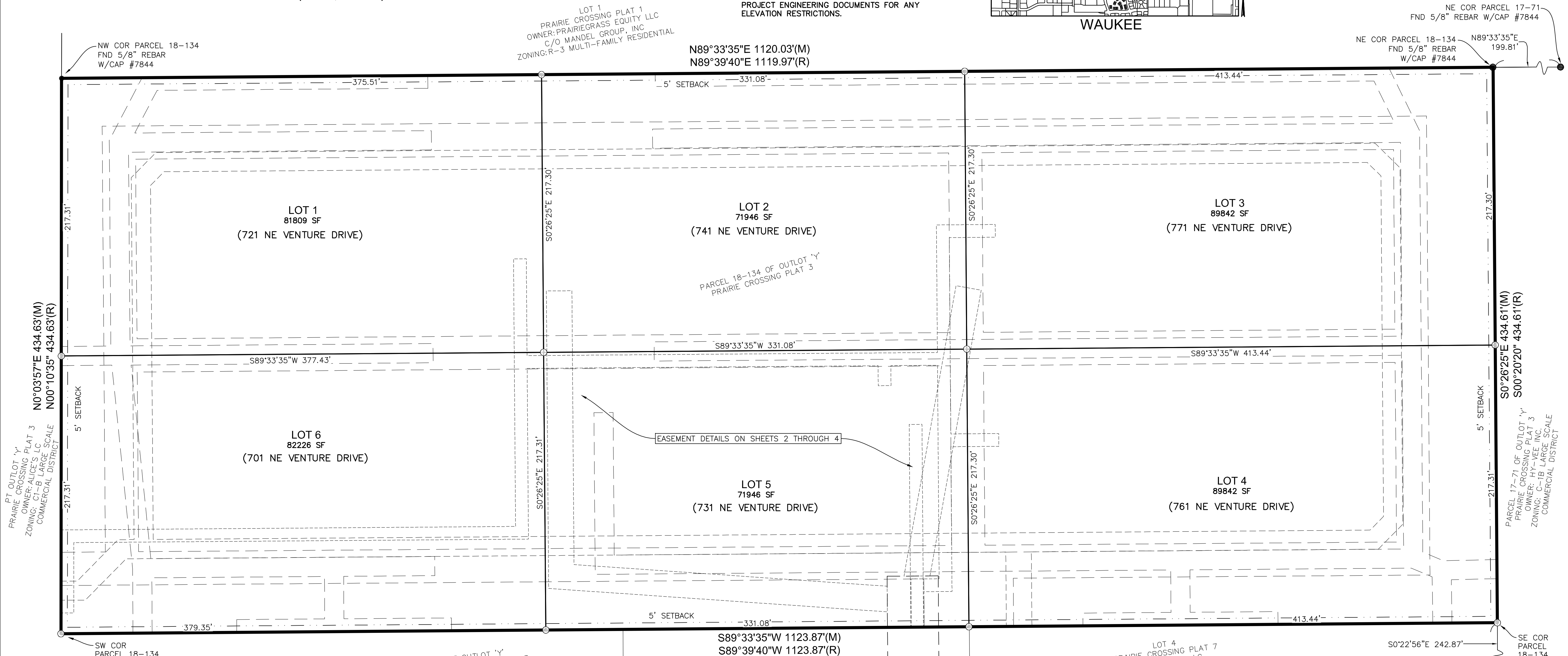
NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP NOT TO SCALE



WAUKEE



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

FOUND SET

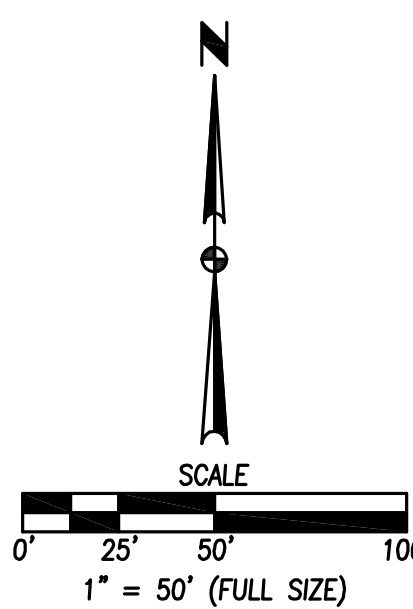
PT OUTLOT 'Y'
PRAIRIE CROSSING PLAT 3
OWNER: ALICE'S LC
ZONING: C-1B LARGE SCALE
COMMERCIAL DISTRICT

LOT 3
PRAIRIE CROSSING PLAT 7
OWNER: TRI-POINT HOLDINGS, LLC
ZONING: C-1B LARGE SCALE
COMMERCIAL DISTRICT

LOT 4
PRAIRIE CROSSING PLAT 7
OWNER: ALICE'S LC
ZONING: C-1B LARGE SCALE
COMMERCIAL DISTRICT

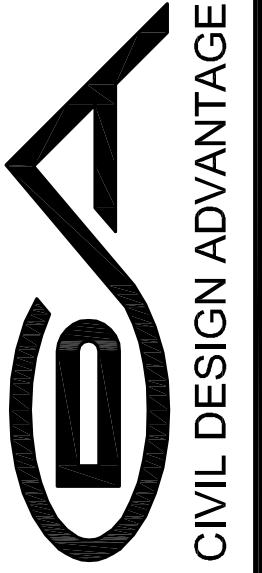
SE COR
PARCEL 18-134
SW COR
PARCEL 17-71
FND CUT 'X'

FILE: H:\2018\1807402\DWG\1807402-FINAL PLAT.DWG
COMMENTS: 1807402-FINAL PLAT.DWG
PLOTTER: HP PLOTTER
DATE: 10/15/2019 1:44 PM
SCALE: 1" = 50' (FULL SIZE)



REVISIONS	DATE
FOURTH SUBMITTAL	10/15/19
THIRD SUBMITTAL	07/09/19
SECOND SUBMITTAL	04/09/19
FIRST SUBMITTAL	03/19/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

BRICKTOWNE AT PRAIRIE CROSSING PLAT 1
FINAL PLAT

1/4
1807.402

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL A. BROONER, P.L.S.
15980
DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 4

