

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
LOT: GOVERNMENT LOT 9	
TRS: S5, T78N, R26W ALIQUOT, NE FRACTIONAL	
PROPRIETOR: J4 NORTH LLC	
REQUESTED BY: PRIMUS COMPANIES, INC	
SURVEYOR: MICHAEL D. LEE	
COMPANY: MCCLURE	
RETURN TO: MICHAEL D. LEE	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
 J4 NORTH LLC
 2080 SE OXFORD DRIVE
 WAUKEE, IOWA 50263
 (515) 210-4357

ENGINEER:
 MCCLURE
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 JBECKER@MECRESULTS.COM
 ATTN: JAKE BECKER

SETBACK SUMMARY:

FRONT: 30'
 SIDE: 30'
 REAR: 0' (EXCEPT ADJACENT TO RESIDENTIAL, THEN 15')

ZONING:
 C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)

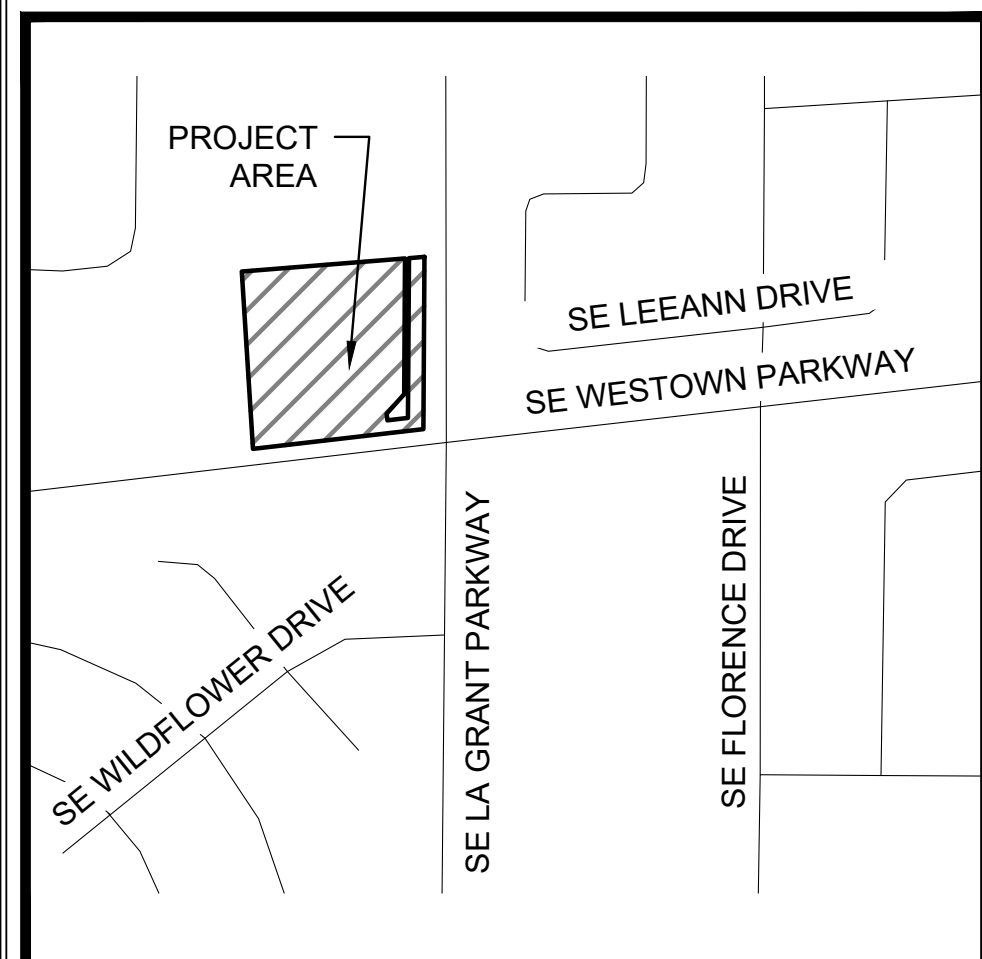
LEGAL DESCRIPTION:
 WARRANTY DEED RECORDED IN BOOK 2018 PAGE 12092

A TRACT OF LAND IN GOVERNMENT LOT 9, IN THE NORTHEAST FRACTIONAL QUARTER (NE FRL 1/4) OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF GOV'T LOT 9 IN THE NE FRACTIONAL QUARTER (NE FRI 1/4) OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE ALONG THE SOUTH LINE OF SAID GOV'T LOT 9, THENCE SOUTH 83°01'22" WEST, 438.28 FEET; THENCE NORTH 03°58'45" WEST 453.20 FEET; THENCE NORTH 85°00'47" EAST, 468.25 FEET TO THE EAST LINE OF SAID GOV'T LOT 9; THENCE SOUTH 00°00'00", 439.57 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 4.630 ACRES INCLUDING 0.640 ACRES OF COUNTY ROAD RIGHT OF WAY, EXCEPT LAND DEEDED TO THE CITY OF WAUKEE, IOWA AS SHOWN ON WARRANTY DEED RECORDED IN BOOK 2015 PAGE 7025. SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.

SITE AREA:
 PLAT AREA = 4.50 ACRES

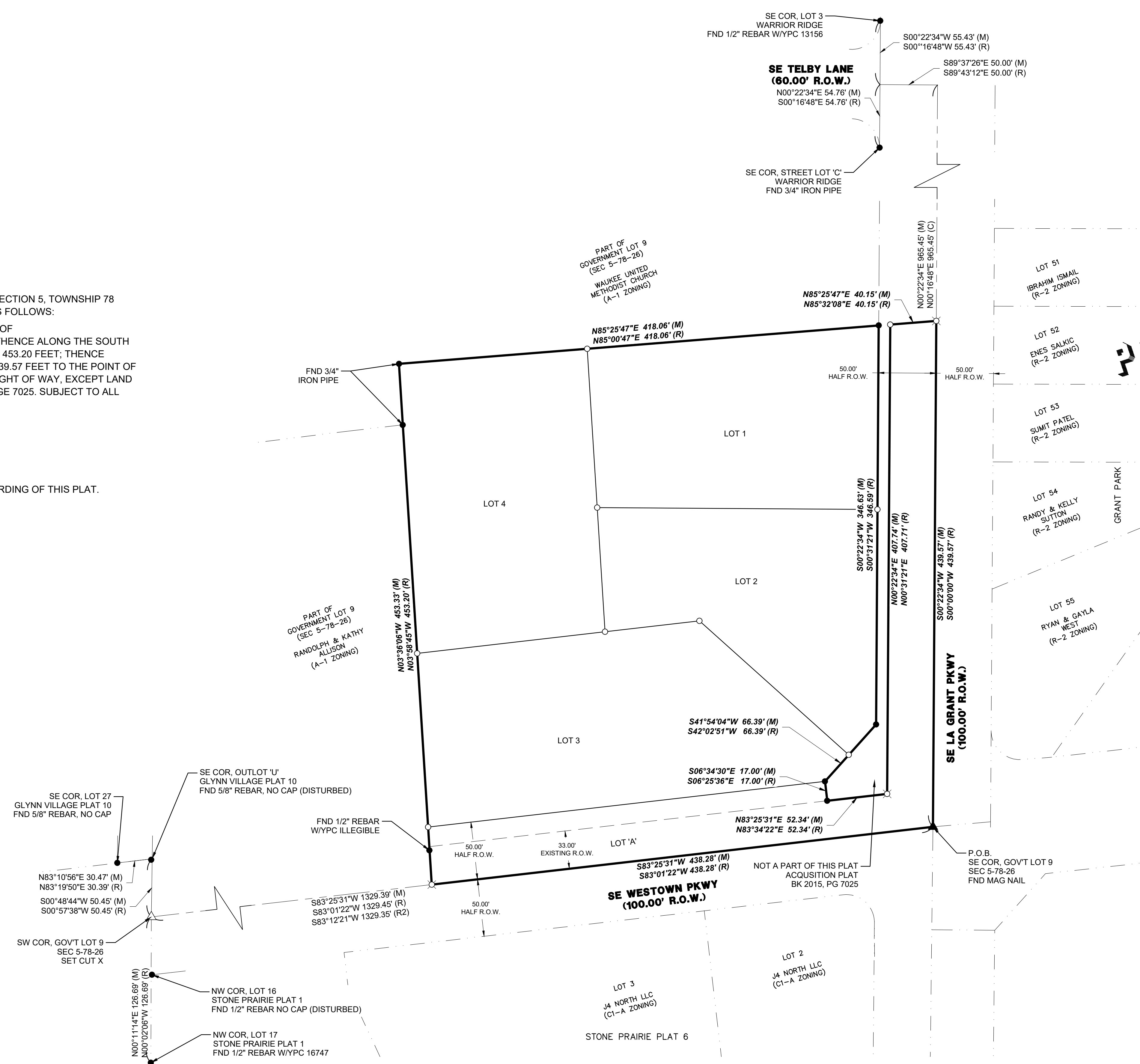
- NOTE:**
- THIS PLAT REFERENCES THE PLAT OF SURVEY RECORDED IN BOOK 688, PAGE 681.
 - LOT 'A' IS A PUBLIC STREET THAT IS DEDICATED TO THE CITY BY THE CITY ACCEPTANCE AND RECORDING OF THIS PLAT.

GENERAL LEGEND	
	SURVEY BOUNDARY
	PROPOSED LOT
	EXIST PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	EASEMENT
MONUMENTS FOUND:	
	SECTION CORNER (TYPE AS NOTED)
	3/4" IRON PIPE W/YPC 14775 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	SECTION CORNER
	1/2" REBAR W/YPC 16747
	1/2" REBAR W/YPC 16747
	CUT X
	FOUND
	BOOK AND PAGE
	MEASURED, RECORDED
	CALCULATED
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

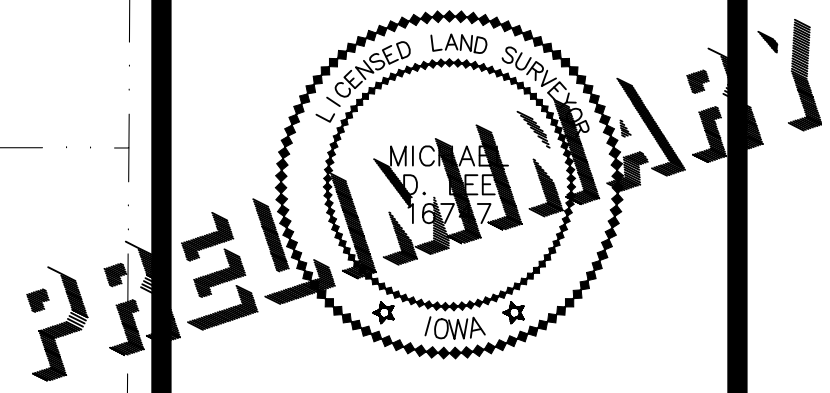


VICINITY MAP- NTS

STONE PRAIRIE PLAT 7 WAUKEE, IOWA FINAL PLAT

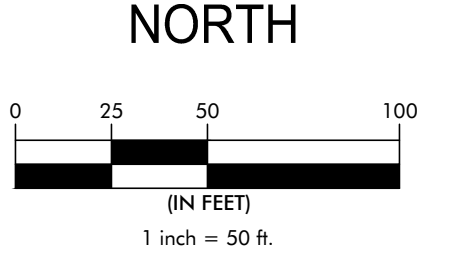
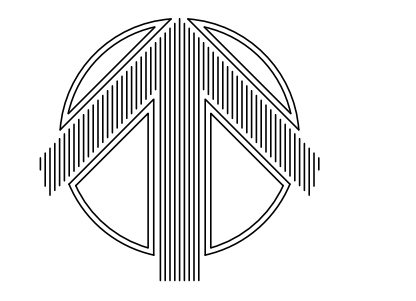


1360 NW 121st Street, STE A
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
 NAME: **MICHAEL D. LEE, PLS NO. 16747**
 MY LICENSE RENEWAL DATE IS **DECEMBER 31, 2020**
 PAGES OR SHEETS COVERED BY THIS SEAL: **2 SHEETS**



**STONE PRAIRIE PLAT 7
 FINAL PLAT**
 WAUKEE, IOWA
 DALLAS COUNTY
 191082
 01/20/2020
 REVISIONS
 2/4/2020
 2/18/2020
 2/28/2020

ENGINEER: J.BECKER
 SURVEYOR: M.LEE
 DRAWN BY: C.CARLETON
 CREW CHIEF: B.MCGINTY

DRAWING NO: **FP-07**
 SHEET NO: **01/02**

DRAWING PATH: P:\191082-000\06-Drawings\Survey\191082_Final_Plat.dwg

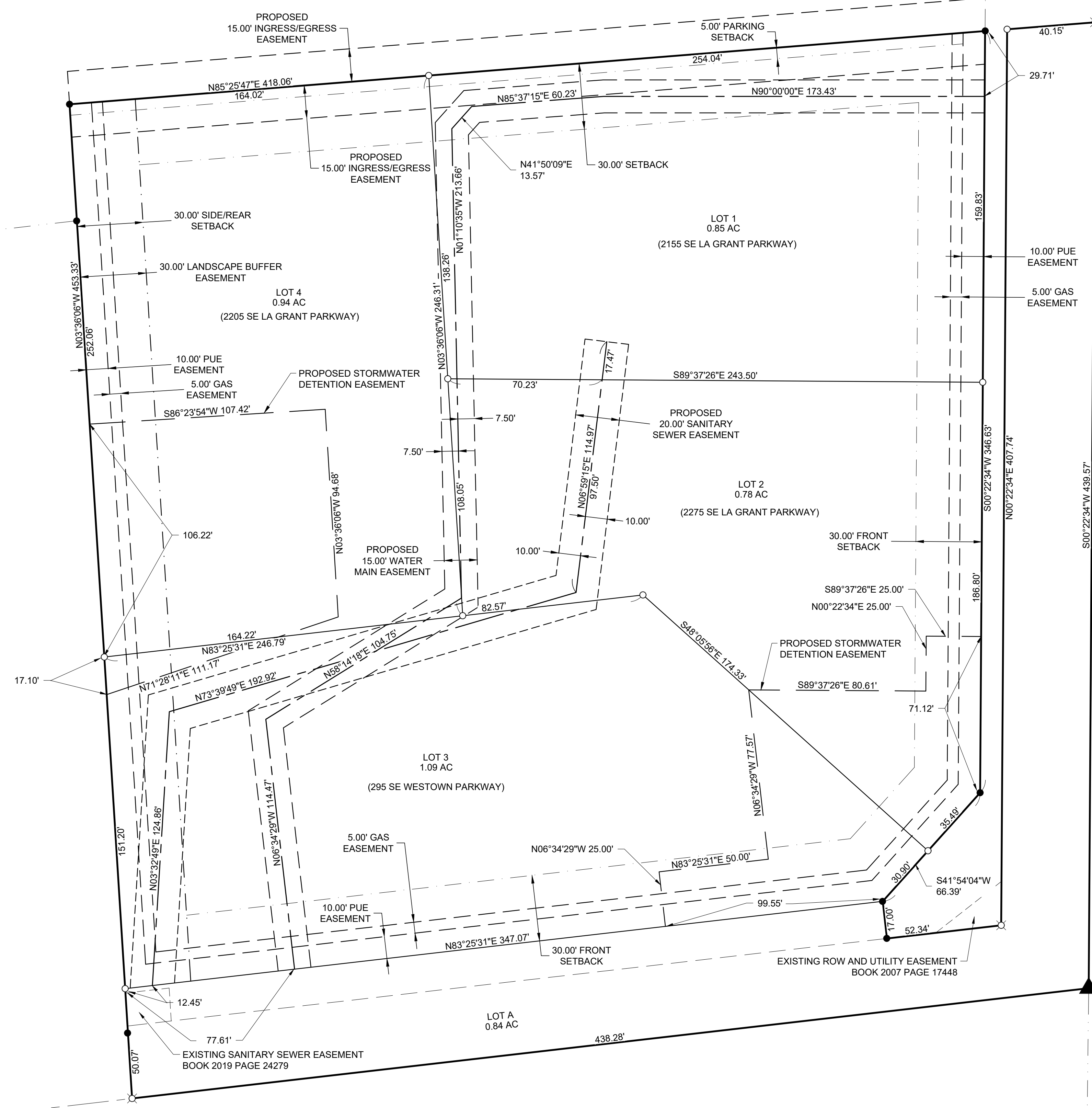
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PART OF
GOVERNMENT LOT 9
(SEC 5-78-26)
RANDOLPH & KATHY
ALLISON
(A-1 ZONING)

PART OF
GOVERNMENT LOT 9
(SEC 5-78-26)
WAUKEE UNITED
METHODIST CHURCH
(A-1 ZONING)

SE WESTOWN PKWY
(100.00' R.O.W.)

SE LA GRANT PKWY
(100.00' R.O.W.)



LOT 51
IBRAHIM ISMAIL
(R-2 ZONING)

LOT 52
ENES SALJIC
(R-2 ZONING)

LOT 53
SUMIT PATEL
(R-2 ZONING)

LOT 54
RANDY & KELLY
SUTTON
(R-2 ZONING)

LOT 55
RYAN & GAYLA
WEST
(R-2 ZONING)

PRELIMINARY

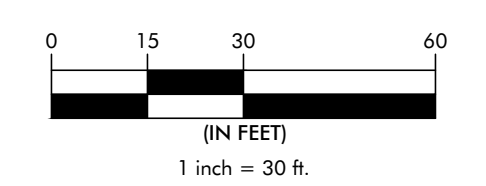


making lives better.

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NORTH



**STONE PRAIRIE PLAT 7
FINAL PLAT**

WAUKEE, IOWA
DALLAS COUNTY
191082
01/20/2020
REVISIONS
2/4/2020
2/18/2020
2/28/2020

ENGINEER: J. BECKER
SURVEYOR: M. LEE
DRAWN BY: C. CARLETON
CREW CHIEF: B. MCGINTY

DRAWING NO. FP-07
SHEET NO. 02/02

STONE PRAIRIE PLAT 6

LOT 3
J4 NORTH LLC
(C1-A ZONING)

LOT 2
J4 NORTH LLC
(C1-A ZONING)