

# FINAL PLAT THE CROSSING AT ALICE'S ROAD PLAT 3 WAUKEE, IOWA

**OWNER**  
ALICES, L.C.  
C/O KNAPP PROPERTIES  
4144 WESTOWN PARKWAY, SUITE 200  
WEST DES MOINES, IOWA 50266

**LEGAL DESCRIPTION**  
ALL OF OUTLOT 'Y', THE CROSSING AT ALICE'S ROAD PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2008, PAGE 1605 AT DALLAS COUNTY, IOWA, ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 121.6607 ACRES MORE OR LESS.

**ZONING**  
LOT 1 - C-4  
OUTLOT 'X' - C1-B, C-4 & R-4

**SETBACKS**  
LOT 1  
FRONT YARD = 40 FEET  
INTERNAL SIDE YARD = 0 FEET  
REAR YARD = 30 FEET

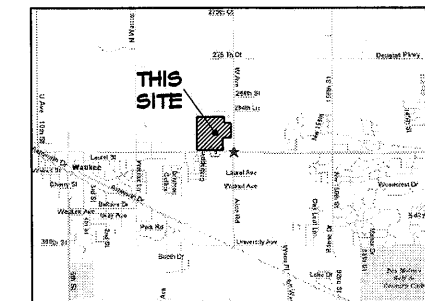
### CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER  
7844  
DATE: 8/2/08  
THIS SHEET ONLY

### NOTES

- LOT 1 AND OUTLOT 'X' ARE SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2006, PAGE 15427.
- THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1998, PAGE 9638.
- THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2007, PAGE 12834.



VICINITY SKETCH  
NO SCALE

### LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/YELLOW CAP #1844
- SET CORNER W/ 5/8" I.R. W/YELLOW CAP #1844
- IRON ROD
- GAS PIPE
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- ADDRESS
- B.S.L. BUILDING SETBACK LINE
- NOT RADIAL

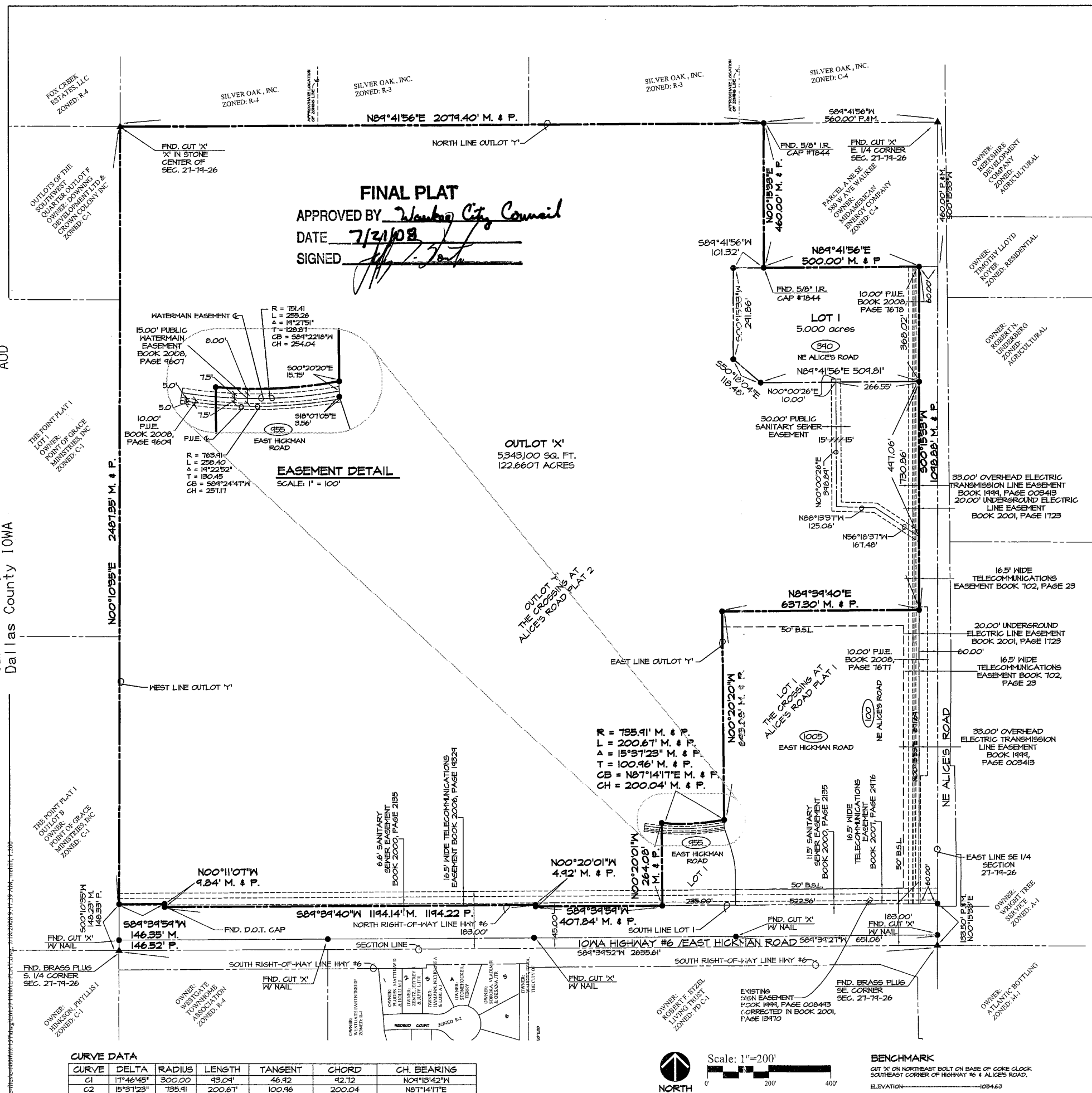
BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

MTG  
PCRF  
BKRF  
ODD  
AUD

Book 2008 Page 11526  
Document 11526 Type SUBDI Pages 17  
Date 8/19/2008 Time 3:20 PM  
Rec Amt \$87.00

SLIDE # B-275  
Carol "Cindy" Hol, Recorder  
Dallas County IOWA

Book 2008 Page 11526  
17 of 17



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com  
DATE: JULY 21, 2008 56/57