

BK 2021 PG 8815

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
LOT: GOVERNMENT LOT 9	
TR: 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@MECREULTS.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.

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 4/20/2020
 SIGNED: *Michael D. Lee*

**STONE PRAIRIE PLAT 7
 WAUKEE, IOWA
 FINAL PLAT**

MCCLURE™
 making lives better

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.

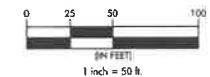
9-8-2020
Michael D. Lee
 MICHAEL D. LEE, PLS
 NO. 16747

MY LICENSE RENEWAL DATE IS
 DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY
 THIS SEAL
 2 SHEETS



NORTH



**STONE PRAIRIE PLAT 7
 FINAL PLAT**

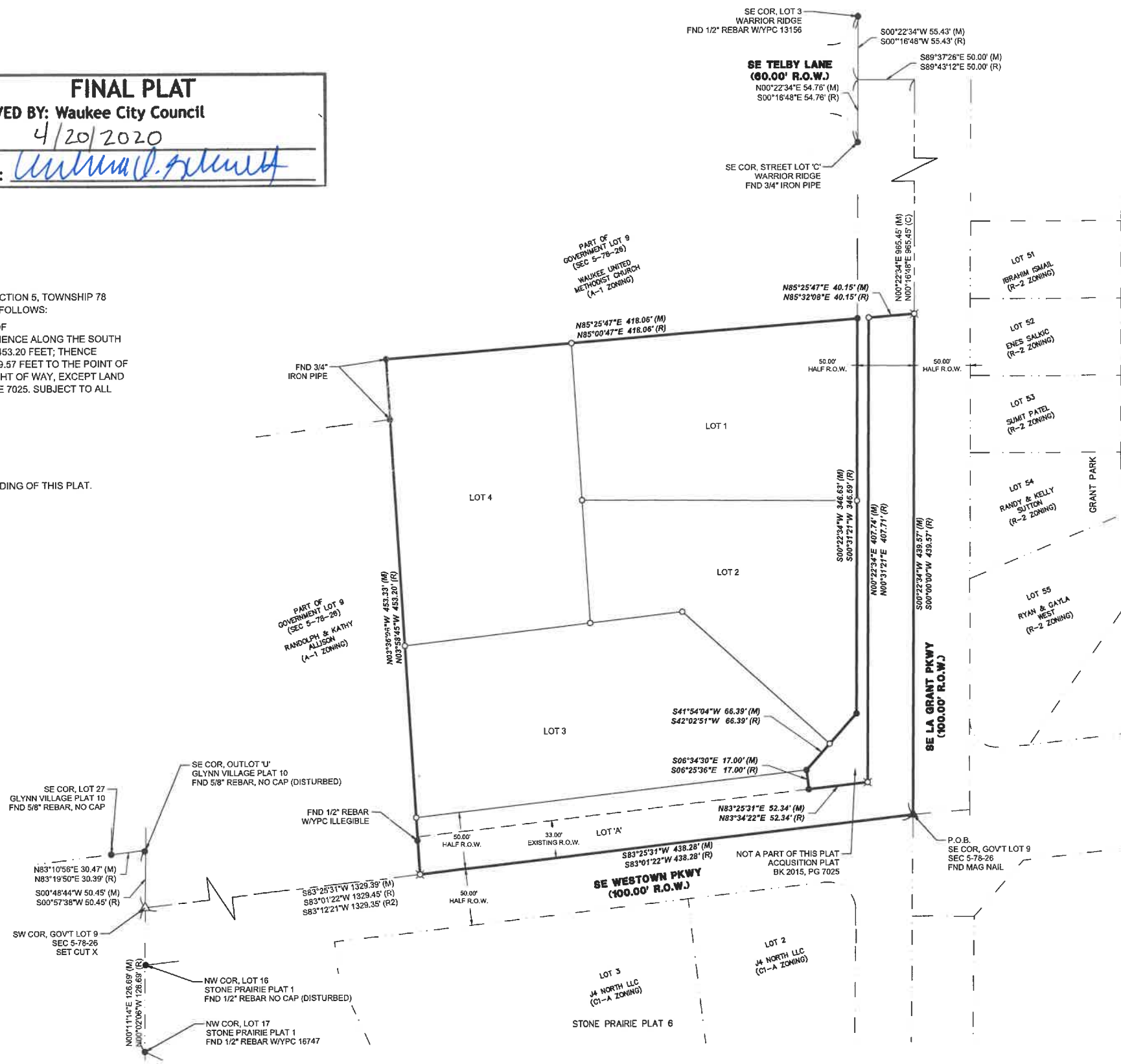
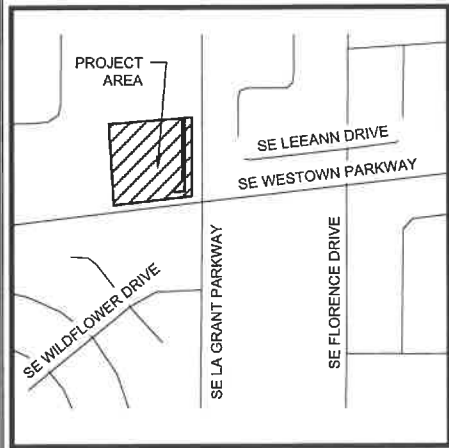
WAUKEE, IOWA
 DALLAS COUNTY

191082
 01/20/2020
 2/4/2020
 2/18/2020
 2/28/2020
 9/1/2020

ENGINEER: J. BECKER
 SURVEYOR: M. LEE
 DRAWN BY: C. CARLTON
 CREW CHIEF: B. MCCINTY

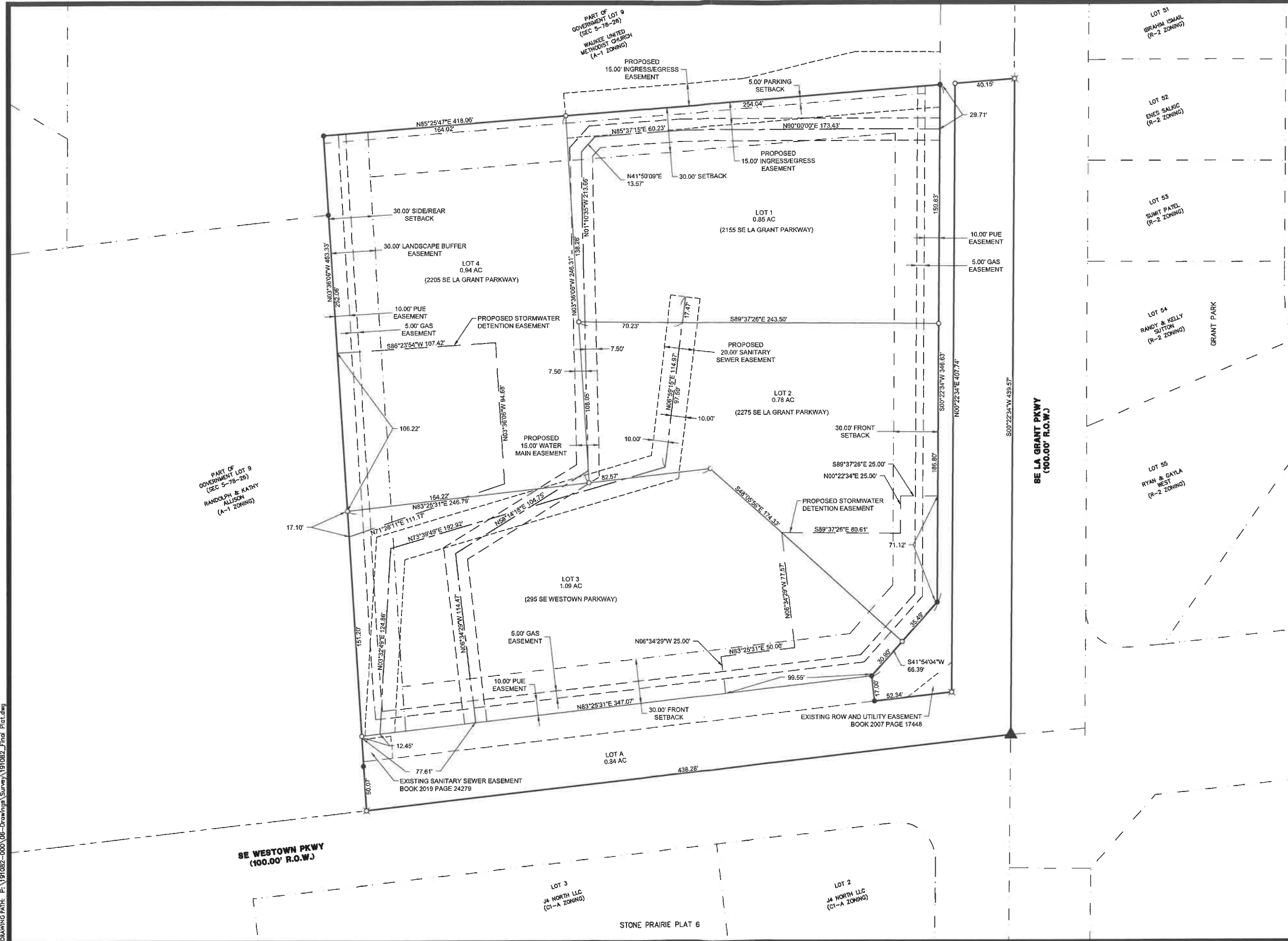
DRAWING NO. FP-07
 SHEET NO. 01/02

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 WYPC 14775 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	SECTION CORNER
	1/2" REBAR WYPC 16747
	1/2" REBAR WYPC 16747
	CUT X
	FND FOUND
	BK PG BOOK AND PAGE
	(M), (R) MEASURED, RECORDED
(C) symbol"/>	(C) CALCULATED
R.O.W. symbol"/>	R.O.W. RIGHT-OF-WAY
P.U.E. symbol"/>	P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. symbol"/>	P.O.B. POINT OF BEGINNING
P.O.C. symbol"/>	P.O.C. POINT OF COMMENCEMENT

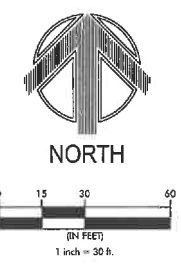


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**STONE PRAIRIE PLAT 7
FINAL PLAT**
WAUKEE, IOWA
DALLAS COUNTY
191082
01/20/2020
REVISIONS
2/4/2020
2/18/2020
2/28/2020
9/1/2020

ENGINEER: J. BECKER
SURVEYOR: M. LEE
DRAWN BY: C. CARLETON
CADD CHIEF: B. MCGINITY

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