



Doc ID: 008834570019 Type: PLAT
 Recorded: 06/14/2022 at 10:07:15 AM
 Fee Amt: \$97.00 Page 1 of 19
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2022 PG 13386

FINAL PLAT PRAIRIE CROSSING PLAT 9 DALLAS COUNTY, IOWA NE VENTURE DRIVE, WAUKEE, IOWA

Slide G 86-87



VICINITY MAP
 1" = 1000'



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 5/16/2022
 SIGNED: *Carlina W. Schmitt*

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 9
LOTS:	OUTLOT 'Y'
PROPRIETOR (S):	ALICES, L.C., KNAPP PROPERTIES INC.
REQUESTED BY:	ALICES, L.C., KNAPP PROPERTIES INC.
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS
COMPANY:	CIVIL ENGINEERS CONSULTANTS, INC. ATTN: JEFFERY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322
RETURN TO:	

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER SHEET
02	FINAL PLAT

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
MARCH 01, 2022	INITIAL SUBMITTAL
MARCH 18, 2022	
APRIL 12, 2022	
MAY 23, 2022	

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 (3/4" CUT 'X' UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/4" I.R. WITH BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARINGS & DISTANCE
P.	PREVIOUSLY RECORDED BEARINGS & DISTANCE
D.	DEEDED BEARINGS & DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
123	LOT ADDRESS

PROFESSIONAL LAND SURVEYOR'S MONUMENT NOTE:
 IF THIS FINAL PLAT INDICATES SETTING A 3/4" I.R. WITH BLUE PLASTIC CAP #18381 AND THE EXISTING CONDITIONS ARE NOT CONDUCTIVE TO SETTING THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) PAVEMENT AND A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.) PAVEMENT.

BASIS OF BEARINGS
 * THE NORTH LINE OF LOT 1, PRAIRIE CROSSING PLAT 9 IS ASSIGNED TO HAVE A BEARING OF N84°34'40"W.

NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF PRAIRIE CROSSING, PLAT 7, AN OFFICIAL PLAT RECORDED IN BOOK 2018, PAGE 148 AND PRAIRIE CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 24978, ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
- ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.

1. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.

CITY OF WAUKEE NOTES

- EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS AS DEFINED IN THE COVENANT AGREEMENTS OF RECORD.
- PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- THE 5 FOOT WIDE SIDEWALK ALONG NE WESTGATE DRIVE SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.

FEMA FLOOD ZONE
 ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY MAP NUMBER 1904400956F WITH AN EFFECTIVE DATE OF DECEMBER 07, 2019
 ** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
 (SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

PROPERTY OWNER:
 ALICES, L.C.,
 KNAPP PROPERTIES INC.
 5000 WESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IA 50266-5421
 CONTACT: AIMEE STAUDT
 PH: 515-223-4000
 EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

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

PROFESSIONAL LAND SURVEYOR:
 JEFFERY A. GADDIS, PE, PLS,
 CIVIL ENGINEERS CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884 EXT. 221
 GADDIS@CECLAC.COM

ZONING / LAND USE
 G-1-B COMMUNITY AND HIGHWAY SERVICE
 COMMERCIAL DISTRICT

BULK REGULATIONS
 G-1-B
 FRONT YARD SETBACK = 50 FEET / WHEN ADJACENT TO A MAJOR THOROUGHFARE
 SIDE YARD SETBACK = 0 FEET
 SIDE YARD SETBACK = 40 FEET / IF ADJACENT TO 'R' DISTRICT
 REAR YARD SETBACK = 50 FEET
 MAXIMUM HEIGHT = 50 FEET (SEE CODE)
 MAXIMUM STORIES = 3 STORIES

LEGAL DESCRIPTION:
 OUTLOT 'Y', PRAIRIE CROSSING PLAT 9, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 2019, PAGE 148, SAID PARCEL CONTAINS 4.05 ACRES MORE OR LESS.

LAND AREA
 176,219 SQ. FT. / 4.05 ACRES

PURPOSE OF SURVEY:
 * THIS FINAL PLAT IS BEING PREPARED TO CREATE COMMERCIAL DEVELOPMENT LOTS.

CERTIFICATIONS

*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

I HEREBY CERTIFY THAT THIS LAND SURVEYING WORK 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.

JEFFERY A. GADDIS, IOWA LICENSE NO. 18381 DATE: May 23, 2022
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS 1-2



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 mail@ceclac.com

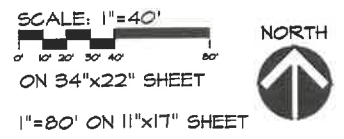
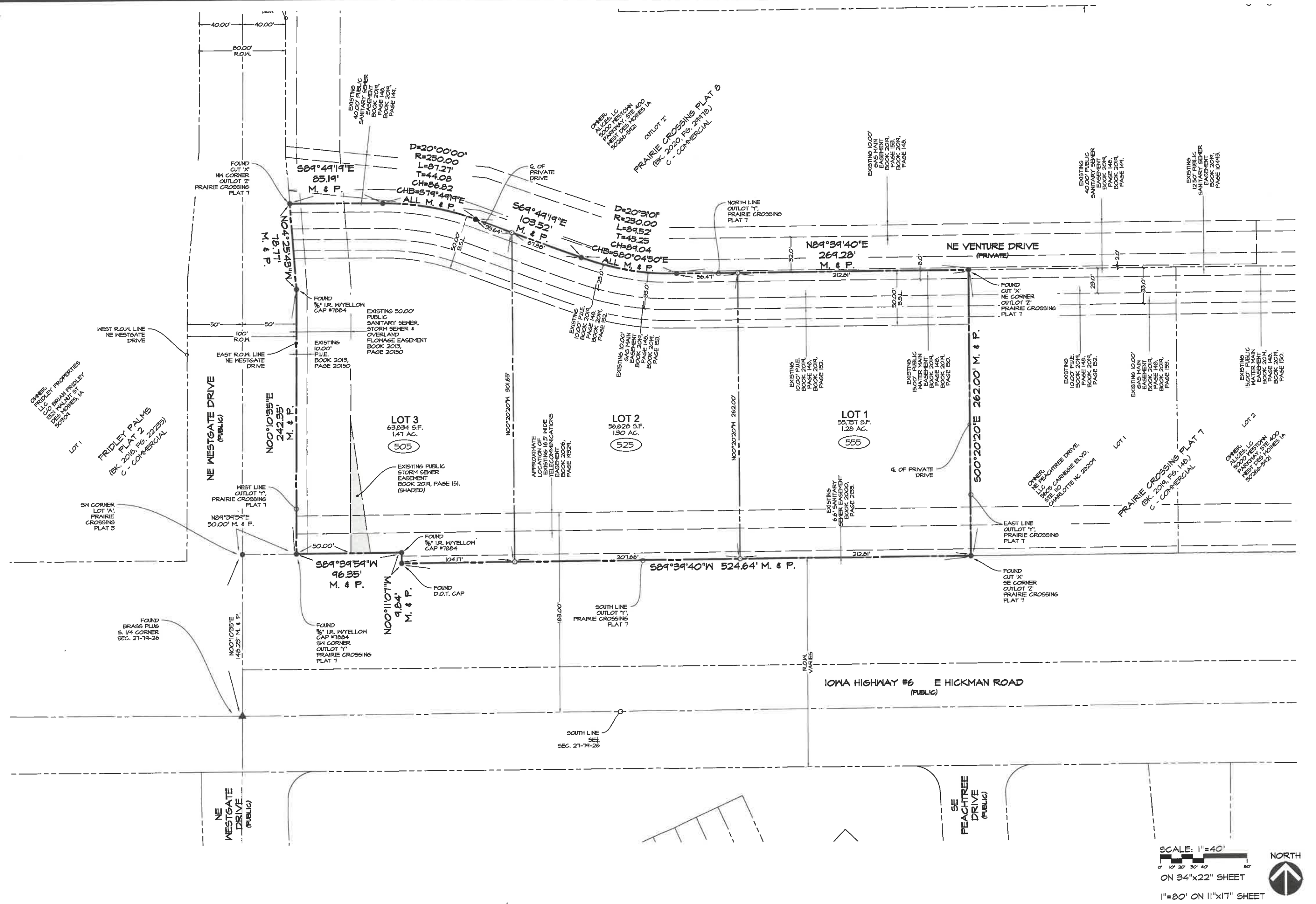
CEC

DATE: May 23, 2022
 DATE OF SURVEY: FEB. 1, 2022
 DESIGNED BY: JCG
 DRAWN BY: MEH

PRAIRIE CROSSING PLAT 9
 NE VENTURE DRIVE, WAUKEE, IOWA
COVER SHEET

SHEET 01 OF 02
 E8800

3:12:58 PM 5/25/2022 1:51:15 PM 1:11



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . mail@cecinc.com

CEC

DATE: May 25, 2022
DATE OF SURVEY:
DESIGNED BY: PC
DRAWN BY: MEH

PRAIRIE CROSSING PLAT 9
NE VENTURE DRIVE, WAUKEE, IOWA
FINAL PLAT

90
22

EB800