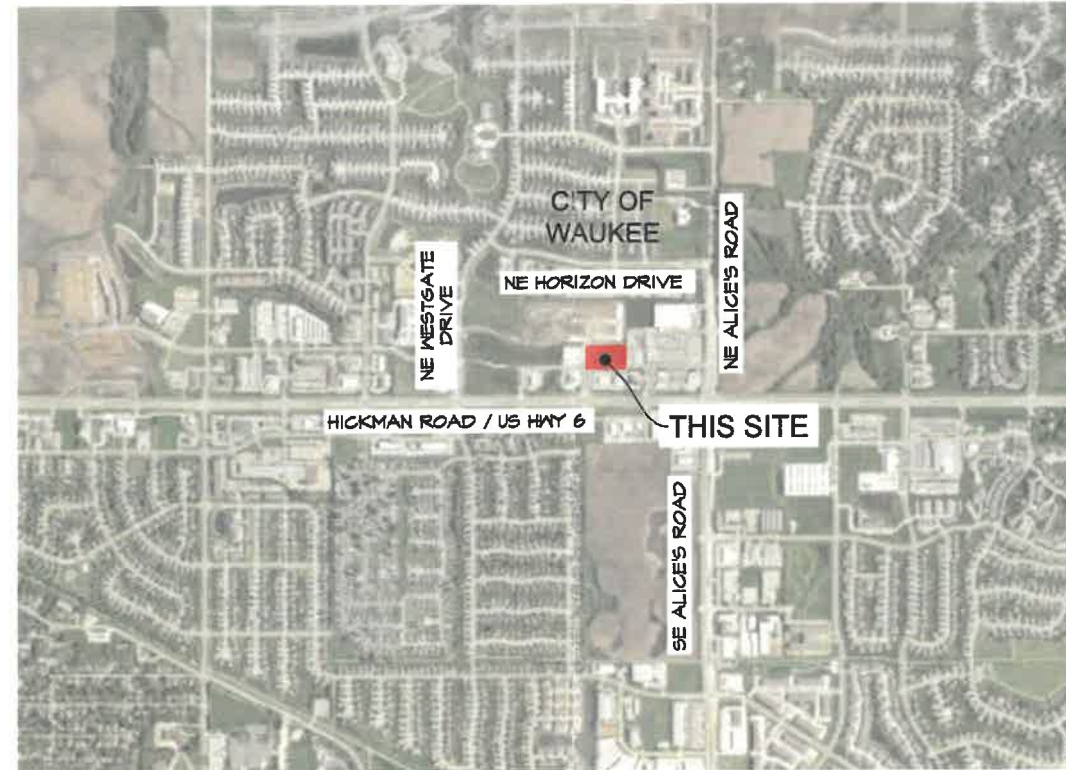


FINAL PLAT NEW CREATIONS DALLAS COUNTY, WAUKEE, IOWA

Doc ID: 008871610015 Type: PLAT
Recorded: 07/28/2022 at 08:09:17 AM
Fee Amt: \$77.00 Page 1 of 15
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 16903

Slide G 98-99

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 7
LOTS:	LOT 4
PROPRIETOR (S):	GE WAUKEE, LLC AND NC WAUKEE, LLC
REQUESTED BY:	GE WAUKEE, LLC AND NC WAUKEE, LLC
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
ATTN:	JEFFERY A. GADDIS
RETURN TO:	2400 86TH STREET, SUITE 12, URBANDALE, IA 50322



FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 6/6/2022
 SIGNED: *Jeffery A. Gaddis*

PROPERTY OWNER / DEVELOPER:
 GE WAUKEE, LLC
 NC WAUKEE, LLC
 6121 BAKER ROAD, SUITE 101,
 MINNETONKA, MN 55345
 CONTACT: WAYDE JOHNSON
 CELL: 612-220-0153
 OFFICE: 651-314-4040
 EMAIL: WJOHNSON@AMCONCONSTRUCTION.COM

PROJECT MANAGER:
 PAUL CLAUSEN, PE,
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 PH: 515-276-4884 EXT. #211
 EMAIL: CLAUSEN@CECLAC.COM

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

LEGAL DESCRIPTION:
 LOT 4, PRAIRIE CROSSING PLAT 7, AN OFFICIAL PLAT, RECORDED IN BOOK 2019, PAGE 148 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 2.28 ACRES MORE OR LESS.

LAND AREA
 2.28 ACRES

PURPOSE OF SURVEY:
 • THIS FINAL PLAT IS BEING PREPARED TO CREATE A COMMERCIAL DEVELOPMENT LOT.

ZONING / LAND USE:
 C1-B COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS
 C1-B
 FRONT YARD SETBACK = 50 FEET
 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

BASIS OF BEARINGS
 • THE NORTH LINE OF LOT 1, PRAIRIE CROSSING PLAT 7 IS ASSIGNED TO HAVE A BEARING OF N84°39'40" W.

- NOTES**
- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:110,000 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 2019, PAGE 148 AND BRICKTONE AT PRAIRIE CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 271, 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.
 - 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 WITHIN EACH LOT.
 - PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
 - THE 5 FOOT WIDE SIDEWALK ALONG THE PRIVATE STREET SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE PRIVATE STREET AND NE VENTURE DRIVE ADA SIDEWALK RAMP WILL BE INSTALLED WITH THIS DEVELOPMENT AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

- EASEMENT NOTES:**
- THE PROPERTY IS SUBJECT TO DECLARATION OF CONSTRUCTION, RESTRICTIONS, OPERATING AND RECIPROCAL EASEMENTS & FIRST AMENDMENT TO DECLARATION OF CONSTRUCTION, RESTRICTIONS, OPERATING AND RECIPROCAL EASEMENT RECORDED IN BOOK 2018, PAGE 6962 & BOOK 2019, PAGE 13026. IT IS NOT SHOWN ON THE SURVEY AND IT IS A BLANKET IN NATURE. THE DOCUMENT INCLUDES TERMS OF COMMON AREAS, BUILDING DESIGN, MONUMENT SIGNS, LIGHTING, INGRESS/EGRESS, PARKING, AND UTILITY EASEMENTS.
 - THE PROPERTY IS SUBJECT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AND SUBSEQUENT AMENDMENTS RECORDED IN BOOK 2006, PAGE 15421, BOOK 2012, PAGE 6381, BOOK 2014, PAGE 4101, BOOK 2016, PAGE 4212, BOOK 2016, PAGE 17863. IT IS NOT SHOWN ON SURVEY AND IS BLANKET IN NATURE.
 - THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND EASEMENTS IN AMENDED AND RESTATED DECLARATION AND SUBSEQUENT AMENDMENTS RECORDED IN BOOK 2014, PAGE 4101, BOOK 2016, PAGE 4211, BOOK 2019, PAGE 13025

VICINITY MAP
 1" = 1000'

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" I.R. WYELLOW CAP #1044 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/4" I.R. WYELLOW CAP #1044 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEEDED BEARING & DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING

Sheet List Table

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

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
MAY 18, 2022	INITIAL SUBMITTAL
MAY 24, 2022	
JUNE 9, 2022	APPROVED

BENCHMARK
 PRAIRIE CROSSING PLAT 3, WAUKEE, IOWA
 BURY BOLT ON HYD. EAST SIDE OF NE WESTGATE DR. AND
 10' SOUTH OF CL OF NE HORIZON DR.

ELEV. = 1027.480

FEMA FLOOD ZONE
 ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY MAP NUMBER 170440355P WITH AN EFFECTIVE DATE OF DECEMBER 01, 2018
 ** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
 (SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

CERTIFICATION

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.

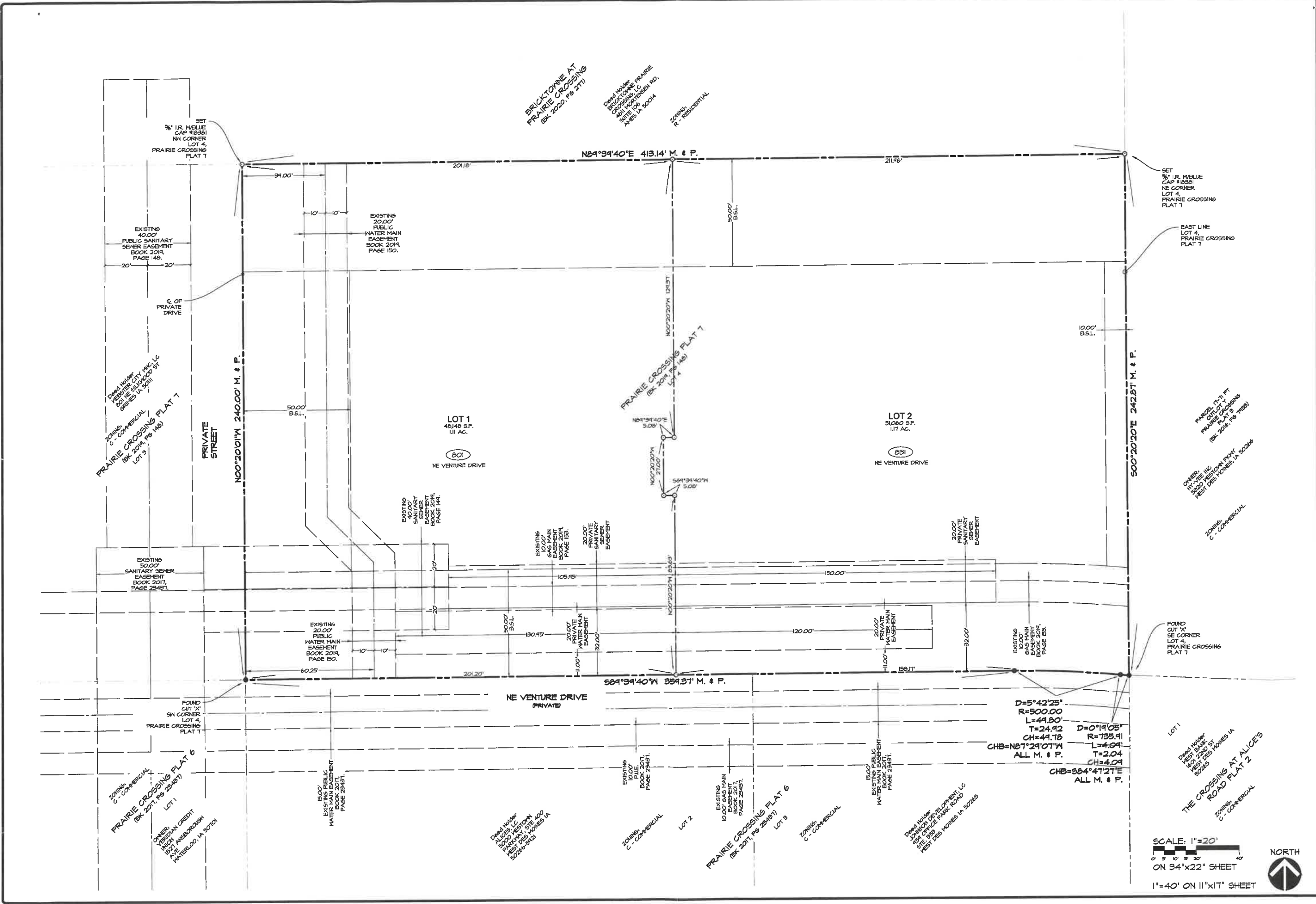
JEFFERY A. GADDIS, IOWA LICENSE NO. 12001
 DATE: June 9, 2022
 MY LICENSE EXPIRES: DATE 15 DECEMBER 01, 2022

ALL SHEETS



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

\\P:\151515-0000\B7191_cfd.dwg Jun 01, 2022 8:23:57 AM, msh11, 1:1



BRICKTOWNE AT PRAIRIE CROSSING (BK 2020, PG 277)
 Dead Holder BRICKTOWNE PRAIRIE CROSSING, LLC 5111 VENTURE RD. A/E IA 5004
 ZONING: R-RESIDENTIAL

Dead Holder PRAIRIE CITY, INC. 501 W. STATE ST. A/E IA 5020
 ZONING: C-COMMERCIAL
 PRAIRIE CROSSING PLAT 7 (BK 2019, PG 148)

Dead Holder ALICE'S ROAD DEVELOPMENT, LLC 11515 S. 15TH AVE. A/E IA 5026
 ZONING: C-COMMERCIAL
 PRAIRIE CROSSING PLAT 6 (BK 2011, PG 2887)
 OWNER: JEREMYAN CREDIT INVEST ANSBOROUGH WATERLOO, IA 50701

Dead Holder ALICE'S ROAD DEVELOPMENT, LLC 11515 S. 15TH AVE. A/E IA 5026
 ZONING: C-COMMERCIAL
 PRAIRIE CROSSING PLAT 6 (BK 2011, PG 2887)
 OWNER: JEREMYAN CREDIT INVEST ANSBOROUGH WATERLOO, IA 50701

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Dead Holder ALICE'S ROAD DEVELOPMENT, LLC 11515 S. 15TH AVE. A/E IA 5026
 ZONING: C-COMMERCIAL
 THE CROSSING AT ALICE'S ROAD PLAT 2

SCALE: 1"=20'
 ON 34"x22" SHEET
 1"=40' ON 11"x17" SHEET



NEW CREATIONS DALLAS COUNTY, MAUIKEE, IOWA
 FINAL PLAT

DATE: June 01, 2022
 DATE OF SURVEY: XX-XX-XX
 DESIGNED BY: PC
 DRAWN BY: MEH

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

CEC

SHEET 02 OF 02
 E8142