FINAL PLAT
PRAIRIE CROSSING PLAT 10
DALLAS COUNTY, IOWA
505 NE VENTURE DRIVE, WAUKEE, IOWA

Doc ID: 008889440019 Type: PLAT
Recorded: 08/19/2022 at 09:02:10 AM
Fee Amt: $97.00 Page 1 of 19
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 18313

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

VICINITY MAP
1" = 1000'
NORTH

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 08/15/2022
SIGNED:

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 9
LOTS:	2 & 3
PROPRIETOR (S):	ALICES, L.C., KNAPP PROPERTIES INC.
REQUESTED BY:	ALICES, L.C., KNAPP PROPERTIES INC.
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFERY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322

SHEET LIST TABLE

Sheet Number	Sheet Title
01	COVER SHEET
02	FINAL PLAT

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
JUNE 21, 2022	INITIAL SUBMITTAL

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 (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- ○ SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 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
- P.U.E. PUBLIC UTILITY EASEMENT
- (123) LOT ADDRESS

PROFESSIONAL LAND SURVEYOR'S MONUMENT NOTE:
IF THIS FINAL PLAT INDICATES SETTING A 5/8" I.R. WITH BLUE PLASTIC CAP #18381 AND THE EXISTING CONDITIONS ARE NOT CONDUCIVE 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 SOUTH LINE OF PRAIRIE CROSSING PLAT 9 IS ASSUMED TO HAVE A BEARING OF S89°34'40"W.

NOTES
1. 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.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
5. 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 2014, PAGE 148, PRAIRIE CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 24971B AND PRAIRIE CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 19386 ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
6. 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.
7. 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
1. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS AS DEFINED IN THE COVENANT AGREEMENTS OF RECORD.
2. PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
3. 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 19049C0359F WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018
** 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 50266-5921
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 50266-5921
CONTACT: AIMEE STAUDT
PH. 515-223-4000
EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

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

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

BULK REGULATIONS
CI-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:
LOT 2 AND LOT 3, PRAIRIE CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 19386 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.71 ACRES MORE OR LESS.

LAND AREA
120,462 SQ. FT. / 2.71 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. ***

LICENSED PROFESSIONAL LAND SURVEYOR JEFFREY A. GADDIS 18381 IOWA

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.

August 1, 2022

JEFFERY A. GADDIS, CIVIL LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

SHEETS 1-2

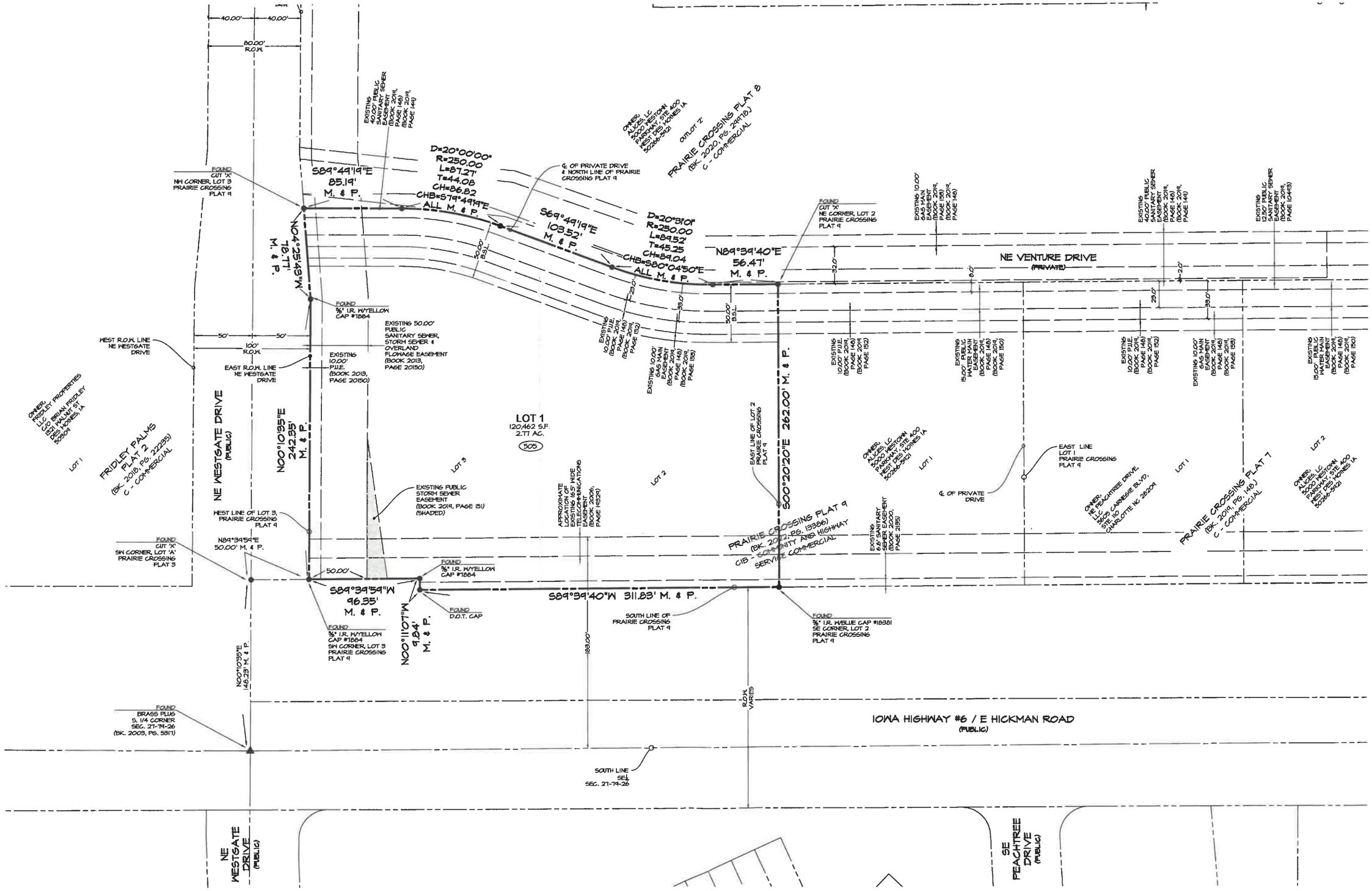
IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

DATE:	August 1, 2022
DATE OF SURVEY:	02-01-2022
DESIGNED BY:	PC
DRAWN BY:	MEH

PRAIRIE CROSSING PLAT 10
NE VENTURE DRIVE, WAUKEE, IOWA
COVER SHEET

SHEET 01 OF 02

E8822



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SHEET 02 OF 02

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