OAKLEAF PLAT 2

FINAL PLAT

Doc ID: 008962150015 Type: PLAT
Recorded: 12/07/2022 at 10:15:17 AM
Fee Amt: $77.00 Page 1 of 15
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 24766
Slide G 218

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 11/21/2022
SIGNED:

INDEX LEGEND

LOCATION: PT OUTLOT 'Z', OAKLEAF PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

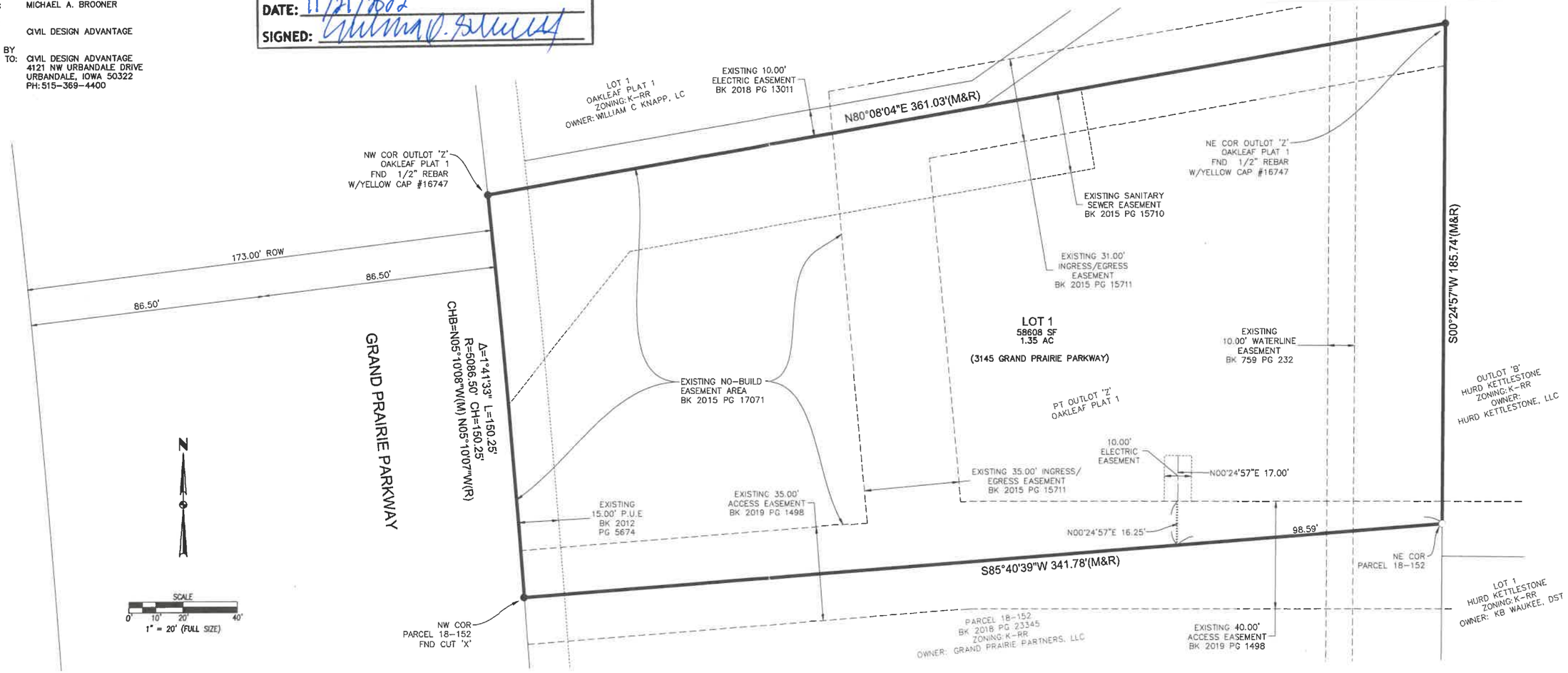
REQUESTOR: ATERRA 177, 3145 GRAND PRAIRIE, WAUKEE, LLC
1001 GRAND AVE
WEST DES MOINES IA 50265

PROPRIETOR: ATERRA 177, 3145 GRAND PRAIRIE, WAUKEE, LLC
1001 GRAND AVE
WEST DES MOINES IA 50265

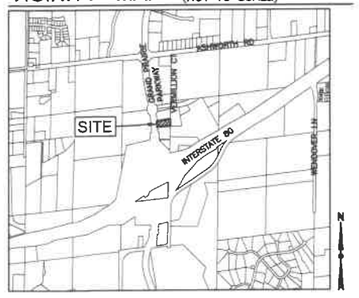
SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400



VICINITY MAP (NOT TO SCALE)



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

BULK REGULATIONS

SETBACKS
FRONT: 0 FT
SIDE: 0 FT
IF ADJACENT TO SFR: 50 FT
REAR: 0 FT
IF ADJACENT TO SFR: 50 FT

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

OWNER/DEVELOPER

ATERRA 177, 3145 GRAND PRAIRIE, WAUKEE, LLC
1001 GRAND AVE
WEST DES MOINES IA 50265

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

MAY 23, 2022

ZONING

K-RR KETTLESTONE RETAIL REGIONAL

PLAT DESCRIPTION

OUTLOT 'Z', OAKLEAF PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL 18-152 OF SAID OUTLOT 'Z' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 23345.

THE PROPERTY CONTAINS 1.35 ACRES (58,608 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
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.

MICHAEL A. BROONER, P.L.S. DATE 10-5-2022

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SUBMITTAL #3	10/05/22
SUBMITTAL #2	07/01/22
SUBMITTAL #1	05/24/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
REVIEW:
TECH:
ENGINEER:
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

OAKLEAF PLAT 2
FINAL PLAT

1/1
2204.262

FILE: H:\2022\2204262\DWG\2204262-FINAL PLAT.DWG
FILE DATE: 10/5/22
PLOTTED: 10/5/2022 8:44 AM BY: JOE BRAAL
DRAWING DIR: