

**INDEX LEGEND**

LOCATION: PT LOT 2, FRIDLEY PALMS PLAT 1, WAUKEE, IOWA  
 LOT 3, FRIDLEY PALMS PLAT 1, WAUKEE, IOWA

REQUESTOR: WAUKEE PARTNERS, LLC  
 301 N MAIN ST, STE 1400  
 WICHITA, KS 67202

PROPRIETOR: FRIDLEY PROPERTIES LLC  
 1321 WALNUT ST  
 DES MOINES, IA 50309

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

# FRIDLEY PALMS PLAT 3

## FINAL PLAT

Doc ID: 009072300026 Type: PLAT  
 Recorded: 06/23/2023 at 09:06:33 AM  
 Fee Amt: \$132.00 Page 1 of 26  
 Dallas County Iowa  
 ReNae Arnold RECORDER  
 File#

**BK 2023 PG 8692**

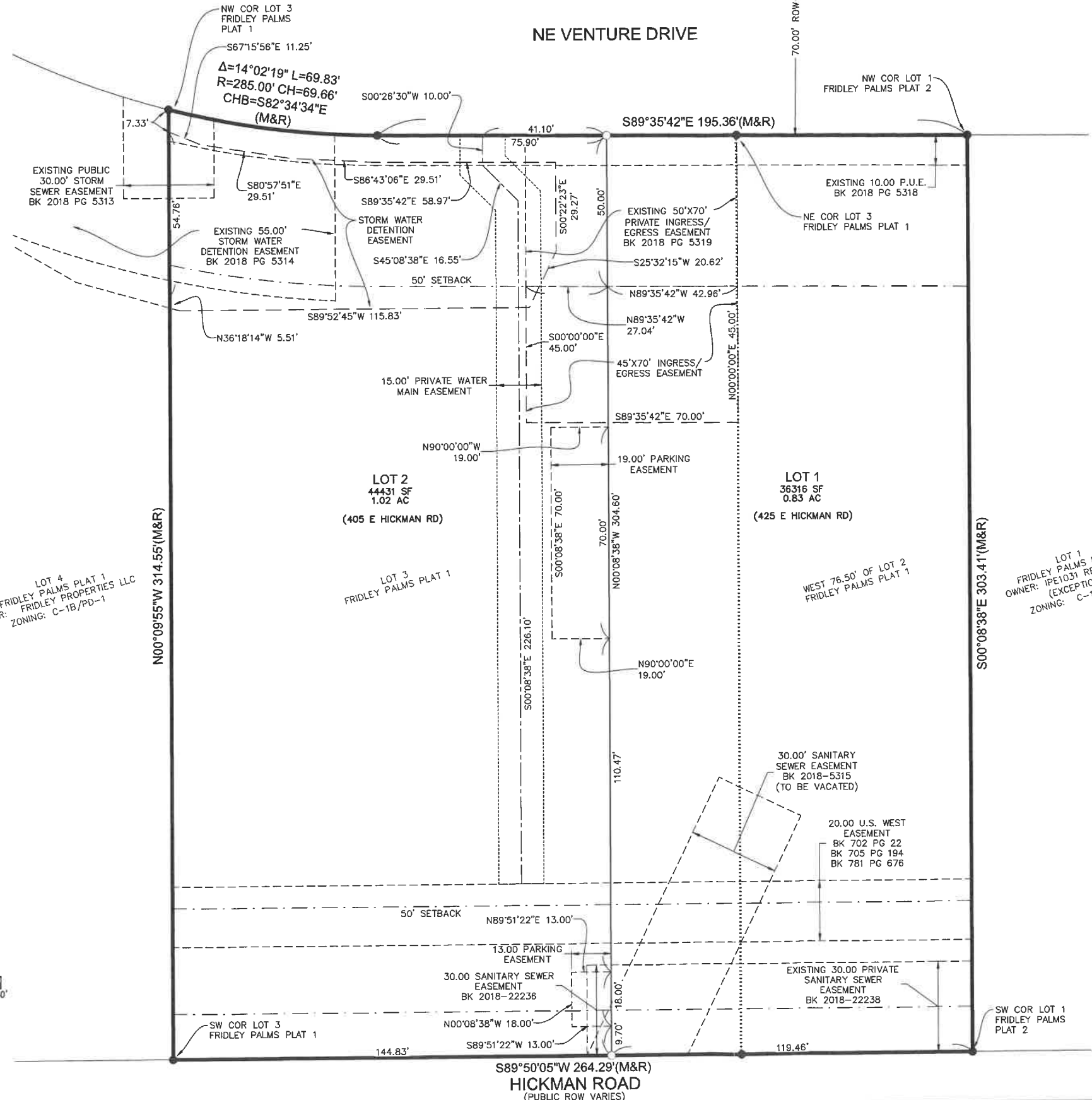
DATE	REVISIONS
06/14/23	FOURTH SUBMITTAL
05/16/23	THIRD SUBMITTAL
04/25/23	SECOND SUBMITTAL
03/24/23	PREPARED

**FINAL PLAT**

APPROVED BY: Waukee City Council

DATE: 06/14/2023

SIGNED: *Michael A. Brooner*



**OWNER**

FRIDLEY PROPERTIES LLC  
 1321 WALNUT ST  
 DES MOINES IA 50309

**APPLICANT**

WAUKEE PARTNERS, LLC  
 301 N MAIN ST, STE 1400  
 WICHITA, KS 67202  
 CONTACT: DOUG MALONE  
 EMAIL: MALONE@CTCAPITAL.COM  
 PH: (316) 440-8311

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**ZONING**

C-1B/PD-1: LARGE SCALE COMMERCIAL DISTRICT  
 PLANNED DEVELOPMENT OVERLAY DISTRICT  
 (BOOK 2017, PAGE 25138)

**DATE OF SURVEY**

MARCH 24, 2023

**PLAT DESCRIPTION**

LOTS 2 AND 3 IN FRIDLEY PALMS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID LOT 2 PLATTED AS FRIDLEY PALMS PLAT 2 AND CONTAINING 1.85 ACRES (80,747 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**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.

**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	---	



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* 6-14-2023  
 MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET



FILE: H:\2023\20230623\20230623-FINAL PLATING  
 DATE PLOTTED: 6/14/2023 10:01 PM  
 PLOT DATE: 6/14/2023 10:01 PM  
 PLOT BY: MAB

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

**CIVIL DESIGN ADVANTAGE**

WAUKEE, IOWA

**FRIDLEY PALMS PLAT 3**

**FINAL PLAT**

2210.676