

FINAL PLAT OF WAUKEE MARKET PLACE PLAT 2 WAUKEE, IOWA

RECORDER'S
STAMP

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

APPLICANT:
HURD WAUKEE L.L.C.
2000 FULLER ROAD
WEST DES MOINES, IA 50265

PROPRIETOR:
HURD WAUKEE L.L.C.
2000 FULLER ROAD
WEST DES MOINES, IA 50265

**PROFESSIONAL
LAND SURVEYOR:**
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-1084
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS
ATTN: ED ARP
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-1084
EMAIL: ARP@CECLAC.COM

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



INDEX LEGEND					
COUNTY: DALLAS					
SECTION	TOWNSHIP	RANGE	1/4	1/4	1/4
PARCEL (S): PARCEL 'AA'	34	74	26	NE1/4	NE1/4
CITY: WAUKEE					
HURD WAUKEE L.L.C. PROPRIETOR (S): 2000 FULLER ROAD WEST DES MOINES, IA 50265					
REQUESTED BY: HURD WAUKEE L.L.C.					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS #18381					
RETURN TO: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS COMPANY: 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322					



VICINITY SKETCH
NO SCALE



LEGEND

- ▲ FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - - EXISTING PROPERTY LINES
- - - - PROPOSED LOTS
- - - - EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

CERTIFICATION

	<p>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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p style="text-align: right;">July 19, 2018 DATE</p> <p>JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 MY LICENSE RENEWAL DATE IS FEBRUARY 28, 2018</p> <p>PAGES OR SHEETS COVERED BY THIS SEAL: _____</p> <p style="text-align: center;">SHEETS 1 - 2</p>
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CEC DATUM ELEVATION = 1034.63

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE NORTH LINE OF NE1/4 OF SECTION 34-74-26 ASSUMED AS N04°51'30"E.

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.
- THE 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 PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
- THIS PROPERTY IS SUBJECT TO CONTROLLED ACCESS RIGHTS AS RECORDED IN BOOK 1911, PAGE 11021 AT THE DALLAS COUNTY RECORDER'S OFFICE.
- EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE DETENTION PONDS WITHIN EACH LOT.
- THIS PROPERTY IS COVERED BY A BLANKET INGRESS/EGRESS EASEMENT RECORDED BOOK 2011, PAGE 4545.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #14044C0355E MAP REVISED DECEMBER 4, 2007. *** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE *** (SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

LAND AREA

18,210 S.F.
4.16 AC.

LAND USE

LARGE SCALE COMMERCIAL DISTRICT

ZONING/LAND USE

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
FD PLANNED DEVELOPMENT DISTRICT (OVERLAY) ORDINANCE NO. 2340

BULK REGULATIONS

- FRONT YARD = 30 FEET
- SIDE YARD = 0 FEET
- SIDE YARD = 15 FEET / IF ADJACENT TO 'R' DISTRICT
- REAR YARD = 30 FEET

BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

DATE:	COMMENTS:
JULY 19, 2018	...
JULY 19, 2018	...
DATE OF SURVEY: JUL 11, 2016	...
DESIGNED BY: ARP	...
DRAWN BY: MMA / JAG	...

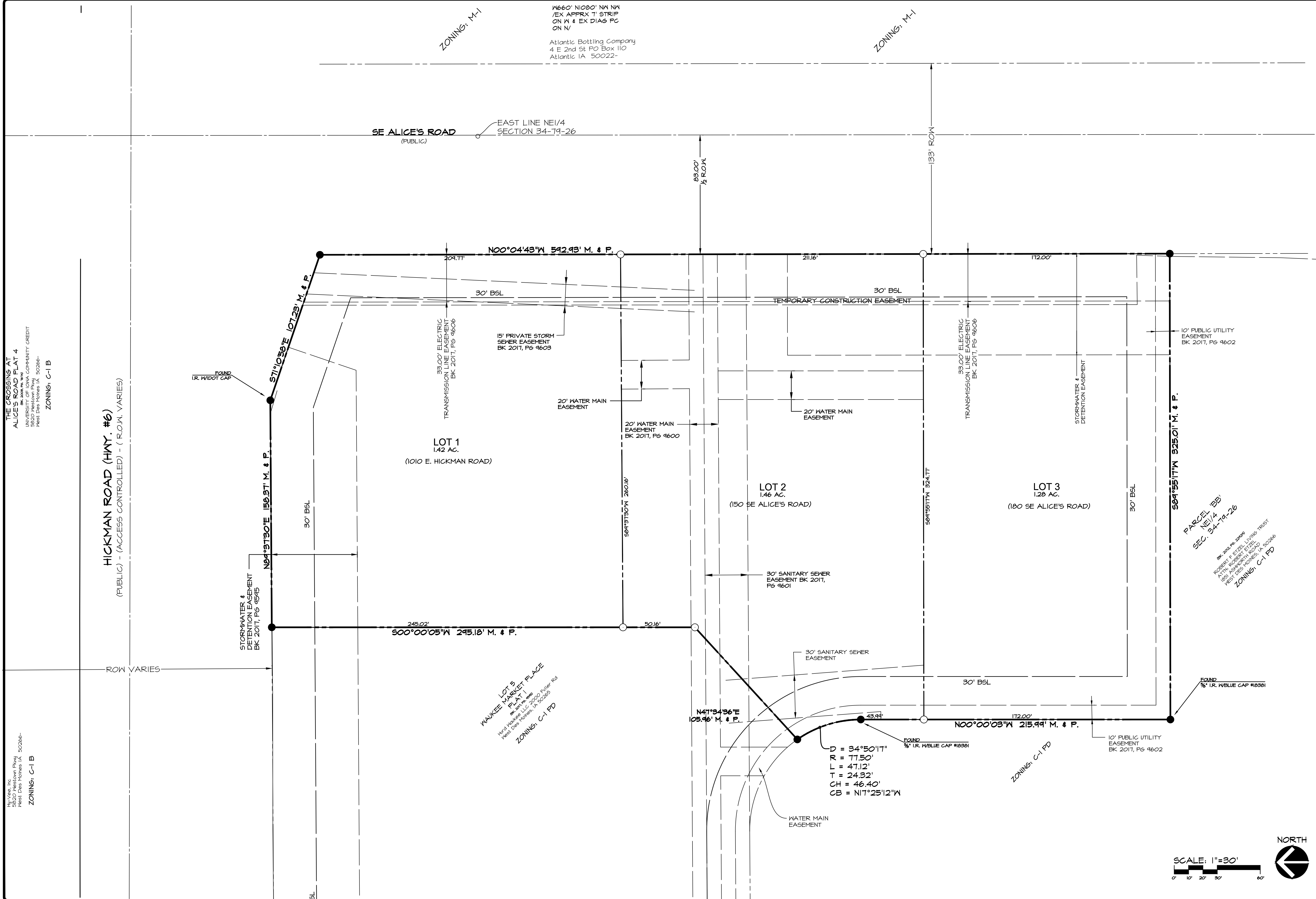
WAUKEE MARKET PLACE PLAT 2
WAUKEE, IOWA

COVER

SHEET
OF 2
A-1707

THE CROSSING AT
ALICE'S ROAD PLAT 4
UNIVERSITY OF IOWA COMMUNITY CREDIT
BK 2008 PG 7870
West Des Moines IA 50266-
ZONING: C-1 B

HIVOS, INC.
5820 Westown Plaza
West Des Moines, IA 50266-
ZONING: C-1 B



ZONING: M-1
1660' N1080' NW NW
EX APPRX T1 STRIP
ON W & EX DIAG PG
ON N
Atlantic Bottling Company
4 E 2nd St PO Box 110
Atlantic IA 50022-

HICKMAN ROAD (HWY. #6)
(PUBLIC) - (ACCESS CONTROLLED) - (R.O.W. VARIES)

LOT 1
1.42 AC.
(1010 E. HICKMAN ROAD)

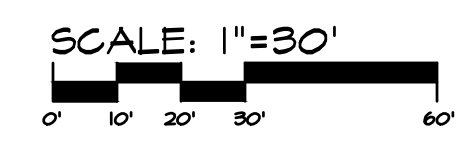
LOT 2
1.46 AC.
(150 SE ALICE'S ROAD)

LOT 3
1.28 AC.
(180 SE ALICE'S ROAD)

LOT 5
WAUKEE MARKET PLACE
PLAT 1
Ward & Waukee
Waukee, LLC 2000 Palmer Rd
West Des Moines, IA 50265
ZONING: C-1 PD

PARCEL B5
NE 1/4
SEC. 34-79-26
BK 2011 PG 4606
ROBERT F. ETEL, LIVING TRUST
1711 WALKER STREET
WEST DES MOINES, IA 50266
ZONING: C-1 PD

D = 34'50"17"
R = 77.50'
L = 47.12'
T = 24.32'
CH = 46.40'
CB = N17°25'12"W



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DATE:	REVISIONS	COMMENTS
JULY 19, 2018	1	
JULY 19, 2018	2	
JULY 19, 2018	3	
JULY 11, 2018	4	
DESIGNED BY: ARP	5	
DRAWN BY: MMA / JAG	6	

WAUKEE MARKET PLACE PLAT 2
WAUKEE, IOWA
FINAL PLAT

SHEET
2
OF
2
A-107