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 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2018 PG 22235

Slide F102-F103

FINAL PLAT OF FRIDLEY PALMS PLAT 2 LOT 2, FRIDLEY PALMS PLAT 1 WAUKEE, IA

FRIDLEY PROPERTIES LLC, 1321 WALNUT STREET, DES MOINES, IA 50309

DRAWING INDEX

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2	FINAL PLAT

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	FRIDLEY PALMS PLAT 1
LOTS:	2
PROPRIETOR (S):	FRIDLEY PROPERTIES LLC
REQUESTED BY:	FRIDLEY PROPERTIES LLC
PROFESSIONAL LAND SURVEYOR:	JEFFREY A. GADDIS, PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFREY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322



PROPERTY OWNER:
 FRIDLEY PROPERTIES LLC
 1321 WALNUT STREET
 DES MOINES, IA 50304
 ATTN: BRIAN FRIDLEY

PROFESSIONAL LAND SURVEYOR:
 CIVIL ENGINEERING CONSULTANTS, INC.
 ATTN: JEFFREY A. GADDIS, PLS
 2400 86TH STREET, UNIT 12
 DES MOINES, IOWA 50322
 PHONE: 515-276-4884

PREPARED FOR:
 FRIDLEY PROPERTIES LLC
 1321 WALNUT STREET
 DES MOINES, IA 50304

LEGAL DESCRIPTION
 LOT 2, EXCEPT THE WEST 76.50 FEET THEREOF, FRIDLEY PALMS PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2018, PAGE 5310 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 1.35 ACRES (58,543 SQUARE FEET) MORE OR LESS.

LAND AREA
 58,543 SQUARE FEET
 1.35 ACRES

PURPOSE OF SURVEY:
 • THIS FINAL PLAT IS BEING PREPARED TO REDUCE THE AREA OF LOT 2, FRIDLEY PALMS PLAT 1.

BASIS OF BEARINGS
 • THE NORTH LINE OF FRIDLEY PALMS PLAT 1 IS ASSUMED TO HAVE A BEARING OF N84°56'44"E.

- 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 ENTERPRISE BUSINESS PARK, PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2002, PAGE 4156, THE POINTE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2003, PAGE 15821, AND FRIDLEY PALMS PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2018, PAGE 5310 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 OPENINGS 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.

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 10/15/2018
 SIGNED: *Jeffrey A. Gaddis*

LEGEND	
---	PROPERTY BOUNDARY
---	SECTION LINES
---	LOT LINES
---	CENTERLINE
---	PARCEL LINES
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
▲	FOUND SECTION CORNER
△	SET SECTION CORNER
●	FOUND PROPERTY CORNER
○	SET PROPERTY CORNER (3/8" I.R. W/BLUE CAP #10301 UNLESS OTHERWISE NOTED) CORNERS WILL BE SET WITHIN 12 MONTHS AFTER THE RECORDING OF THE FINAL PLAT.
D.	DEEDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED 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
B.S.L.	BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
(TT)	ADDRESS

FEMA FLOOD ZONE
 ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY MAP NUMBER 14044C0355E WITH AN EFFECTIVE DATE OF DECEMBER 04, 2017
 ** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
 (SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

ZONING:
 PD-16-C-13
 LARGE SCALE COMMERCIAL DISTRICT
 PLANNED DEVELOPMENT OVERLAY DISTRICT
 (BOOK 2017, PAGE 25138)

BULK REGULATIONS:
 FRONT YARD SETBACK = 50 FEET
 SIDE YARD SETBACK = 0 / 20 FEET IF ADJACENT TO 'R' DISTRICT
 REAR YARD SETBACK = 50 FEET
 MAXIMUM STORIES = 3 STORIES
 MAXIMUM BUILDING HEIGHT
 • LOT 1: 40'

- CITY OF WAUKEE NOTES**
1. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS WITHIN EACH LOT.
 2. PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
 3. THE 5 FOOT WIDE SIDEWALK ON LOT 1 SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
 4. THE 8.00 FOOT WIDE SIDEWALK ON LOT 2 SHALL BE CONSTRUCTED AS PART OF THE FRIDLEY PALMS PLAT 1 PUBLIC IMPROVEMENTS.

- VEHICULAR ACCESS NOTES:**
1. NO VEHICULAR ACCESS CONNECTIONS ARE ALLOWED TO HICKMAN ROAD WITHOUT PRIOR APPROVAL FROM THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF WAUKEE.
 2. NO VEHICULAR ACCESS CONNECTIONS ARE ALLOWED TO NE WESTGATE DRIVE APPROVAL FROM THE CITY OF WAUKEE.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY MEOR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

October 24, 2018
 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE 18381
 MY LICENSE REVENUE DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 2



SCALE: 1"=500'



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



DATE:	DATE OF SURVEY:	DESIGNED BY:	DRAWN BY:
OCT 24, 2018	SEP 11, 2018	JAG	JAG

FRIDLEY PALMS PLAT 2
 WAUKEE, IOWA
 COVER

SHEET
 OF 2
 E-8017

