

Doc ID: 007664100021 Type: PLAT
 Recorded: 01/03/2019 at 02:04:12 PM
 Fee Amt: \$107.00 Page 1 of 21
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2019 PG 148

Slide F119

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 12/17/18
 SIGNED: *Jerry P. Oliver*

FINAL PLAT
PRAIRIE CROSSING
PLAT 7
 CITY OF WAUKEE, DALLAS COUNTY, IOWA

LEGAL DESCRIPTION:
 A PARCEL OF LAND IN OUTLOT 'Y', PRAIRIE CROSSING PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2014, PAGE 1023B, CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PRAIRIE CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 2343T AND EXCEPT PARCEL 17-11 OF OUTLOT 'Y' RECORDED IN BOOK 2016, PAGE 1493 AND EXCEPT PARCEL 18-134 OF OUTLOT 'Y' RECORDED IN BOOK 2018, PAGE 18245, SAID PARCEL CONTAINS 23.18 ACRES MORE OR LESS.

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 3,
LOTS:	OUTLOT 'Y'
PROPRIETOR:	ALICES, L.C.
REQUESTED BY:	ALICES, L.C.
LAND SURVEYOR:	JERRY P. OLIVER, PLS #1844
RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JERRY P. OLIVER 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

PROPERTY OWNER / DEVELOPER:
 ALICES, L.C.
 KNAPP PROPERTIES INC,
 5000 WESTOWN PARKWAY, STE 400
 WEST DES MOINES, IA 50266-5421
 CONTACT: AIMEE STAUDT
 PHONE: 515-223-4000
 EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

ZONING / LAND USE:
 C1-B LARGE SCALE COMMERCIAL DISTRICT

BULK REGULATIONS
 C1-B
 FRONT YARD SETBACK = 50 FEET
 REAR YARD SETBACK = 0 FEET
 SIDE YARD SETBACK = 50 FEET
 MAXIMUM HEIGHT = 50 FEET (SEE CODE)
 MAXIMUM STORIES = 3 STORIES

NOTES
 1. MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.
 2. ACCESS TO HICKMAN ROAD SHALL REQUIRE APPROVAL FROM THE IDOT.

CERTIFICATION

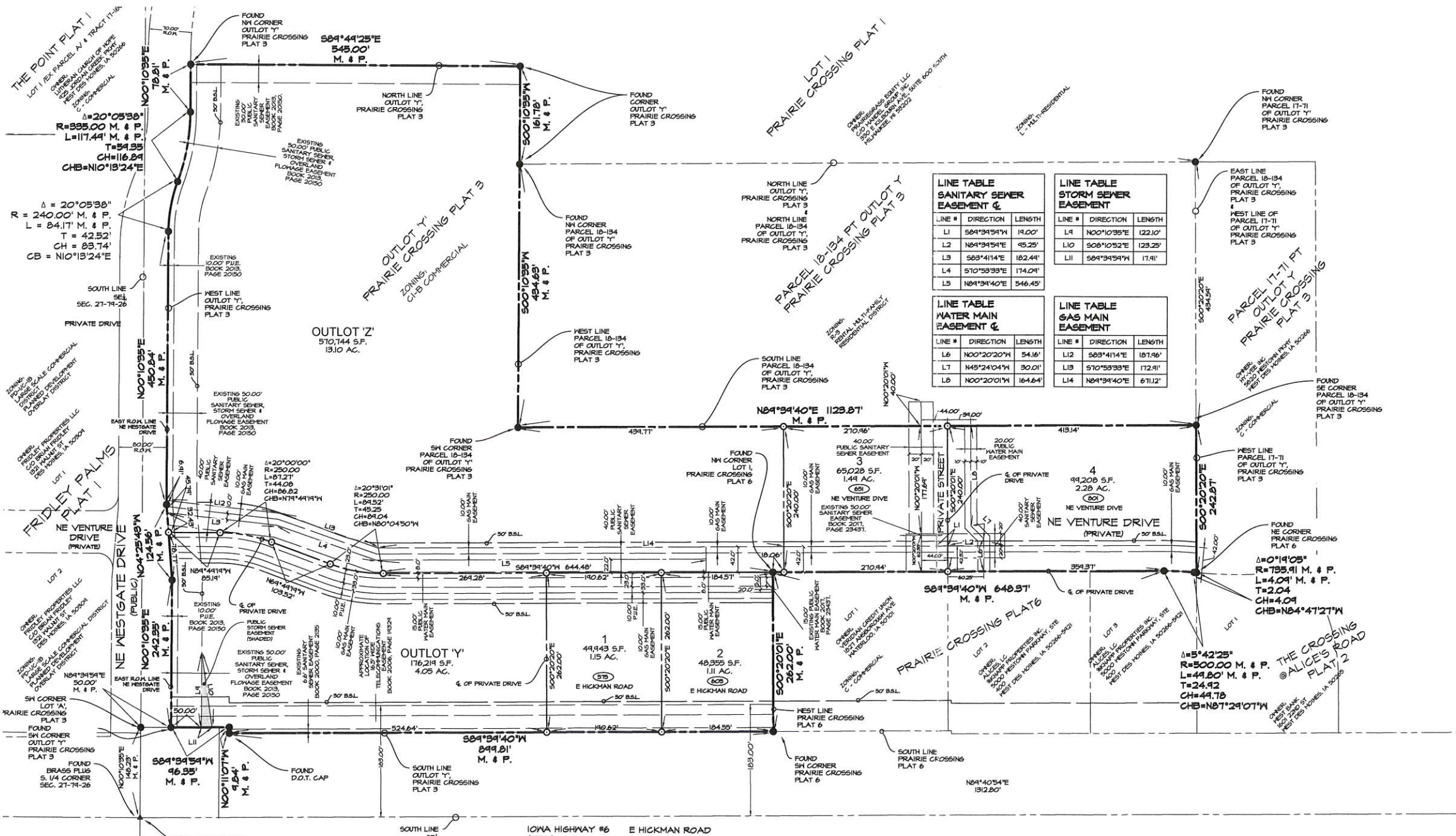
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844
 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
 PAGES OR SHEETS COVERED BY THIS SEAL: 12/19/18

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 (1/4" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (1/4" I.R. WYELLOW CAP #1844 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

VICINITY SKETCH



SCALE: 1"=100'

IOWA ONE CALL
 1-800-292-8989

"=100' WHEN PRINTED ON 22"x34" SHEET
 "=200' WHEN PRINTED ON 11"x17" SHEET

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

CEC

DATE	REVISIONS	COMMENTS
OCTOBER 04, 2018	1	
10-18-2018	2	
10-23-2018	3	
	4	
	5	
	6	

DATE OF SURVEY: JPO
 DESIGNED BY: MEH
 DRAWN BY:

PRAIRIE CROSSING PLAT 7
 WAUKEE, IOWA

FINAL PLAT

SHEET 01 OF 01
 E-7464