

KWIK TRIP 1056

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

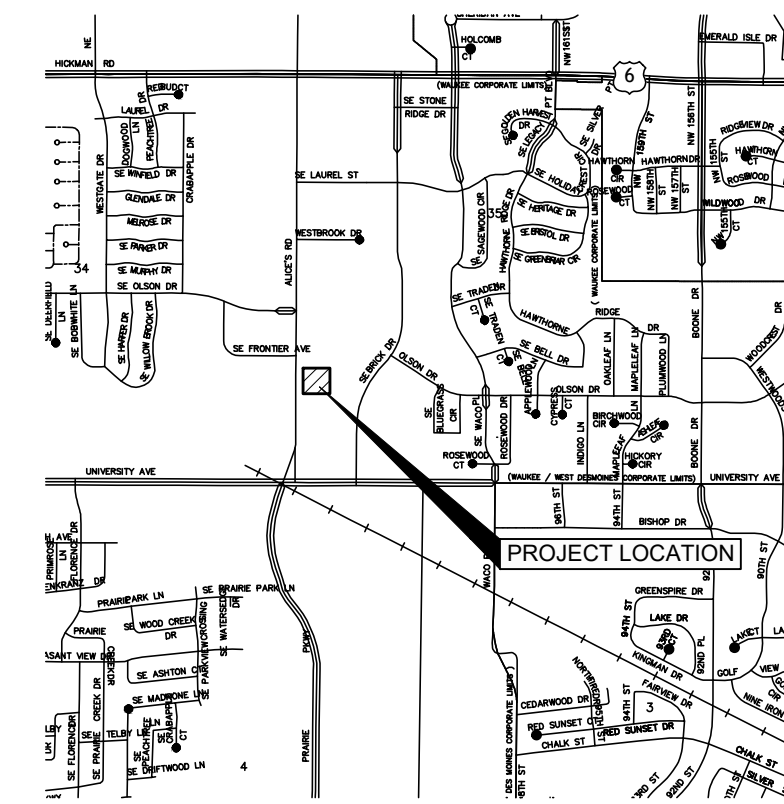
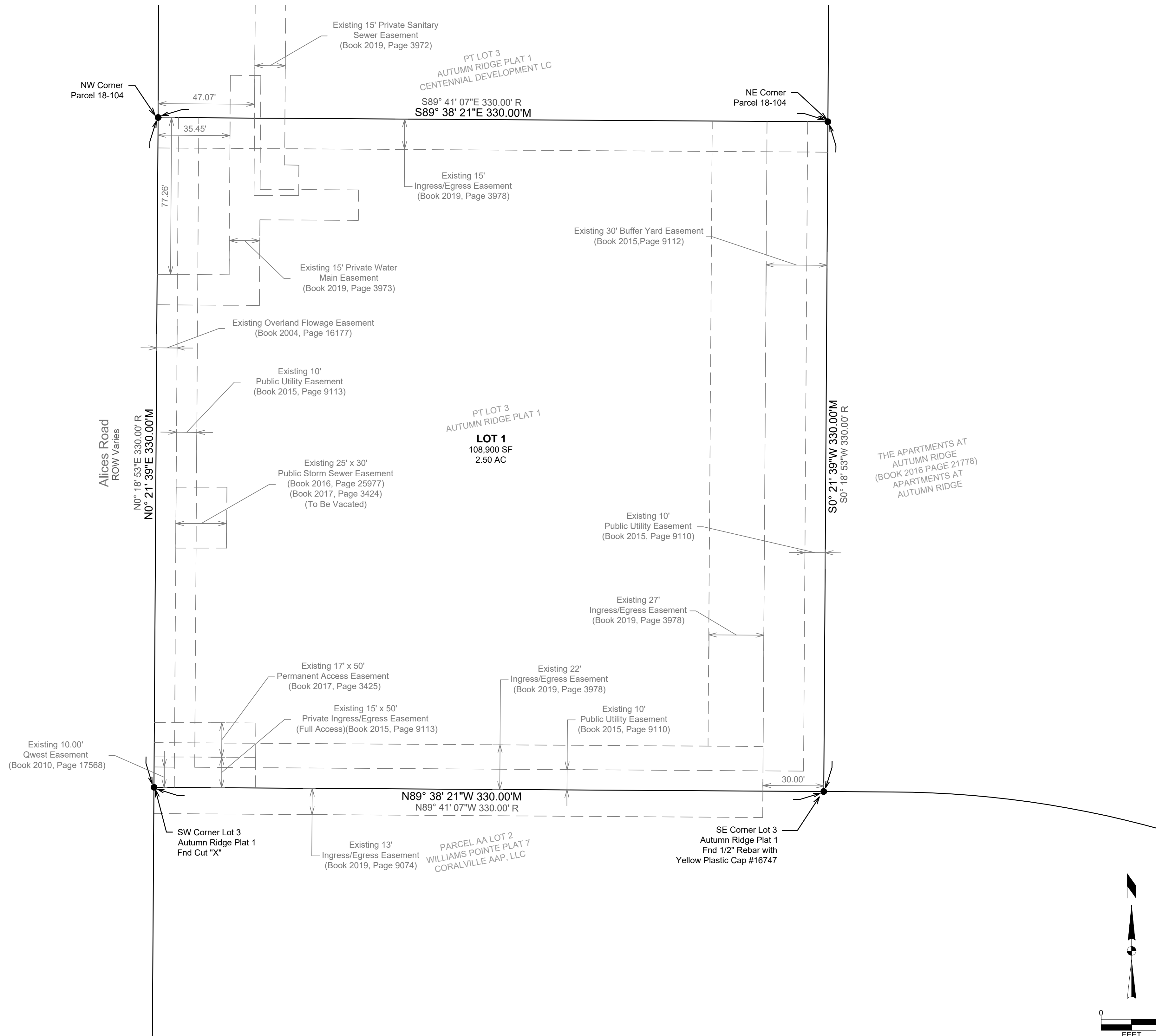
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PT OF LOT 3, PARCEL 18-104
AUTUMN RIDGE PLAT 1

REQUESTED BY:
KWIK TRIP, INC.
1626 OAK STREET
PO BOX 2107
LA CROSSE, WI 54602

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP
SCALE: 1" = 2500'

PLAT DESCRIPTION

WARRANTY DEED BOOK 2019, PAGE 3974

PARCEL 18-104 OF LOT 3 IN AUTUMN RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED OCTOBER 15, 2018 AND RECORDED IN BOOK 2018 PAGE 19572.

OWNER/DEVELOPER

KWIK TRIP, INC.
1626 OAK STREET
PO BOX 2107
LA CROSSE, WI 54602

ADDRESS

855 SE ALICE'S ROAD

ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

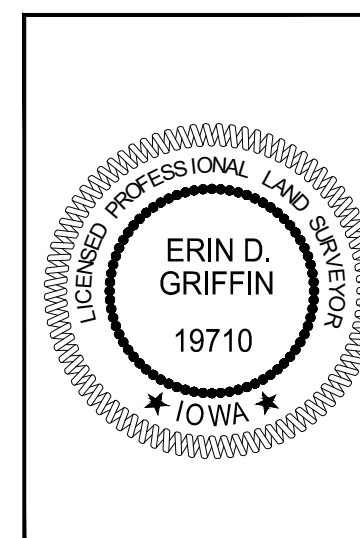
FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 30 FEET
SIDE YARD SETBACK = NONE; EXCEPT WHEN ADJACENT RESIDENTIAL AND SHALL BE AT LEAST 15 FEET
MAXIMUM HEIGHT = 40 FEET, EXCEPT RADIO TOWERS MAY NOT EXCEED 45 FEET
MAXIMUM STORIES = 3
BUILDING AREA: NO SINGLE BUILDING SHALL EXCEED 50,000 SQUARE FEET. (NO CONFIGURATION OF BUILDINGS SHALL BE ALLOWED THAT ARE PLANNED OR INTENDED TO CIRCUMVENT THIS REQUIREMENT.)

AREA SUMMARY

2.50 AC (108,900 SF)

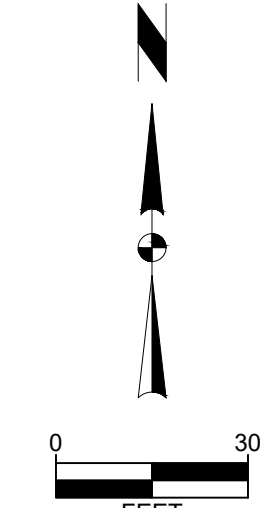
LEGEND

Survey	Found	Set
Section Corner	⊠	△
1/2" Rebar, Yellow Plastic Cap #19710	●	○
1/2" Rebar, Yellow Plastic Cap #15980 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙	⊙
Bench Mark	⊕	⊕
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



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.

Erin D. Griffin, PLS Date _____
License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
Sheet 1 of 1



KWIK TRIP 1056

FINAL PLAT

SNYDER & ASSOCIATES, INC.

WAUKEE, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



118.0739

Sheet 1 of 1

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	07-17-19	SDB

Checked By: EDG
Date: 06-07-2019
Scale: 1" = 30'
Field Bk: 703A Pg: 7
Technician: SDB
Twp-Range-Sec: 79N-26W-35
Project No: 118.0739

Sheet 1 of 1