

# KWIK TRIP 1056

Doc ID: 007871340008 Type: PLAT  
 Recorded: 10/07/2019 at 10:55:22 AM  
 Fee Amt: \$42.00 Page 1 of 8  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK 2019 PG 18747

Slide F 164

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

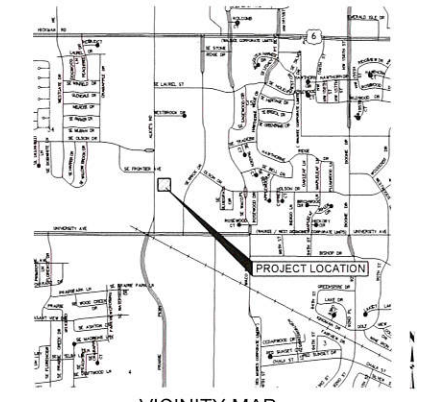
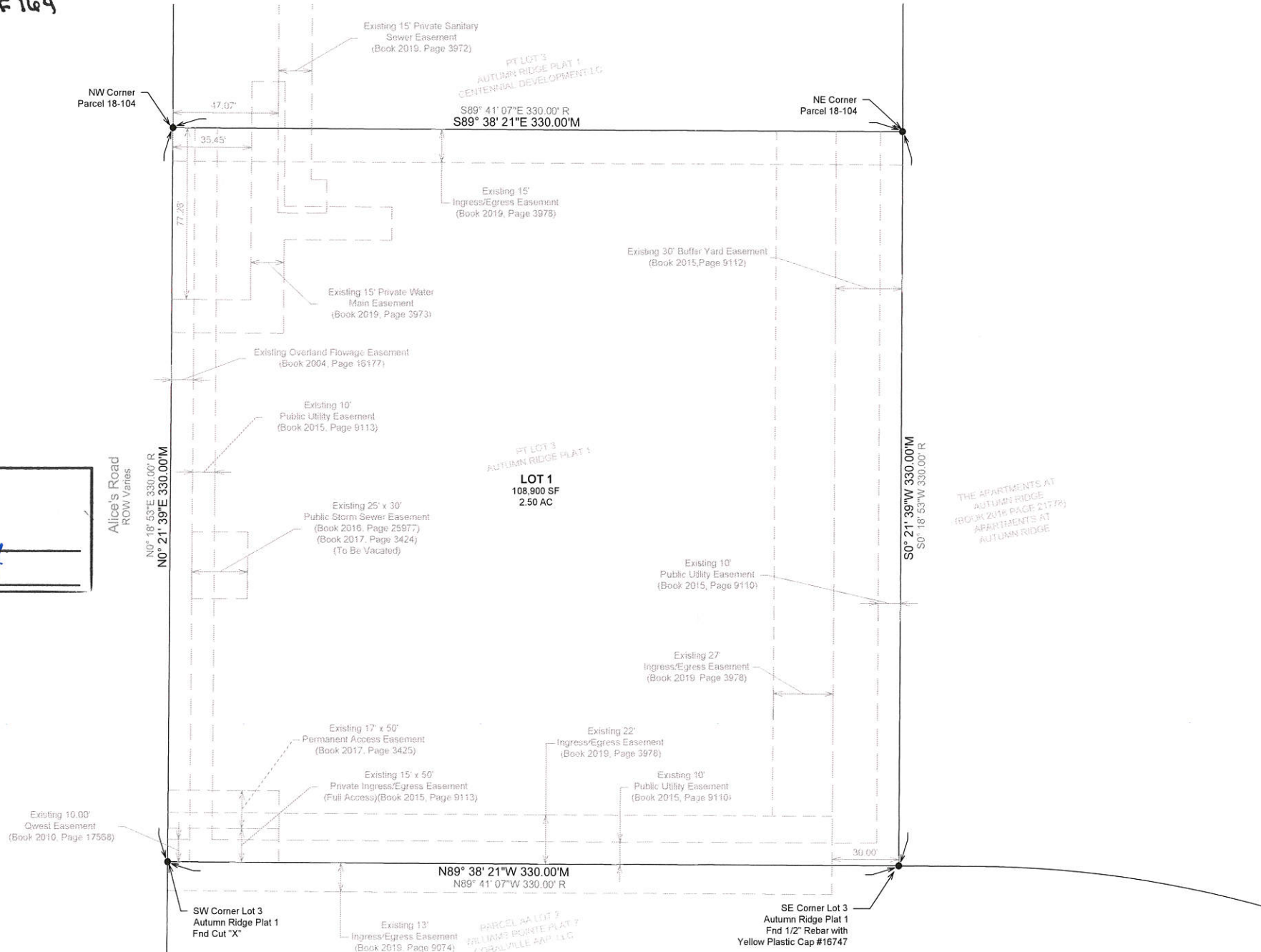
**SERVICE PROVIDED BY:**  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 ANKENY, IOWA 50023

**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

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 8/5/19  
 SIGNED: *Erin D. Griffin*



### 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	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
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* 8/19/19  
 Erin D. Griffin, P.L.S. 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	WAUKEE, IOWA	SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020   www.snyder-associates.com	Sheet 1 of 1
KWIK TRIP 1056 FINAL PLAT		SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020   www.snyder-associates.com	
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