

# FINAL PLAT PRAIRIE CROSSING PLAT 10

## DALLAS COUNTY, IOWA 505 NE VENTURE DRIVE, WAUKEE, IOWA



VICINITY MAP  
1" = 1000'

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 9
LOTS:	2 & 3
PROPRIETOR (S):	ALICES, L.C., KNAPP PROPERTIES INC.
REQUESTED BY:	ALICES, L.C., KNAPP PROPERTIES INC.
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
ATTN:	JEFFERY A. GADDIS
RETURN TO:	2400 86TH STREET, SUITE 12, URBANDALE, IA 50322

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER SHEET
02	FINAL PLAT

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
JUNE 21, 2022	INITIAL SUBMITTAL
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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 (3/4" I.R. W/BLUE CAP #10301 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/4" I.R. W/BLUE CAP #10301 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEEDED BEARINGS & DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(123)	LOT ADDRESS

**PROFESSIONAL LAND SURVEYOR'S MONUMENT NOTE:**  
IF THIS FINAL PLAT INDICATES SETTING A 3/4" I.R. WITH BLUE PLASTIC CAP #10301 AND THE EXISTING CONDITIONS ARE NOT CONDUCTIVE TO SETTING THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) PAVEMENT AND A 'MA6 NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.) PAVEMENT.

#### BASIS OF BEARINGS

- THE SOUTH LINE OF PRAIRIE CROSSING PLAT 9 IS ASSUMED TO HAVE A BEARING OF S89°39'40"W.

#### 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.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF PRAIRIE CROSSING, PLAT 7, AN OFFICIAL PLAT RECORDED IN BOOK 2019, PAGE 149, PRAIRIE CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 2491B AND PRAIRIE CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 13386 ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
- 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.
- THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING 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.

#### CITY OF WAUKEE NOTES

- EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS AS DEFINED IN THE COVENANT AGREEMENTS OF RECORD.
- PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- THE 5 FOOT WIDE SIDEWALK ALONG NE WESTGATE DRIVE SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.

#### FEMA FLOOD ZONE

ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY MAP NUMBER 19049C0355F WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018  
\*\* FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE \*\*  
(SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

#### PROPERTY OWNER:

ALICES, L.C.,  
KNAPP PROPERTIES INC.  
5000 WESTOWN PARKWAY, SUITE 400  
WEST DES MOINES, IA 50266-5921  
CONTACT: AIMEE STAUDT  
PH. 515-223-4000  
EMAIL: AIMEE.STAUDT@KNAPPFFPROPERTIES.COM

#### DEVELOPER:

ALICES, L.C.,  
KNAPP PROPERTIES INC.  
5000 WESTOWN PARKWAY, SUITE 400  
WEST DES MOINES, IA 50266-5921  
CONTACT: AIMEE STAUDT  
PH. 515-223-4000  
EMAIL: AIMEE.STAUDT@KNAPPFFPROPERTIES.COM

#### PROFESSIONAL LAND SURVEYOR:

JEFFERY A. GADDIS, FE, PLS.  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-216-4884 EXT. 221  
GADDIS@CECLAC.COM

#### ZONING / LAND USE

CI-B COMMUNITY AND HIGHWAY SERVICE  
COMMERCIAL DISTRICT

#### BULK REGULATIONS

CI-B  
FRONT YARD SETBACK = 50 FEET / WHEN ADJACENT TO A MAJOR THOROUGHFARE  
SIDE YARD SETBACK = 0 FEET  
SIDE YARD SETBACK = 40 FEET / IF ADJACENT TO 'R' DISTRICT  
REAR YARD SETBACK = 50 FEET  
MAXIMUM HEIGHT = 50 FEET (SEE CODE)  
MAXIMUM STORIES = 3 STORIES

#### LEGAL DESCRIPTION:

LOT 2 AND LOT 3, PRAIRIE CROSSING PLAT 9, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 13386 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.71 ACRES MORE OR LESS.

#### LAND AREA

120,462 SQ. FT. / 2.71 ACRES

#### PURPOSE OF SURVEY:

- THIS FINAL PLAT IS BEING PREPARED TO CREATE COMMERCIAL DEVELOPMENT LOTS.

#### CERTIFICATIONS

\*\*\* THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING 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. \*\*\*

PRELIMINARY	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.
	<p style="text-align: right;">June 20, 2022 DATE</p> <p>JEFFERY A. GADDIS, IOWA LICENSE NO. 18381 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022</p> <p style="text-align: right;">SHEETS 1-2</p>



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



DATE:	June 20, 2022
DATE OF SURVEY:	02-01-2022
DESIGNED BY:	PC
DRAWN BY:	MEH

**PRELIMINARY**  
**PRAIRIE CROSSING PLAT 10**  
 NE VENTURE DRIVE, WAUKEE, IOWA  
**COVER SHEET**

SHEET  
01  
OF  
02

