

OAKLEAF PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT OUTLOT 'Z', OAKLEAF PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: BRENDA JACKSON
ATERRA REAL ESTATE
1001 GRAND AVENUE, WEST DES MOINES, IA 50265

PROPRIETOR: OAKLEAF PROPERTIES LC
1516 S 42ND ST
WEST DES MOINES, IA 50266

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER

OAKLEAF PROPERTIES LC
1516 S 42ND ST
WEST DES MOINES, IA 50266

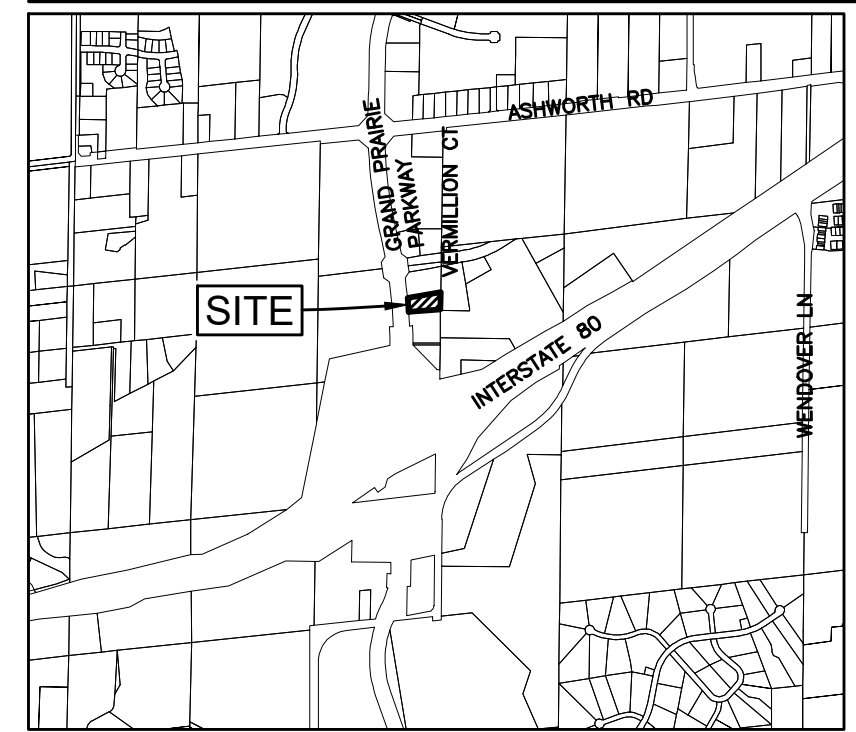
DEVELOPER

BRENDA JACKSON
ATERRA REAL ESTATE
1001 GRAND AVENUE, WEST DES MOINES, IA 50265
CONTACT: 515.225.9029 EXT. 125
EMAIL: BJACKSON@ATERRAREALESTATE.COM
PH: MOBILE 515.577.4831

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

VICINITY MAP (NOT TO SCALE)



PLAT DESCRIPTION

OUTLOT 'Z', OAKLEAF PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL 18-152 OF SAID OUTLOT 'Z' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 23345.

THE PROPERTY CONTAINS 1.35 ACRES (58,608 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

MAY 23, 2022

ZONING

K-RR KETTLESTONE RETAIL REGIONAL

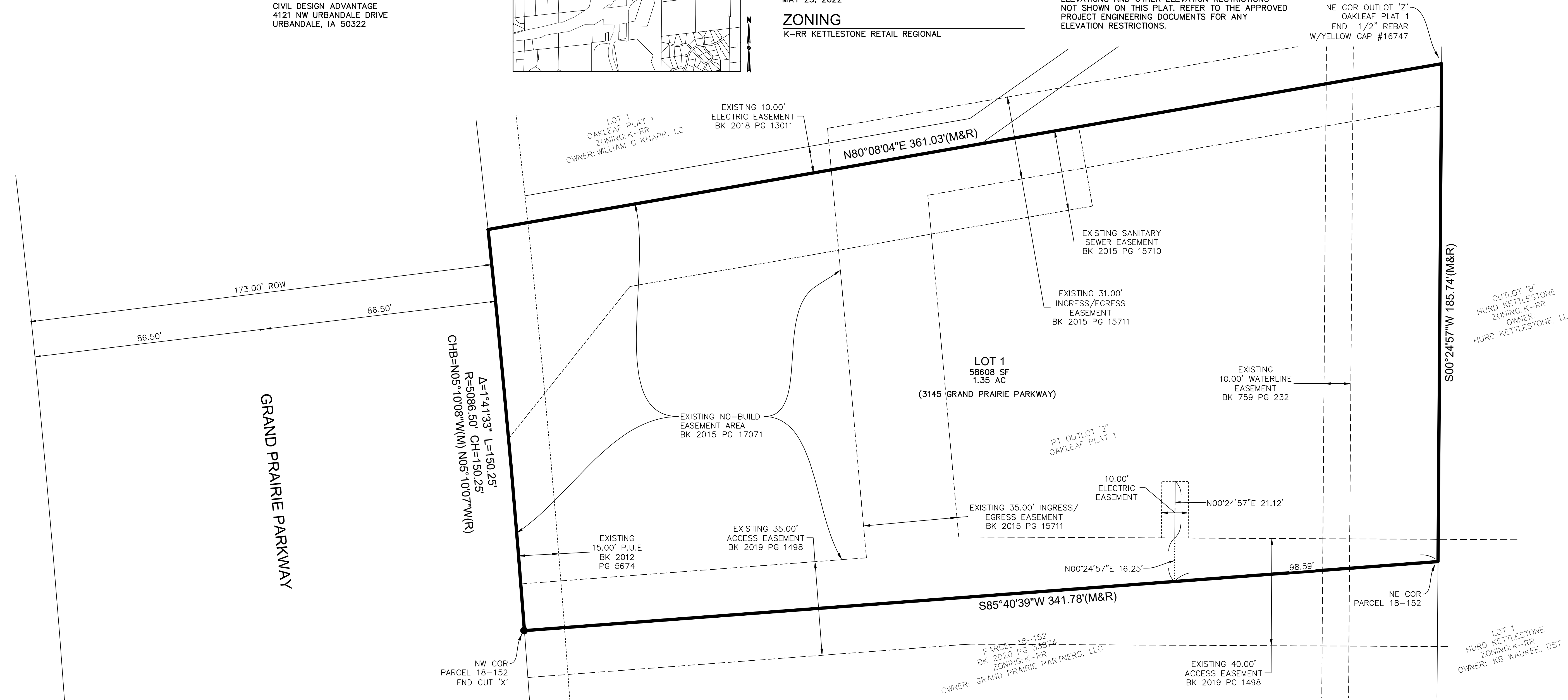
BULK REGULATIONS

SETBACKS
FRONT: 0 FT
SIDE: 0 FT
IF ADJACENT TO SFR: 50 FT
REAR: 0 FT
IF ADJACENT TO SFR: 50 FT

NOTES

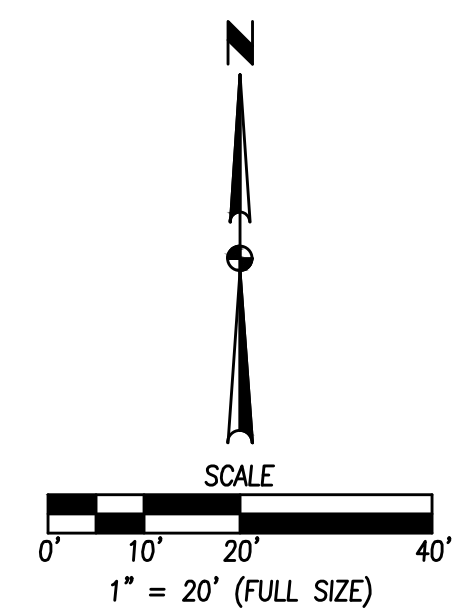
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

NE COR OUTLOT 'Z'
OAKLEAF PLAT 1
FND 1/2" REBAR
W/YELLOW CAP #16747

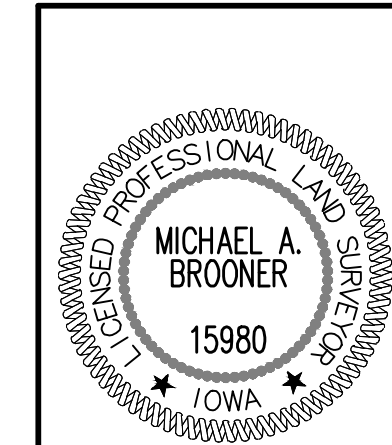


LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



COMMENT: ENCL
 FILE: H:\2022\220424\220424-FINAL PLATING
 PLOTTED BY: MICHAEL BROONER
 DATE: 8/7/2022 2:13 PM



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.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

<p>CIVIL DESIGN ADVANTAGE WAUKEE, IOWA</p>	<p>OAKLEAF PLAT 2 FINAL PLAT</p>
<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>REVISIONS: _____ DATE: _____</p> <p>07/01/22 05/24/22</p>
<p>ENGINEER: _____</p>	<p>TECH: _____</p>
<p>REVIEW: _____</p>	<p>1 / 1</p>
<p>2204.262</p>	<p>2204.262</p>