

# IOWA CLINIC WAUKEE PLAT 1

## FINAL PLAT

Index Legend	
City:	Waukee
County:	Dallas County
Parcel ID:	1604200023 and 1604200026
Description:	Government Lot 15
Proprietor:	TIC PROPERTIES, LLC
Surveyor:	MURRAY B. BERTING
Company:	SHIVE-HATTERY INC
Return To:	4125 WESTOWN PARKWAY, SUITE 100 WEST DES MOINES, IA 50266, 515-223-8104

### PROPERTY OWNERS

TIC PROPERTIES, LLC  
ATTN: NATE ESSER  
5950 UNIVERSITY AVE STE 321  
WEST DES MOINES, IA 50266  
EMAIL: NESSER@IOWACLINIC.COM

LOLOWAU, LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266

### SURVEYOR

SHIVE-HATTERY, INC.  
ATTN: MURRAY BERTING  
4125 WESTOWN PARKWAY STE 100  
WEST DES MOINES, IA 50266  
PHONE: 515-223-8104

### LEGAL DESCRIPTION

PARCEL 21-120, PARCEL 21-121, PARCEL 21-122, AND PARCEL 21-123 IN GOVERNMENT LOT 15 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN IN PLATS OF SURVEY FILED JANUARY 6, 2022, IN BOOK 2022, PAGE 363, AND CORRECTED IN BOOK 2022, PAGE 2048, AND IN BOOK 2022, PAGE 364, AND CORRECTED IN BOOK 2022, PAGE 2049, AND IN BOOK 2022, PAGE 365, AND CORRECTED IN BOOK 2022, PAGE 2050, AND IN BOOK 2022, PAGE 366, AND CORRECTED IN BOOK 2022, PAGE 2051 OF THE DALLAS COUNTY RECORDED'S OFFICE.

### AREA

8.663 ACRES

### ZONING

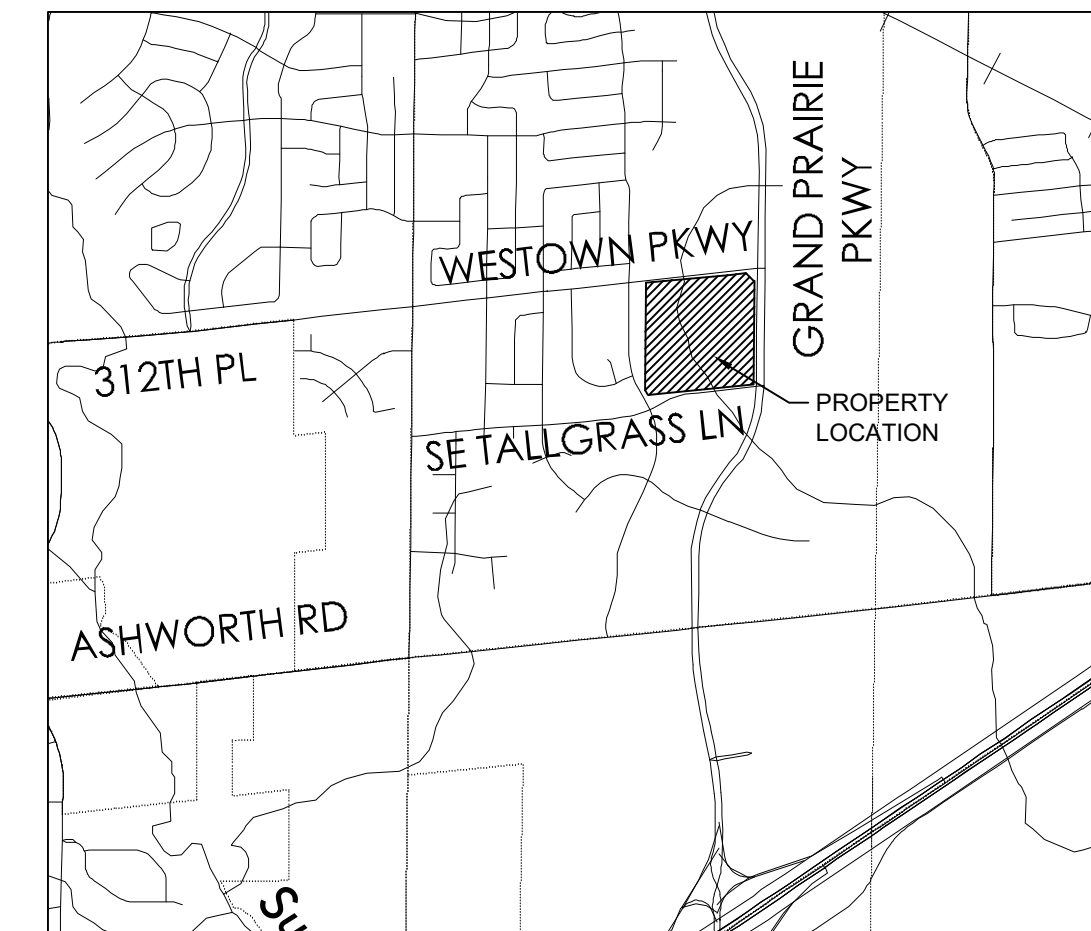
K-RC - KETTLESTONE RETAIL COMMUNITY

### MINIMUM BULK REGULATIONS

FRONT YARD - 0 FEET  
REAR YARD - 0 FEET UNLESS ADJACENT TO SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET  
SIDE YARD - 0 FEET UNLESS ADJACENT TO SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET  
MINIMUM LOT WIDTH - NO MINIMUM  
MINIMUM LOT AREA - NO MINIMUM

### PROPERTY ADDRESSES

LOT 1 1025 SE TALLGRASS LANE



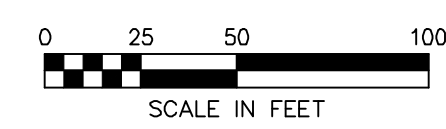
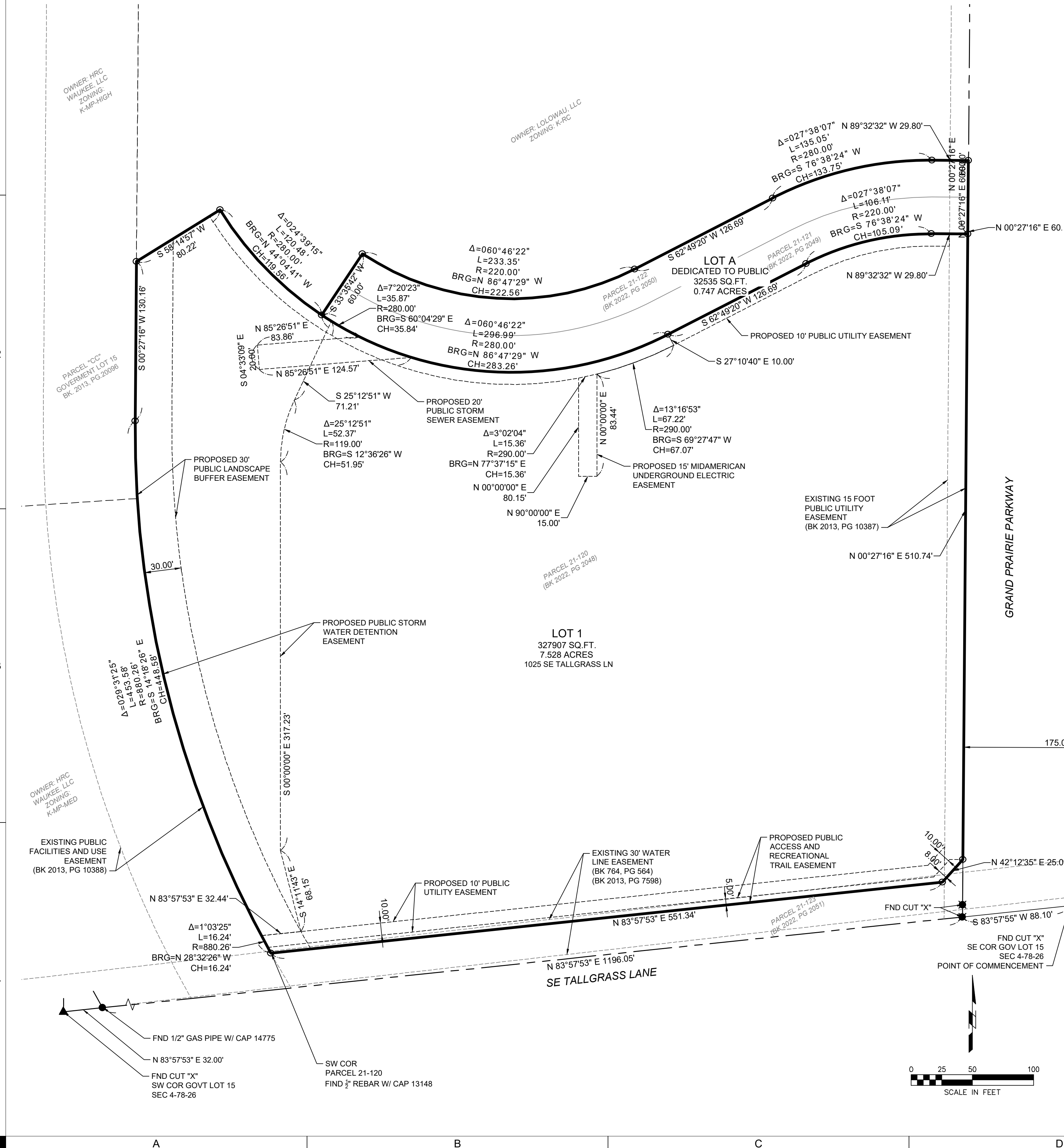
### VICINITY MAP

### GENERAL SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS: THE EAST LINE OF THE GOVERNMENT LOT 15 OF SECTION 4, T78N, R26W AS NORTH 00°27'16" EAST.

### LEGEND

●	FOUND PROPERTY CORNER, 5/8" ROD W/ YELLOW CAP #13148 (UNLESS NOTED)
○	SET PROPERTY CORNER, 5/8" ROD W/ YELLOW CAP #13148 (UNLESS NOTED)
▲	FOUND SECTION CORNER MONUMENT (AS NOTED)
⊙	FOUND MAG NAIL
—	PROPERTY BOUNDARY LINE
- - -	SECTION CORNER LINE
- · - · -	ADJACENT PROPERTY LINE
- · - - -	RIGHT-OF-WAY LINE
- · - · - · -	LOT LINES
XXX.XX' (M)	MEASURED BEARING AND DISTANCE
XXX.XX' (P)	PLATTED BEARING AND DISTANCE



ONLY THESE COPIES OF THIS DOCUMENT SIGNED AND DATED IN CONTRASTING INK COLOR ARE TO BE CONSIDERED CERTIFIED OFFICIAL COPIES PER IOWA ADMINISTRATION CODE 193C-6.1(5)

**MURRAY B. BERTING**  
13148

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: \_\_\_\_\_  
NAME: **MURRAY B. BERTING**  
DATE: \_\_\_\_\_ LICENSE NUMBER: 13148  
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2022  
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: \_\_\_\_\_

IOWA CLINIC WAUKEE PLAT 1

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

DRAWN BY	KAS
APPROVED BY	MBB
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	09/20/2022
PROJECT NUMBER	4214911
FIELD BOOK	

FINAL PLAT

1 OF 1

SHIVE-HATTERY  
ARCHITECTURE+ENGINEERING

4125 WESTOWN PKWY, SUITE 100  
WEST DES MOINES, IOWA 50266  
515.223.8104 | SHIVE-HATTERY.COM

THE IOWA CLINIC  
WAUKEE, IOWA