FRIDLEY PALMS PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: PT LOT 2, FRIDLEY PALMS PLAT 1, WAUKEE, IOWA
LOT 3, FRIDLEY PALMS PLAT 1, WAUKEE, IOWA

REQUESTOR: WAUKEE PARTNERS, LLC
301 N MAIN ST, STE 1400
WICHITA, KS 67202

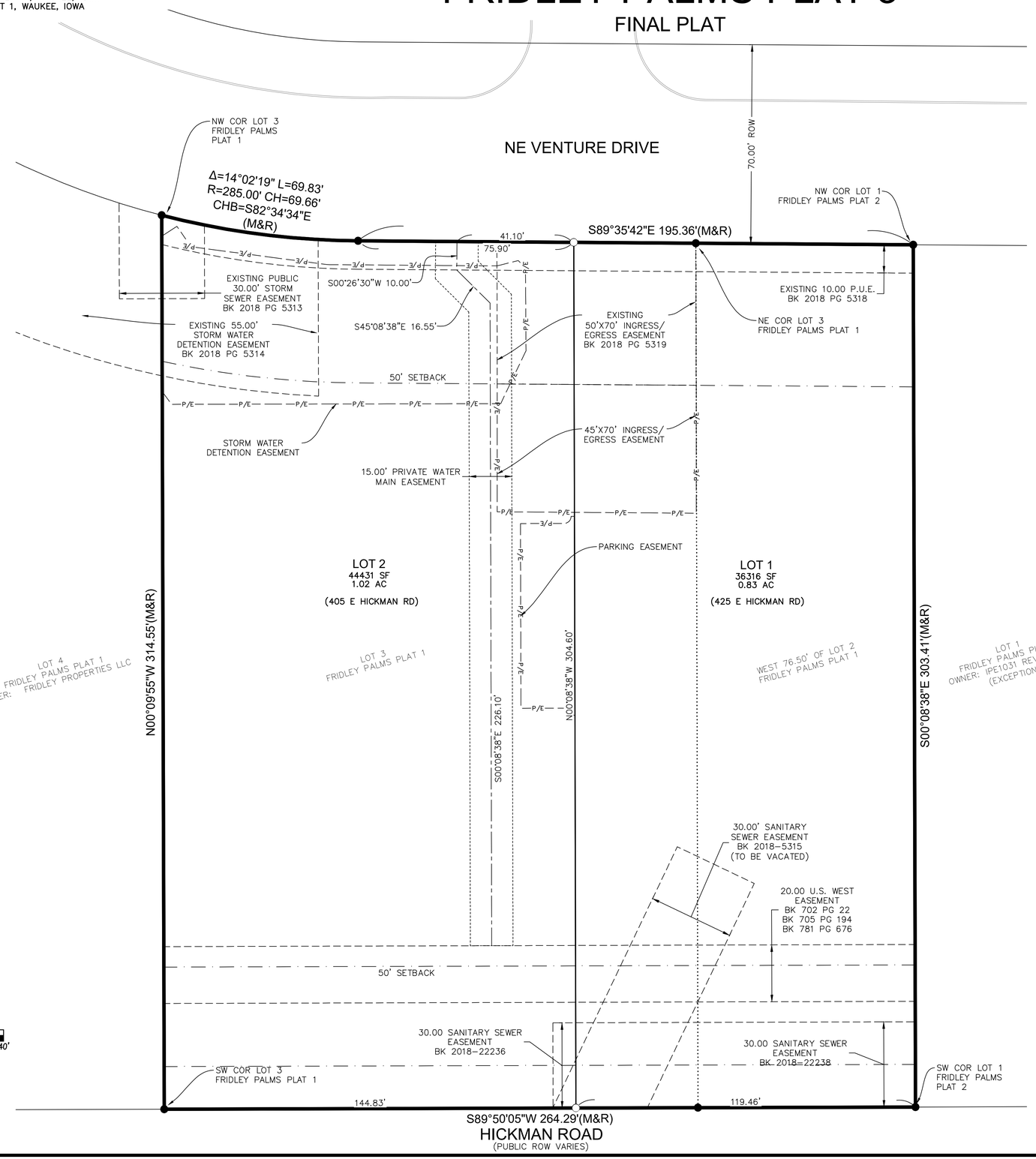
PROPRIETOR: FRIDLEY PROPERTIES LLC
1321 WALNUT ST
DES MOINES, IA 50309

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

AREA ABOVE RESERVED FOR RECORDING STAMP



OWNER

FRIDLEY PROPERTIES LLC
1321 WALNUT ST
DES MOINES IA 50309

APPLICANT

WAUKEE PARTNERS, LLC
301 N MAIN ST, STE 1400
WICHITA, KS 67202
CONTACT: DOUG MALONE
EMAIL: MALONE@ICTCAPITAL.COM
PH. (316) 440-8311

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

PD-1/C-1B: LARGE SCALE COMMERCIAL DISTRICT
PLANNED DEVELOPMENT OVERLAY DISTRICT
(BOOK 2017, PAGE 25138)

DATE OF SURVEY

MARCH 24, 2023

PLAT DESCRIPTION

LOTS 2 AND 3 IN FRIDLEY PALMS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THAT PART OF SAID LOT 2 PLATTED AS FRIDLEY PALMS PLAT 2 AND CONTAINING 1.85 ACRES (80,747 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.

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		

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

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, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	04/25/23
PREPARED	03/24/23

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

FRIDLEY PALMS PLAT 3
FINAL PLAT
WAUKEE, IOWA

1/1

2210.676

FILE: H:\2022\2210676\DWG\2210676-FINAL PLAT.DWG
PLOT DATE: 4/25/2023 PLOTTED BY: ERIN OLENDIKE DATE PLOTTED: 4/25/2023 5:23 PM TECH: COMMENT: ENG: