

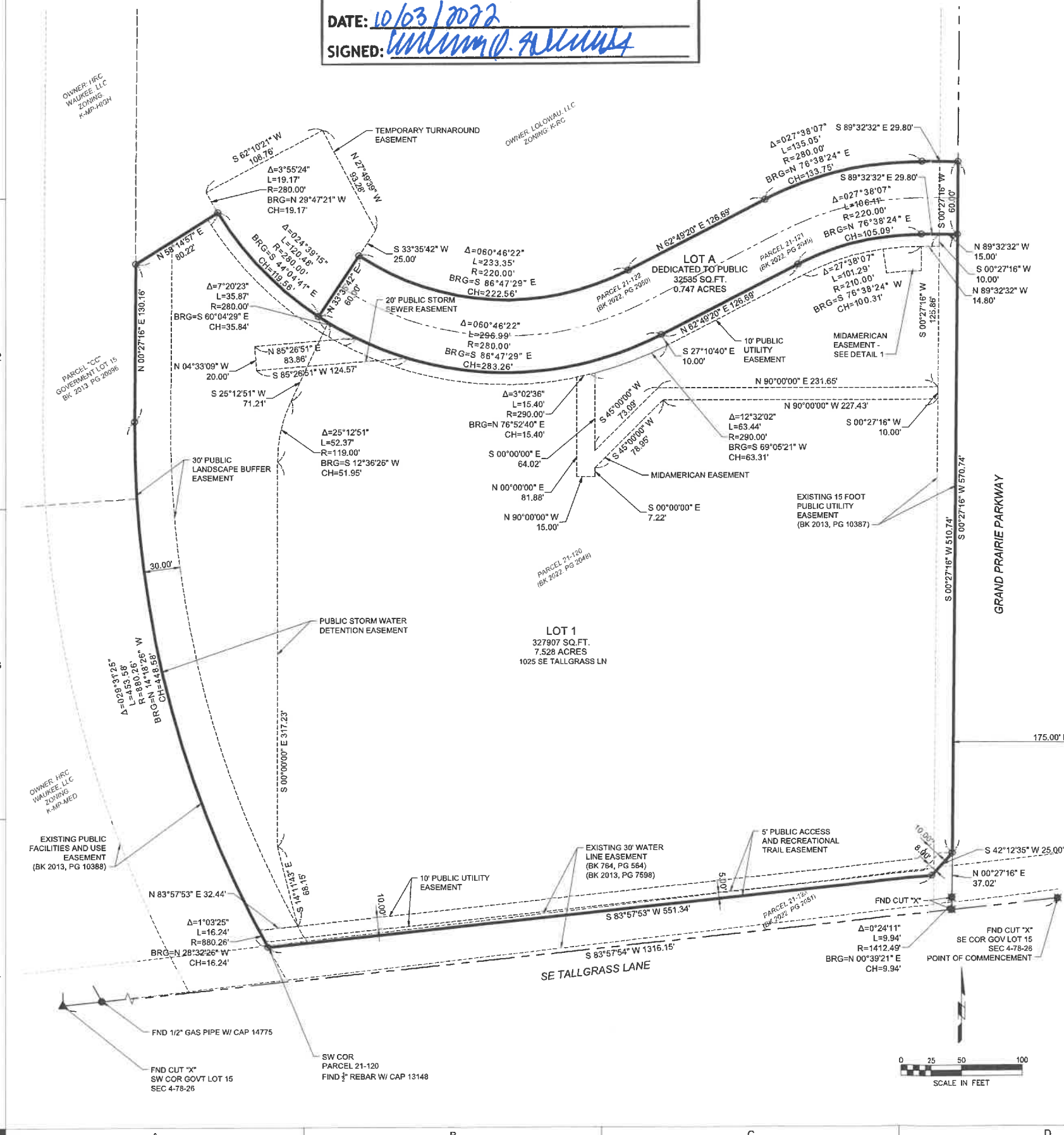
Book 2023 Page 10221

# 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<br>WEST DES MOINES, IA 50266, 515-223-8104 |

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
**DATE: 10/03/2022**  
**SIGNED: Murray B. Berting**



**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

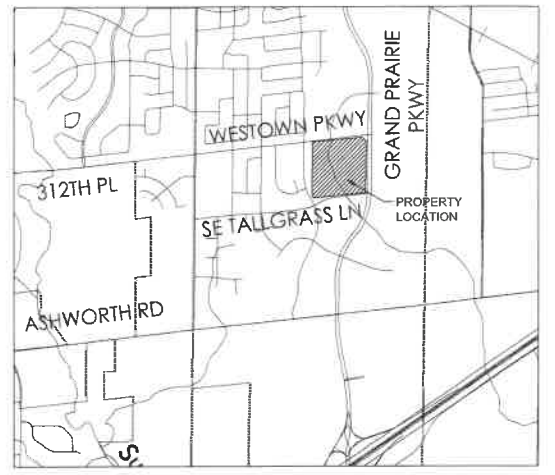
**LEGAL DESCRIPTION**  
 PARCEL 21-120, PARCEL 21-121, PARCEL 21-122, AND PARCEL 21-123 IN GOVERNMENT LOT 15 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN IN PLATS OF SURVEY FILED JANUARY 6, 2022, IN BOOK 2022, PAGE 363, AND CORRECTED IN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

**AREA**  
 8.275 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

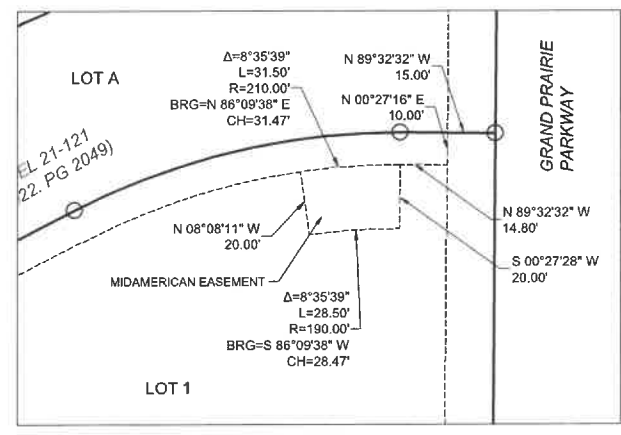


VICINITY MAP

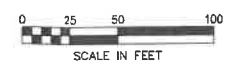
**GENERAL SURVEY NOTES**  
 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS: THE EAST LINE OF THE GOVERNMENT LOT 15 OF SECTION 4, T78N, R26W AS NORTH 00°27'16\"/>

**LEGEND**

|             |  |
|-------------|--|
| ●           | FOUND PROPERTY CORNER, 5/8\"/>           |
| ○           | SET PROPERTY CORNER, 5/8\"/>             |
| ▲           | 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             |



1 MIDAMERICAN EASEMENT  
1" = 30'



ONLY THESE COPIES OF THIS DOCUMENT BEING AND DATED IN CONTRASTING INK COLOR ARE TO BE CONSIDERED CERTIFIED OFFICIAL COPIES FOR IOWA ADMINISTRATION CODE 192C-41.05

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 QUALIFIED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: Murray B. Berting  
 NAME: MURRAY B. BERTING  
 DATE: 8/8/2023 LICENSE NUMBER: 13148  
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2024  
 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: THIS SHEET

**SHIVE-HATTERY**  
 ARCHITECTURE + ENGINEERING

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

IOWA CLINIC WAUKEE PLAT 1

THE IOWA CLINIC  
WAUKEE, IOWA

|                |            |
|----------------|------------|
| DRAWN BY       | CWH        |
| APPROVED BY    | MBB        |
| ISSUED FOR     | FINAL PLAT |
| ISSUE DATE     | 08/08/2023 |
| PROJECT NUMBER | 4214911    |
| FIELD BOOK     |            |

FINAL PLAT