

FINAL PLAT OF THE CROSSING AT ALICE'S ROAD PLAT 5 WAUKEE, IOWA

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

APPLICANT:

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
ATTN: JEFF STEIN

OWNER:

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 21
FAX: 515-276-1084
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION

LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 4, AN OFFICIAL PLAT, RECORDED IN BOOK 2015, PAGE 20364 AT DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA EXCEPTING THEREFROM THE SPECIAL WARRANTY DEED RECORDED IN BOOK 2018, PAGE 2284 AT THE DALLAS COUNTY RECORDER'S OFFICE AND SHOWN ON THE EXHIBIT 'A' ACQUISITION PLAT PARCEL 43 RECORDED ON FEBRUARY 12, 2012. THIS PARCEL CONTAINS 11.89 ACRES.

LAND AREA

11.89 ACRES
517,918 SQUARE FEET

BASIS OF BEARINGS

THE FINAL PLAT BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 4 ASSUMED AS S89°34'51"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD(1983(2011)) SOUTH ZONE GRID NORTH.

PURPOSE OF SURVEY

DIVIDE 1 TAX PARCEL INTO 2 TAX PARCELS.

LAND USE

LARGE SCALE COMMERCIAL DISTRICT

ZONING/LAND USE

EXISTING: C-1B

SETBACKS

C-1B

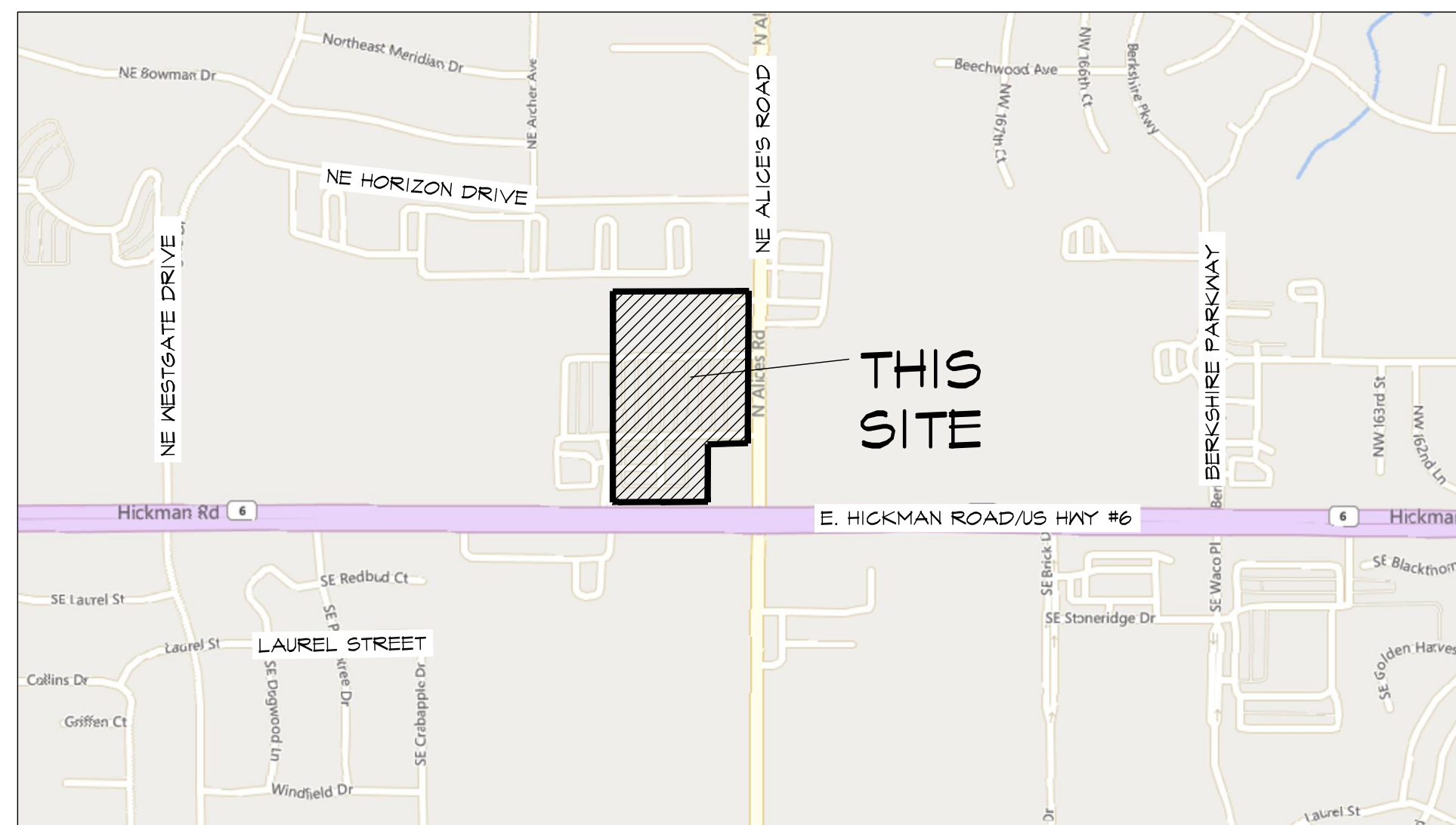
FRONT YARD = 50 FEET, WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.

SIDE YARD = 20 FEET, EXCEPT WHERE THE SIDE IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE SIDE YARD SHALL BE AT LEAST 40 FEET.

REAR YARD = 50 FEET
MAXIMUM HEIGHT = 50'
MAXIMUM NUMBER OF STORIES = 3 STORIES

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARINGS & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT



VICINITY SKETCH

NO SCALE



NORTH

BOUNDARY CLOSURE REPORT

NORTH: 588706.5861' EAST: 1543262.1184'

SEGMENT #1 : LINE
COURSE: N00°04'25"W LENGTH: 41.29'
NORTH: 588791.8760' EAST: 1543262.0016'

SEGMENT #2 : CURVE
LENGTH: 43.09' RADIUS: 300.00'
DELTA: 017°46'45" TANGENT: 46.92'
CHORD: 42.12' COURSE: N08°51'41"W
COURSE IN: S89°55'35"W COURSE OUT: N72°08'51"E
RP NORTH: 588711.4806' EAST: 1543262.0019'
END NORTH: 588889.4638' EAST: 1543241.5561'

SEGMENT #3 : LINE
COURSE: N175°01'14"W LENGTH: 68.06'
NORTH: 588454.2461' EAST: 1543226.6911'

SEGMENT #4 : LINE
COURSE: N00°04'25"W LENGTH: 693.88'
NORTH: 588448.8251' EAST: 1543225.7996'

SEGMENT #5 : LINE
COURSE: N00°54'51"W LENGTH: 622.35'
NORTH: 588428.8508' EAST: 1543840.6604'

SEGMENT #6 : LINE
COURSE: S00°54'51"W LENGTH: 430.14'
NORTH: 588428.8508' EAST: 1543840.6604'

SEGMENT #7 : LINE
COURSE: S00°31'28"W LENGTH: 104.46'
NORTH: 588413.8452' EAST: 1543839.1002'

SEGMENT #8 : LINE
COURSE: S04°20'19"W LENGTH: 164.64'
NORTH: 588444.1210' EAST: 1543827.2451'

SEGMENT #9 : LINE
COURSE: N84°44'07"W LENGTH: 208.99'
NORTH: 588450.6926' EAST: 1543618.2573'

SEGMENT #10 : LINE
COURSE: S00°15'55"W LENGTH: 243.69'
NORTH: 588707.0052' EAST: 1543617.1240'

SEGMENT #11 : LINE
COURSE: S89°55'54"W LENGTH: 355.01'
NORTH: 588706.5818' EAST: 1543262.1193'

PERIMETER: 3076.10' AREA: 517917.73 SQ. FT.
ERROR CLOSURE: 0.0043' COURSE:
S04°35'06"E -0.00421' EAST: 0.00034'

PRECISION 1: 715286.05

INDEX LEGEND

COUNTY: DALLAS	SECTION	TOWNSHIP	RANGE	¼	¼ ¼
ALLOT PART:	27	79	26	SE	SE
SUBDIVISION: THE CROSSING AT ALICE'S ROAD PLAT 4					
LOT: LOT 1					
CITY: WAUKEE					
ASSOCIATED (BK. 2015, PG. 20364) DOCUMENTS: (BK. 2018, PG. 2284)					
PROPRIETOR (S): HY-VEE, INC.					
REQUESTED BY: HY-VEE, INC.					
PROFESSIONAL LAND SURVEYOR JEFFREY A. GADDIS, PLS 18381					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS, PLS RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884					

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #14044C0355F MAP REVISED DECEMBER 2, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	190860	0355	F
CITY OF WAUKEE	190678	0320	F

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS
WWW.FEMA.COM
FEMA REGION VII, 9221 WARD PARKWAY, KANSAS CITY, MO 64114
1-877-336-2622
FEMAMAPSPECIALIST@RISKMAPCD5.COM

PROFESSIONAL LAND SURVEYOR NOTES

1. 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.
2. THE 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.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

NOTES

1. LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 4 IS SUBJECT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2006, PAGE 15421, FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2012, PAGE 6581, SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2014, PAGE 4101, THIRD AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2016, PAGE 4212 AND FOURTH AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2023, PAGE 352.
2. THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1998, PAGE 9638.
3. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE RECORDED IN BOOK 2001, PAGE 12834.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. THIS PROPERTY IS SUBJECT TO THE 'DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND' RECORDED IN BOOK 2015, PAGE 19196 AT THE DALLAS COUNTY RECORDER'S OFFICE.

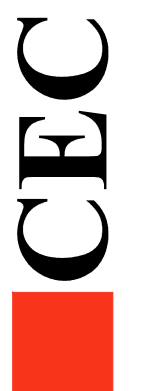
CERTIFICATION

	<p>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> <p>PRELIMINARY Mon 23, 2024 JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024</p>
	<p>SHEETS 1 - 2</p>

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
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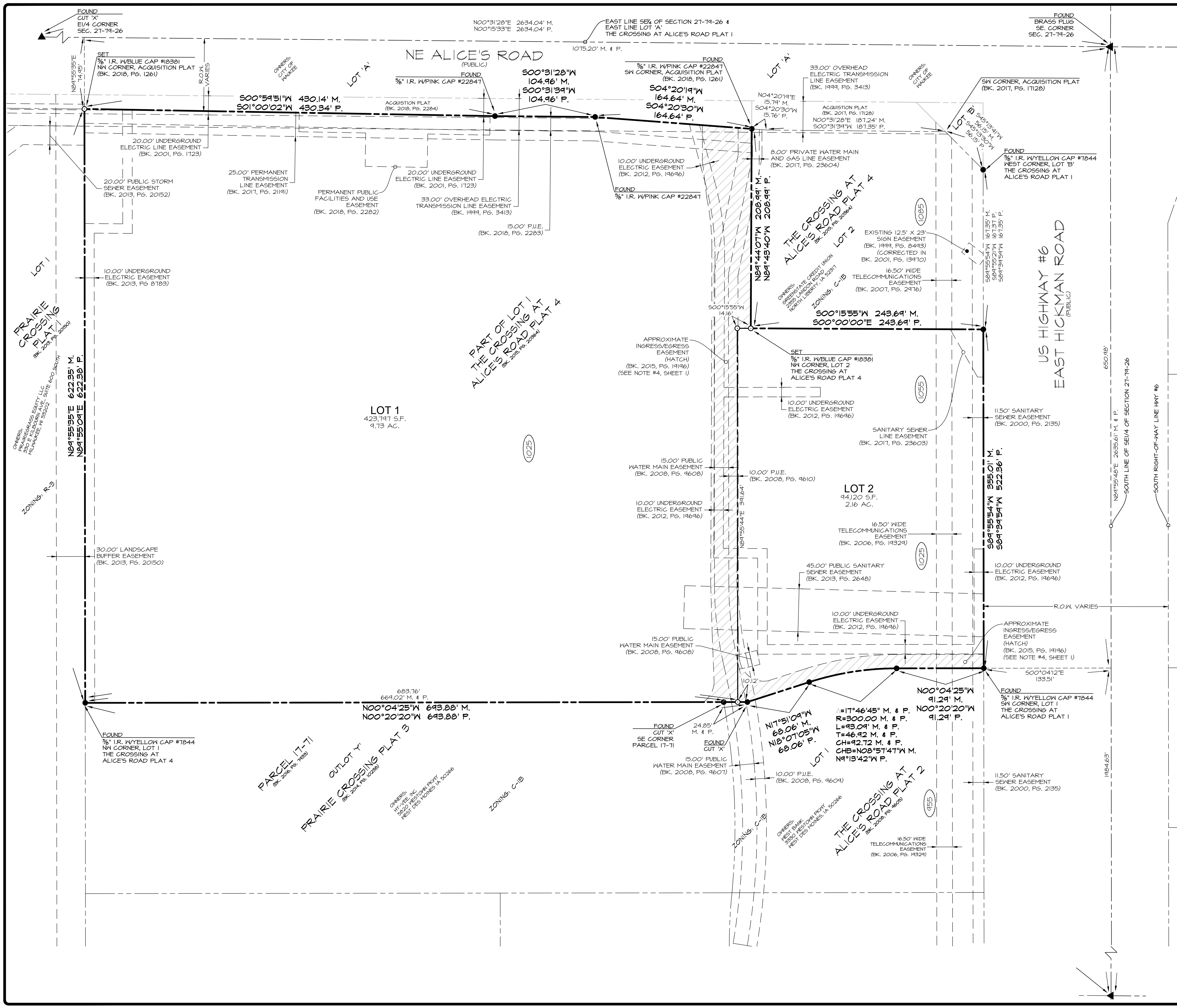
DATE: May 23, 2024
COMMENTS: ...
DATE OF SURVEY: MAY 01, 2024
DESIGNED BY: JAG
DRAWN BY: LKH

THE CROSSING AT ALICE'S ROAD PLAT 5
WAUKEE, IOWA
COVER

SHEET
OF 2

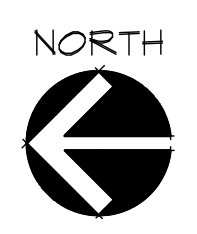
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FINAL PLAT
THE CROSSING AT ALICE'S ROAD PLAT 5
 WAUKEE, IOWA

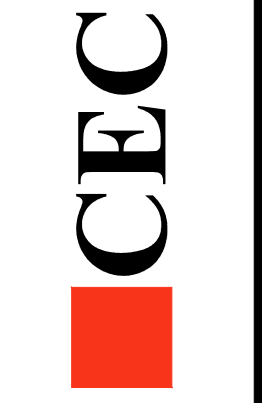


- LEGEND**
- PLAT BOUNDARY
 - - - SECTION LINES
 - LOT LINES
 - CENTERLINE
 - EASEMENT LINES
 - BUILDING SETBACK LINE
 - 100 YEAR ELEVATION
 - ▲ FOUND SECTION CORNER
 - FOUND PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381)
 - SET PROPERTY CORNER (3/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
 - M. MEASURED BEARING AND DISTANCE
 - P. PREVIOUSLY RECORDED BEARING AND DISTANCE
 - I.R. IRON ROD
 - B.S.L. BUILDING SETBACK LINE
 - R.O.W. RIGHT-OF-WAY
 - F.U.E. PUBLIC UTILITY EASEMENT
 - BK. XX, PG. XXX COUNTY RECORDER'S INDEX BOOK & PAGE
 - (XXX) ADDRESS

SCALE: 1"=50'
 0' 10' 20' 30' 40' 50' 100'



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	REVISIONS	COMMENTS
DEC. 09, 2015	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: OCT. 13, 2013
 DESIGNED BY: JAG
 DRAWN BY: LJK

THE CROSSING AT ALICE'S ROAD PLAT 5
 WAUKEE, IOWA
FINAL PLAT

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