

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

2024-12601
RECORDED: 08/16/2024 09:35:56 AM
RECORDING FEE: \$52.00
COMBINED FEE: \$52.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

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



DRAWING INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	FINAL PLAT

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 08/05/2024
SIGNED: *Jeffrey A. Gaddis*

APPLICANT:

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
ATTN: JEFF STEIN
PHONE: 515 267-2814
EMAIL: JSTEIN@HY-VEE.COM

OWNER:

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

PROFESSIONAL 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 20384 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
51718 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°34'54"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(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-IB

SETBACKS

C-IB

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.

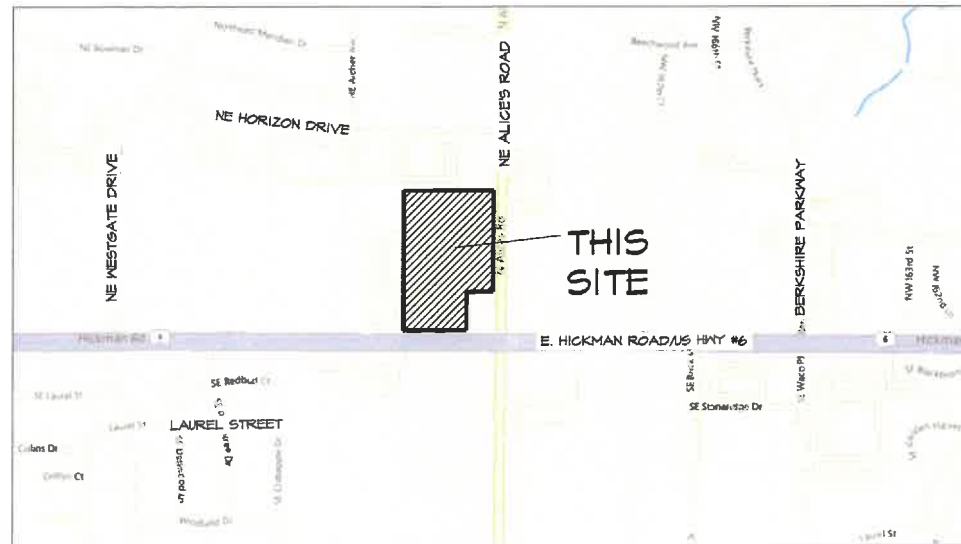
REAR YARD = 50 FEET

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 BEARINGS & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & 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



BOUNDARY CLOSURE REPORT

NORTH: 588706.5861'	EAST: 1543262.1184'	SEGMENT #8 . LINE COURSE: S04°20'19"W NORTH: 588444.1210'	LENGTH: 164.64'	EAST: 1543827.2451'		
SEGMENT #1 . LINE COURSE: N00°04'25"W NORTH: 588711.8760'	LENGTH: 91.24'	EAST: 1543262.0016'	SEGMENT #4 . LINE COURSE: N84°44'07"W NORTH: 588450.8426'	LENGTH: 208.81'	EAST: 1543618.2515'	
SEGMENT #2 . CURVE LENGTH: 93.04' CURVE RADIUS: 300.00' DELTA: 017°46'43" TANGENT: 46.42' CHORD: 92.72' COURSE IN: S84°55'35"W COURSE OUT: N72°08'51"E RP NORTH: 588747.4406' EAST: 1542462.0019' END NORTH: 588889.4638' EAST: 1543247.1556'	SEGMENT #10 . LINE COURSE: S00°15'35"W NORTH: 588707.0032'	LENGTH: 243.64'	EAST: 1543617.1240'	SEGMENT #11 . LINE COURSE: S04°55'54"W NORTH: 588706.5818'	LENGTH: 355.01'	EAST: 1543262.1183'
SEGMENT #3 . LINE COURSE: N11°51'09"W NORTH: 588454.2467'	LENGTH: 69.06'	EAST: 1543226.8411'	PERIMETER: 3076.10'	AREA: 51717.73 SQ. FT.	ERROR CLOSURE: S04°35'06"E 0.0043 COURSE:	ERROR NORTH: -0.00427 EAST: 0.00034
SEGMENT #4 . LINE COURSE: N00°04'25"W NORTH: 588448.1261'	LENGTH: 649.88'	EAST: 1543225.7496'	PRECISION: 1: 715286.05			
SEGMENT #5 . LINE COURSE: N84°55'35"E NORTH: 588448.4257'	LENGTH: 622.35'	EAST: 1543840.1441'				
SEGMENT #6 . LINE COURSE: S00°54'51"W NORTH: 584218.8508'	LENGTH: 430.14'	EAST: 1543840.8604'				
SEGMENT #7 . LINE COURSE: S00°31'28"W NORTH: 584113.8452'	LENGTH: 104.96'	EAST: 1543839.7002'				

INDEX LEGEND

COUNTY:	SECTION:	TOWNSHIP:	RANGE:	1/4:	1/4:
DALLAS	27	19	26	SE	SE

SUBDIVISION: THE CROSSING AT ALICE'S ROAD PLAT 4

LOT: LOT 1

CITY: WAUKEE

ASSOCIATED (BK. 2015, PG. 20384) DOCUMENTS: (BK. 2018, PG. 2284)

PROPRIETOR (S): HY-VEE, INC.

REQUESTED BY: HY-VEE, INC.

PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS 18381

CIVIL ENGINEERING CONSULTANTS, INC
COMPANY: ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, URBANDALE, IA 50322
PHONE: 515-276-4884

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #1404RC0355F MAP REVISED DECEMBER 7, 2018.

COMMUNITY	NUMBER	PANEL	SUFFIX
DALLAS COUNTY	140660	0355	F
CITY OF WAUKEE	140678	0320	F

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
PLEASE SEE FEMA FLOOD SERVICE CENTER FOR CURRENT MAPS
WWW.FEMA.GOV
FEMA REGION VII, 4221 WARD PARKWAY, KANSAS CITY, MO 64114
1-877-336-2627
FEMAMAPSPECIALIST@RISKMAPCDS.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 OF 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 15427, FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2012, PAGE 6881, SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2014, PAGE 4107, 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 392
2. THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1948, PAGE 4636.
3. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2007, PAGE 12894.
4. THIS PROPERTY IS SUBJECT TO THE 'DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND' RECORDED IN BOOK 2015, PAGE 19146 AT THE DALLAS COUNTY RECORDER'S OFFICE.

CERTIFICATION

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.

Jeffrey A. Gaddis, Iowa License No. 18381
DATE: July 19, 2024
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

SHEETS 1 - 2

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM



DATE: July 19, 2024
 COMMENTS:
 DATE OF SURVEY: MAY 01, 2024
 DESIGNED BY: JAG
 DRAWN BY: LJT
THE CROSSING AT ALICE'S ROAD PLAT 5
 WAUKEE, IOWA
COVER
 SHEET 1 OF 2
 E-4236

