

**OWNER**  
Centennial Development, L.C., an Iowa limited liability company  
Centennial Development, L.C.  
4201 Westown Parkway, Suite #150  
West Des Moines, IA 50266  
Attn: William B. Kimberley  
Email: bill@kimdev.com

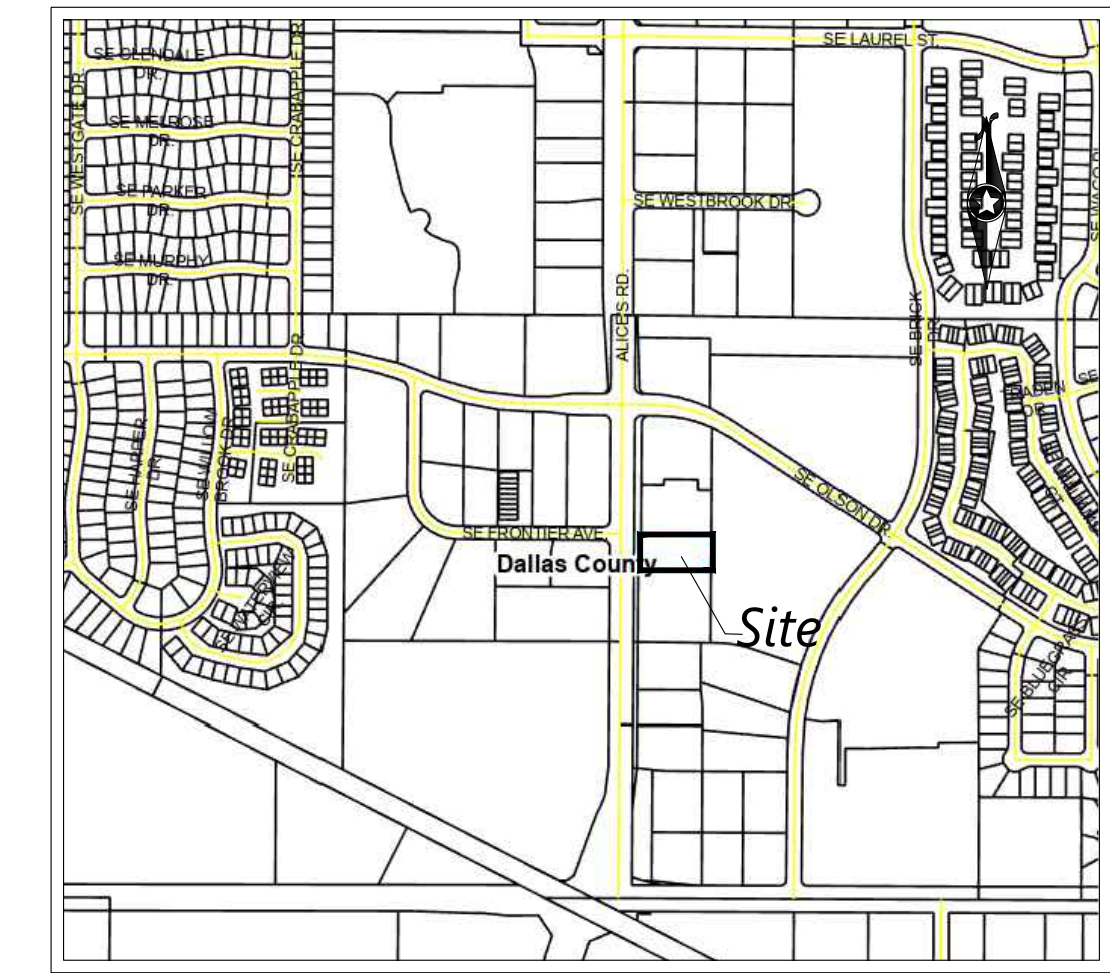
**SURVEYOR/ENGINEER**  
Westwood Professional Services, Inc.  
2001 Beach Street, Suite #300  
Forth Worth, Texas 76103  
Dick Ryser  
(817) 333-2569

**DEVELOPER:**  
Westwood Contractors, Inc.  
2001 Beach Street, Suite #300  
Forth Worth, Texas 76103  
Dick Ryser  
(817) 333-2569

**ZONING & BULK REGULATIONS**  
ZONING DESIGNATION: C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
LOT AREA: NO MINIMUM  
LOT WIDTH: NO MINIMUM  
MINIMUM FRONT YARD: 30 FEET  
MINIMUM REAR YARD: 30 FEET  
MINIMUM SIDE YARD: NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT (30 FEET)  
NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT (2 STORIES OR 40 FEET)  
MAXIMUM HEIGHT: 1 STORY OR 14 FOR ACCESSORY BUILDING

**VICINITY MAP**

Not to Scale



Call 48 Hours before digging:

811 or call811.com  
Common Ground Alliance

A PORTION OF LAND IN THE SW 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST

**LEGAL DESCRIPTION**

The following information was provided in First American Title Insurance Company National Commercial Services File Number NCS-1278645-CO which has an effective date of September 22, 2025 at 7:30 AM.

Real property in the City of Waukee, County of Dallas, State of Iowa, described as follows:

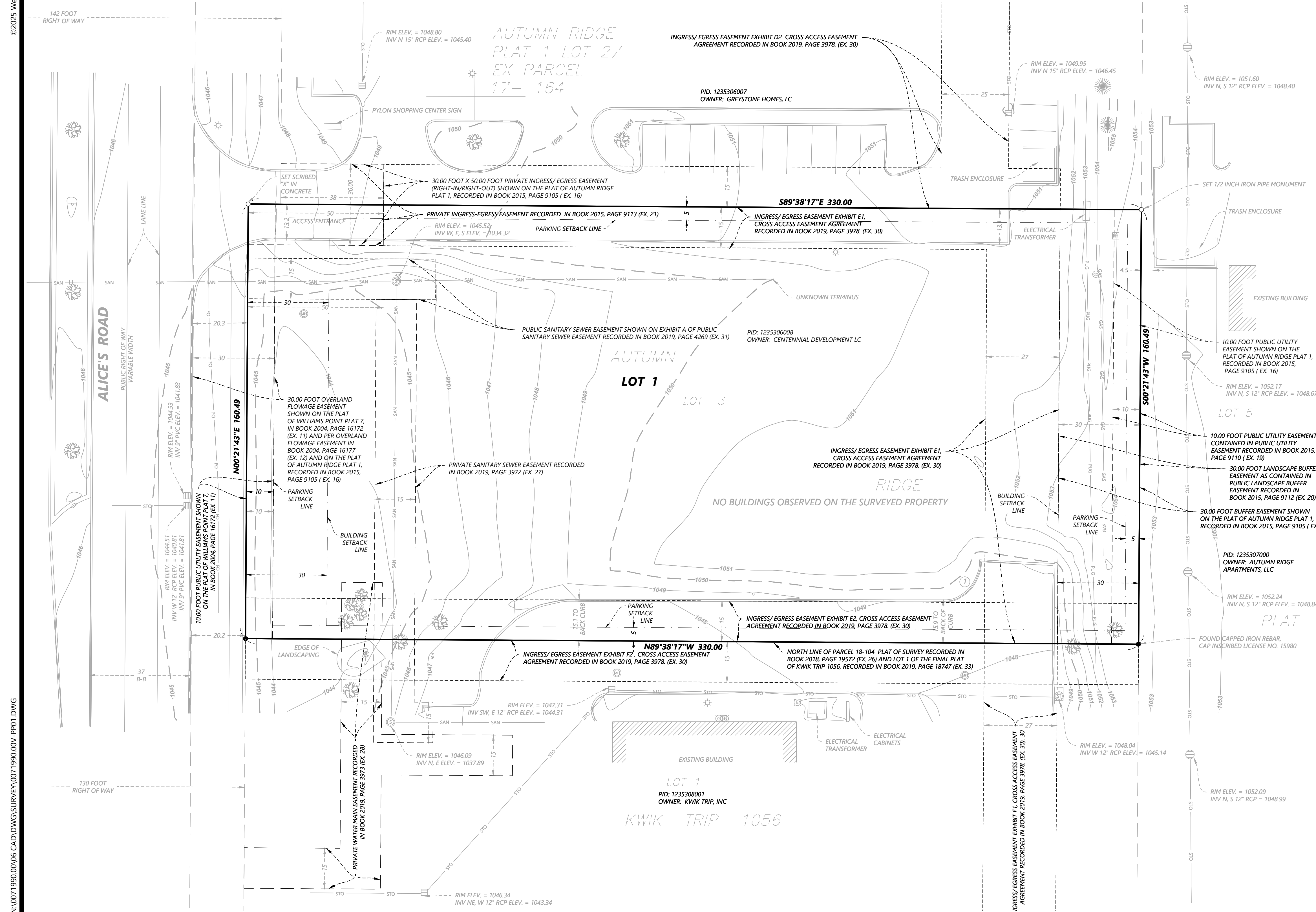
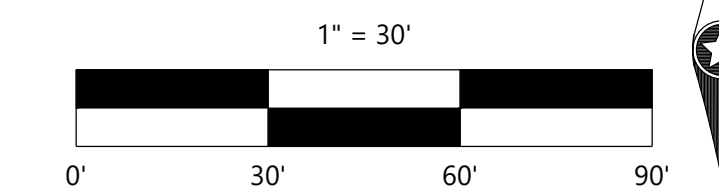
Lot 3 in Autumn Ridge Plat 1, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa, Except KWIK TRIP 1056, an official Plat, recorded on October 7, 2019, in Book 2019, Page 18747, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

**GENERAL NOTES**

- Bearings of property lines shown hereon are based on the NAD83 Iowa State Plane, South Zone.
- Lengths of lines and distances between features are measured in US-Survey Feet.
- Elevations and ground contours shown hereon are relative to the NAVD88 using Benchmark DOT CLIVE 32 which has an elevation of 1008.44 feet, not graphically shown.
- The subject property contains 52,962 sq. ft. or 1.216 acres, more or less.

**LEGEND**

⊙	SANITARY MANHOLE	(	GUY WIRE	—	CABLE TELEVISION LINE	
⊙	SEWER CLEANOUT	⊙	POWER POLE	—	GAS LINE	
⊙	SEPTIC COVER	⊙	TELEPHONE BOX	—	POH — POWER OVERHEAD	
⊙	STORM MANHOLE	⊙	TELEPHONE MANHOLE	—	PUG — POWER UNDERGROUND	
⊙	CATCH BASIN	⊙	HAND HOLE/JUNCTION BOX	—	SAN — SANITARY SEWER	
⊙	CATCH BASIN MANHOLE	⊙	CABLE TV BOX	—	STO — STORM SEWER	
⊙	HYDRANT	⊙	FIBER OPTIC PEDESTAL	—	TOH — TELEPHONE OVERHEAD	
⊙	GATE VALVE	⊙	NATURAL GAS METER	—	TUG — TELEPHONE UNDERGROUND	
⊙	WATER METER	⊙	NATURAL GAS VALVE	—	WAT — WATERMAIN	
⊙	CURB STOP BOX	⊙	NATURAL GAS MANHOLE	—	FO — FIBER OPTIC	
⊙	STEEL/WOOD POST	⊙	AIR CONDITIONER	—	X — FENCE LINE	
⊙	SIGN	⊙	UNKNOWN MANHOLE	—	—	CURB & GUTTER
⊙	MAIL BOX	⊙	MISCELLANEOUS METER	—	—	CONCRETE SURFACE
⊙	FLAG POLE	⊙	MISCELLANEOUS PEDESTAL	—	—	SETBACK LINE
⊙	HANDICAPPED STALL	⊙	BUSH/SHRUB	—	—	EASEMENT LINE
⊙	IRRIGATION SH	⊙	CONFEROUS TREE	—	—	ADJACENT PROPERTY LINE
⊙	IRRIGATION SP	⊙	DECIDUOUS TREE	—	—	BOUNDARY LINE
⊙	IRRIGATION VALVE	●	FOUND MONUMENT (SEE LABEL)			
⊙	ELECTRIC BOX	○	SET MONUMENT (SEE LABEL)			
⊙	ELECTRIC METER					
⊙	ELECTRIC MANHOLE					
⊙	STREET LIGHT					



DESIGNED:	
CHECKED:	NAS
DRAWN:	JWM
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	

REVISIONS:	
12/22/2025:	Updated per city plat review comments.

PREPARED FOR:  
**Westwood Contractors, Inc.**  
Forth Worth, Texas

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

MATHEW WELINSKI  
DATE: 11/21/25 LICENSE NO. P25548

**Big O Tires**  
Waukee, Iowa

**Westwood**  
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (952) 937-5822 Minnetonka, MN 55343  
Toll Free (888) 937-5150 westwoodps.com  
Westwood Professional Services, Inc.

SHEET NUMBER:  
**1 OF 1**

**PRELIMINARY PLAT**

PROJECT NUMBER: 0071990.00 DATE: 12/09/2025