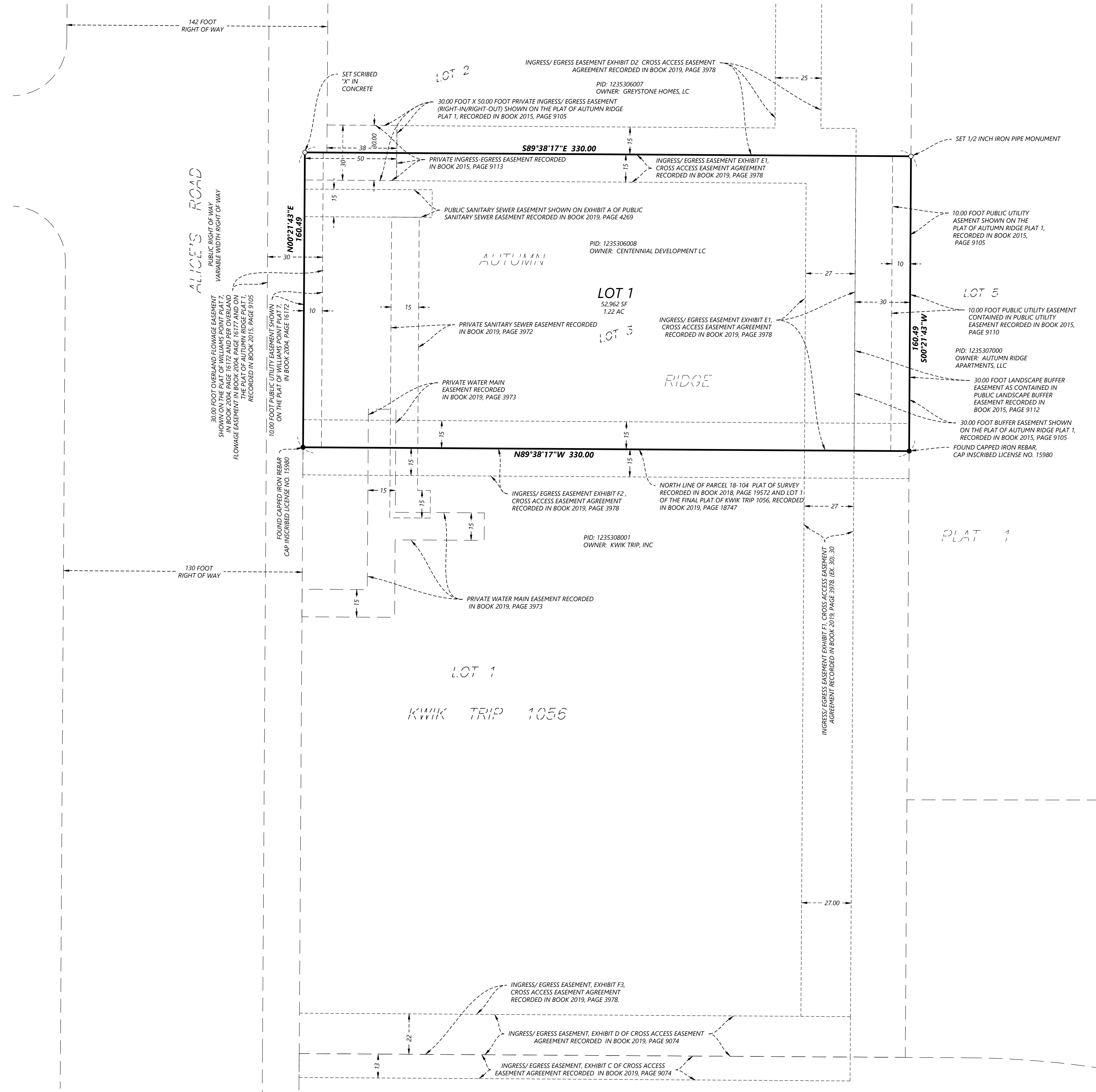


AUTUMN RIDGE PLAT 2

VICINITY MAP Not to Scale



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



PLAT DESCRIPTION

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.

DATE OF SURVEY

10/23/2025

AREA SUMMARY

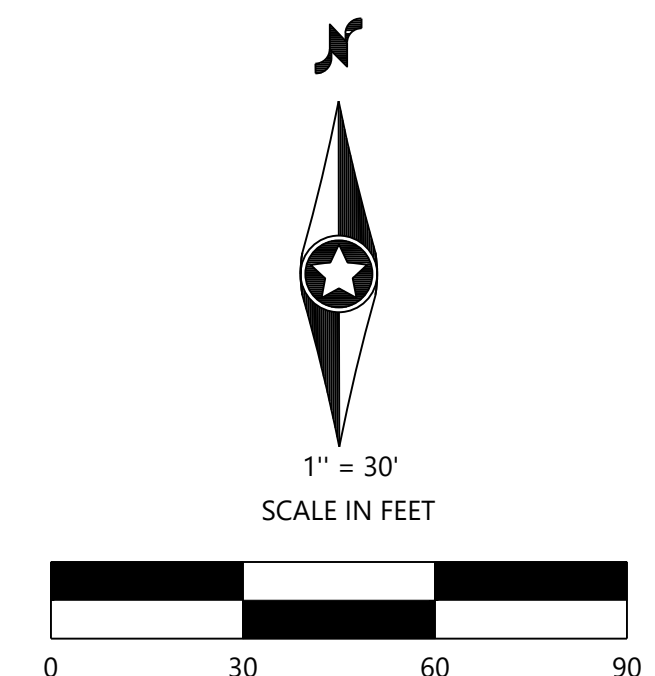
1.22 AC (52,962 SF)

LEGEND

- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (SEE LABEL)
- - - EASEMENT LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE

INDEX

LOCATION: PART OF LOT 3, AUTUMN RIDGE PLAT 1
 REQUESTOR: WESTWOOD CONTRACTORS, INC
 PROPRIETOR: ALICE RD WAUKEE, LLC
 7450 E PROGRESS PL
 GREENWOOD VILLAGE, CO 80111
 SURVEYOR: MATHEW J. WELINSKI
 COMPANY: WESTWOOD PROFESSIONAL SERVICES, INC.
 RETURN TO: WESTWOOD PROFESSIONAL SERVICES, INC
 12701 WHITewater DRIVE, SUITE #300
 MINNETONKA, MN 55343



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)
MAXIMUM HEIGHT:	NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT (2 STORIES OR 40 FEET) 1 STORY OR 14 FOR ACCESSORY BUILDING

FINAL PLAT

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED 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: 12/22/25 LICENSE NO. P25548
 MY LICENSE RENEWAL DATE IS: 12/31/26
 PAGES COVERED BY THIS SEAL:
 SHEET 1 OF 1

Westwood
Professional Services, Inc.