

FINAL PLAT  
PRAIRIE CROSSING  
PLAT 2

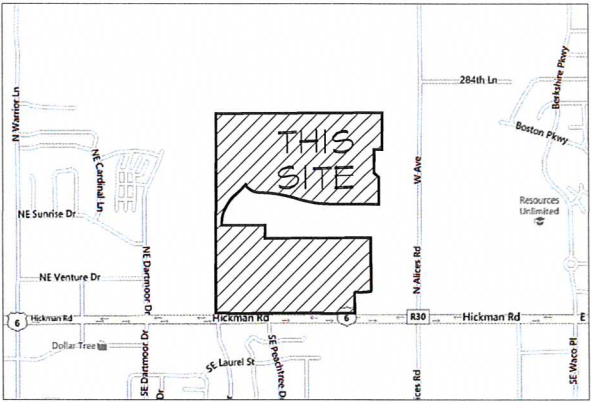
WAUKEE, IOWA

OWNER / APPLICANT  
ALICES, LLC  
C/O KNAPP PROPERTIES  
5000 WESTOWN PARKWAY, SUITE 400  
WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION  
ALL OF OUTLOT 'Y', PRAIRIE CROSSING, PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE,  
DALLAS COUNTY, IOWA, AND CONTAINING 93.822 ACRES MORE OR LESS.  
ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE,  
DALLAS COUNTY, IOWA.

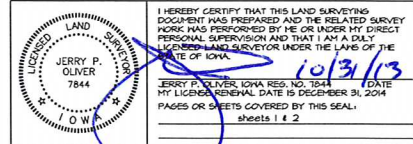
AREA  
93.822 ACRES  
ZONING  
EXISTING LOTS 1 THRU 14 = R-2

BULK REGULATIONS  
R-2 LOTS 1 THRU 14  
FRONT YARD SETBACK = 30 FEET  
SIDE YARD SETBACK = 1 FEET MINIMUM 15 FEET TOTAL  
REAR YARD SETBACK = 30 FEET / DWELLING  
MAXIMUM HEIGHT = 40 FEET PRINCIPAL BUILDING & 14 FEET ACCESSORY BUILDING.  
MAXIMUM NUMBER OF STORIES = PRINCIPAL BUILDING - 3 STORIES & ACCESSORY BUILDING 1 STORY.



VICINITY MAP  
NOT TO SCALE

CERTIFICATION



- NOTES
1. LOTS 'A' & 'B' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
  2. OUTLOT 'X' TO BE DEEDED TO THE CITY OF WAUKEE FOR PARK PURPOSES.
  3. THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1888, PAGE 4638. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2001, PAGE 12834.
  4. REQUIRED INSTALLATION OF A 5 FOOT WIDE PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. A 5 FOOT WIDE PUBLIC SIDEWALK AND 10' BIKE TRAIL IMPROVEMENTS ADJACENT TO OUTLOT 'X' SHALL BE INSTALLED AS PART OF THE SUBDIVISIONS PUBLIC IMPROVEMENTS.
  5. THE REQUIRED PLANTINGS IN THE PROPOSED LANDSCAPE BUFFER EASEMENT ACROSS THE WEST SIDE OF LOT 6 SHALL BE INSTALLED AS PART OF THE SUBDIVISIONS PUBLIC IMPROVEMENTS.
  6. THE COMMERCIAL ASSOCIATION CREATED AND RECORDED IN CONNECTION WITH THE FINAL PLAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE COMMON AREAS.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" I.R. W/ YELLOW CAP #7844
- SET CORNER W/ 5/8" I.R. W/ YELLOW CAP #7844
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- 1234 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- N.R. NOT RADIAL
- M.O.E. MINIMUM OPENING ELEVATION



FINAL PLAT  
PRAIRIE CROSSING PLAT 2  
WAUKEE, IOWA

CEC  
Civil Engineering Consultants, Inc.  
2400 8th Street, Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

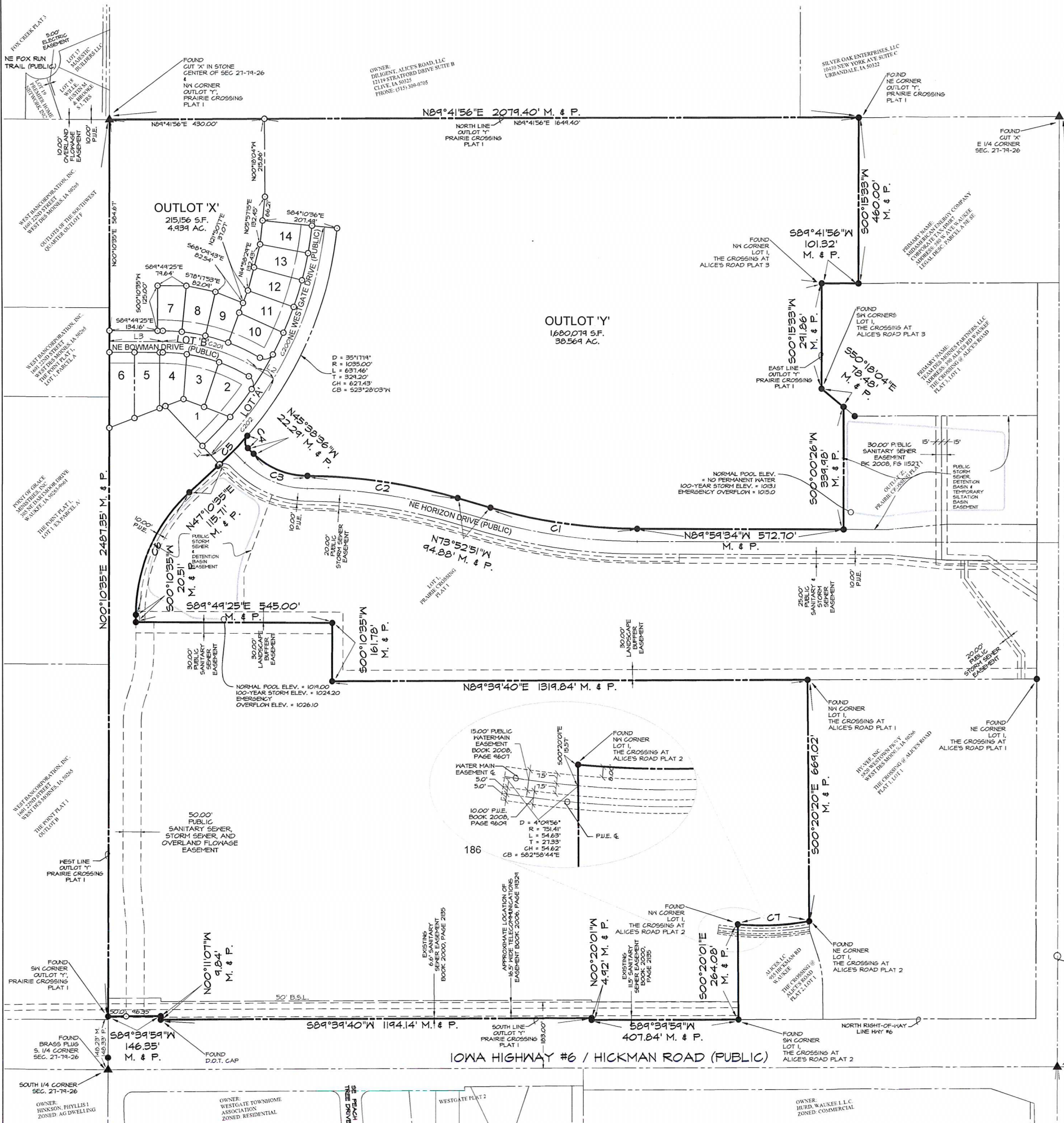
Scale: 1"=150'  
NORTH  
SHEET 1 OF 2  
DATE CREATED: SEPT. 03, 2013  
REVISIONS: OCT. 31, 2013

FINAL PLAT  
APPROVED BY Waukee City Council  
DATE 10/21/13  
SIGNED Michael D. Schultz

| CENTERLINE LINE TABLE |        |             |
|-----------------------|--------|-------------|
| LINE #                | LENGTH | DIRECTION   |
| L1                    | 156'   | N47°10'35"E |
| L2                    | 556.9' | N58°30'47"W |
| L3                    | 149.5' | N89°44'25"W |

| CENTERLINE |           | CURVE DATA |         |         |         |             |
|------------|-----------|------------|---------|---------|---------|-------------|
| CURVE      | DELTA     | RADIUS     | LENGTH  | TANGENT | CHORD   | CH. BEARING |
| C200       | 41°21'11" | 1000.00'   | 121.75' | 377.40' | 106.18' | N26°29'51"E |
| C201       | 31°18'39" | 500.00'    | 273.24' | 140.12' | 269.85' | N74°10'06"W |
| C202       | 41°21'11" | 1000.00'   | 121.75' | 377.40' | 106.18' | N26°29'51"E |

| BOUNDARY |            | CURVE DATA |         |         |         |             | ALL BOUNDARY CURVES ARE M. & P. |
|----------|------------|------------|---------|---------|---------|-------------|---------------------------------|
| CURVE    | DELTA      | RADIUS     | LENGTH  | TANGENT | CHORD   | CH. BEARING |                                 |
| C1       | 16°06'43"  | 1465.00'   | 411.9'  | 207.35' | 410.61' | N81°56'12"W |                                 |
| C2       | 15°47'31"  | 1535.00'   | 423.08' | 212.84' | 421.74' | N81°46'31"W |                                 |
| C3       | 44°10'146" | 215.00'    | 165.22' | 86.93'  | 161.18' | N67°34'29"W |                                 |
| C5       | 6°03'52"   | 1035.00'   | 104.55' | 54.83'  | 104.50' | N44°08'34"E |                                 |
| C6       | 41°00'00"  | 465.00'    | 381.44' | 202.19' | 370.84' | N23°40'35"E |                                 |
| C7       | 15°31'23"  | 735.91'    | 200.67' | 100.96' | 200.04' | S87°14'17"W |                                 |

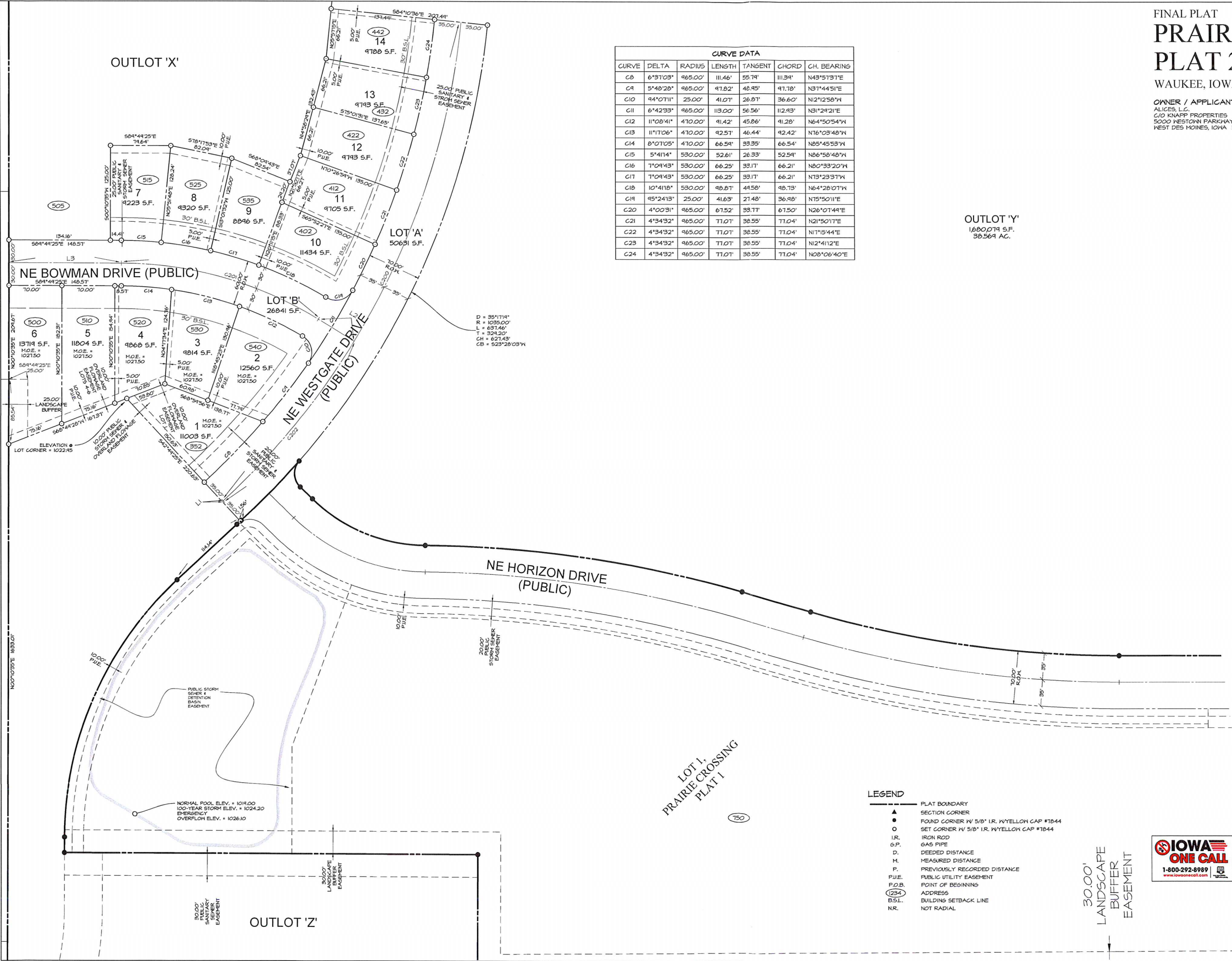


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|------------|-----------|---------|---------|---------|---------|-------------|
| CURVE      | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD   | CH. BEARING |
| C8         | 6°37'03"  | 965.00' | 111.46' | 55.79'  | 111.34' | N43°51'31"E |
| C9         | 5°48'28"  | 965.00' | 97.82'  | 48.95'  | 97.78'  | N31°44'51"E |
| C10        | 94°07'11" | 25.00'  | 41.07'  | 28.87'  | 36.60'  | N12°12'58"W |
| C11        | 6°42'33"  | 965.00' | 113.00' | 56.56'  | 112.93' | N31°24'21"E |
| C12        | 11°08'41" | 470.00' | 91.42'  | 45.86'  | 91.28'  | N64°50'54"W |
| C13        | 11°17'06" | 470.00' | 92.57'  | 46.44'  | 92.42'  | N76°03'48"W |
| C14        | 8°07'05"  | 470.00' | 66.54'  | 33.35'  | 66.54'  | N85°45'53"W |
| C15        | 5°41'14"  | 530.00' | 52.61'  | 26.33'  | 52.59'  | N86°58'48"W |
| C16        | 7°09'43"  | 530.00' | 66.25'  | 33.17'  | 66.21'  | N80°33'20"W |
| C17        | 7°09'43"  | 530.00' | 66.25'  | 33.17'  | 66.21'  | N73°23'37"W |
| C18        | 10°41'18" | 530.00' | 98.87'  | 44.58'  | 98.73'  | N64°28'07"W |
| C19        | 95°24'13" | 25.00'  | 41.63'  | 27.48'  | 36.98'  | N75°50'11"E |
| C20        | 4°00'31"  | 965.00' | 67.52'  | 33.77'  | 67.50'  | N26°07'44"E |
| C21        | 4°34'32"  | 965.00' | 71.07'  | 38.55'  | 71.04'  | N21°50'17"E |
| C22        | 4°34'32"  | 965.00' | 71.07'  | 38.55'  | 71.04'  | N17°15'44"E |
| C23        | 4°34'32"  | 965.00' | 71.07'  | 38.55'  | 71.04'  | N12°41'12"E |
| C24        | 4°34'32"  | 965.00' | 71.07'  | 38.55'  | 71.04'  | N08°06'40"E |

OUTLOT 'Y'  
1,680,079 S.F.  
38,569 AC.



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Scale: 1"=60'

**NORTH**

SHEET  
2  
OF  
2

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