

HICKORY COMMERCIAL
PLAT 1
FINAL PLAT

FINAL PLAT
APPROVED BY: *Peter Carroll*

FINAL PLAT
APPROVED BY City Council
DATE 11/15/13
SIGNED [Signature]

OWNER
HICKORY HILLS, L.C.
2171 GRAND AVE.
WEST DES MOINES, IOWA 50265

LEGAL DESCRIPTION
A PART OF THE NORTHEAST (NE) QUARTER (1/4) OF THE NE 1/4
OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH
P.M., MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN KOETHE ADDITION, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°00'37"E ALONG THE EAST LINE OF SAID LOT 1, KOETHE ADDITION, A DISTANCE OF 390.23 FEET TO THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF HIGHWAY NO. 6; THENCE S04°56'21"E ALONG THE SOUTH R.O.W. LINE OF HIGHWAY NO. 6; A DISTANCE OF 222.00 FEET; THENCE S00°25'04"W ALONG THE SOUTH R.O.W. LINE OF HIGHWAY NO. 6, A DISTANCE OF 17.01 FEET; THENCE S04°57'55"E ALONG THE SOUTH R.O.W. LINE OF HIGHWAY NO. 6, A DISTANCE OF 221.03 FEET; THENCE S33°43'57"E ALONG THE SOUTH R.O.W. LINE OF HIGHWAY NO. 6, A DISTANCE OF 34.31 FEET TO THE WEST R.O.W. LINE OF WARRIOR LANE; THENCE S00°07'38"E ALONG THE WEST R.O.W. LINE OF WARRIOR LANE, A DISTANCE OF 344.75 FEET TO THE NORTH R.O.W. LINE OF LAUREL STREET; THENCE N04°56'47"W ALONG THE NORTH R.O.W. LINE OF LAUREL STREET, A DISTANCE OF 462.20 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD;
SAID TRACT OF LAND CONTAINS 4.04 ACRES MORE OR LESS.

ZONING

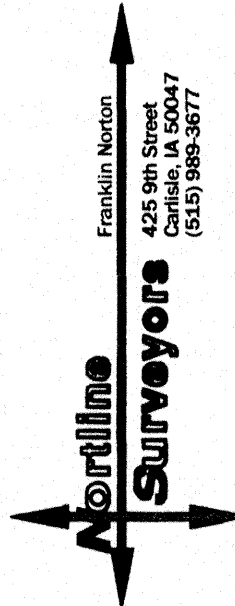
C-1 (COMMUNITY & HIGHWAY SERVICE COMMERCIAL DISTRICT)

SETBACKS
FRONT: 30.00'
SIDE: NONE
REAR: 30.00'

NOTES

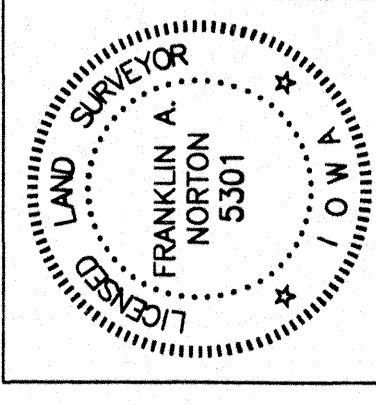
1. SIDEWALKS LOCATED ALONG WARRIOR LANE SHALL BE CONSTRUCTED DURING THE DEVELOPMENT OF LOT 1.
2. SIDEWALKS LOCATED ALONG LAUREL STREET SHALL BE CONSTRUCTED AT THE TIME WHEN LOT 3 DEVELOPS.

LAND SURVEYING PROVIDED BY:



SURVEYOR NOTE

ALL LOT CORNERS TO BE SET BY 12/1/2004.



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

FRANKLIN A. NORTON, PLS IOWA LICENSE NO. 5301
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004
PAGES OR SHEETS COVERED BY THIS SEAL:

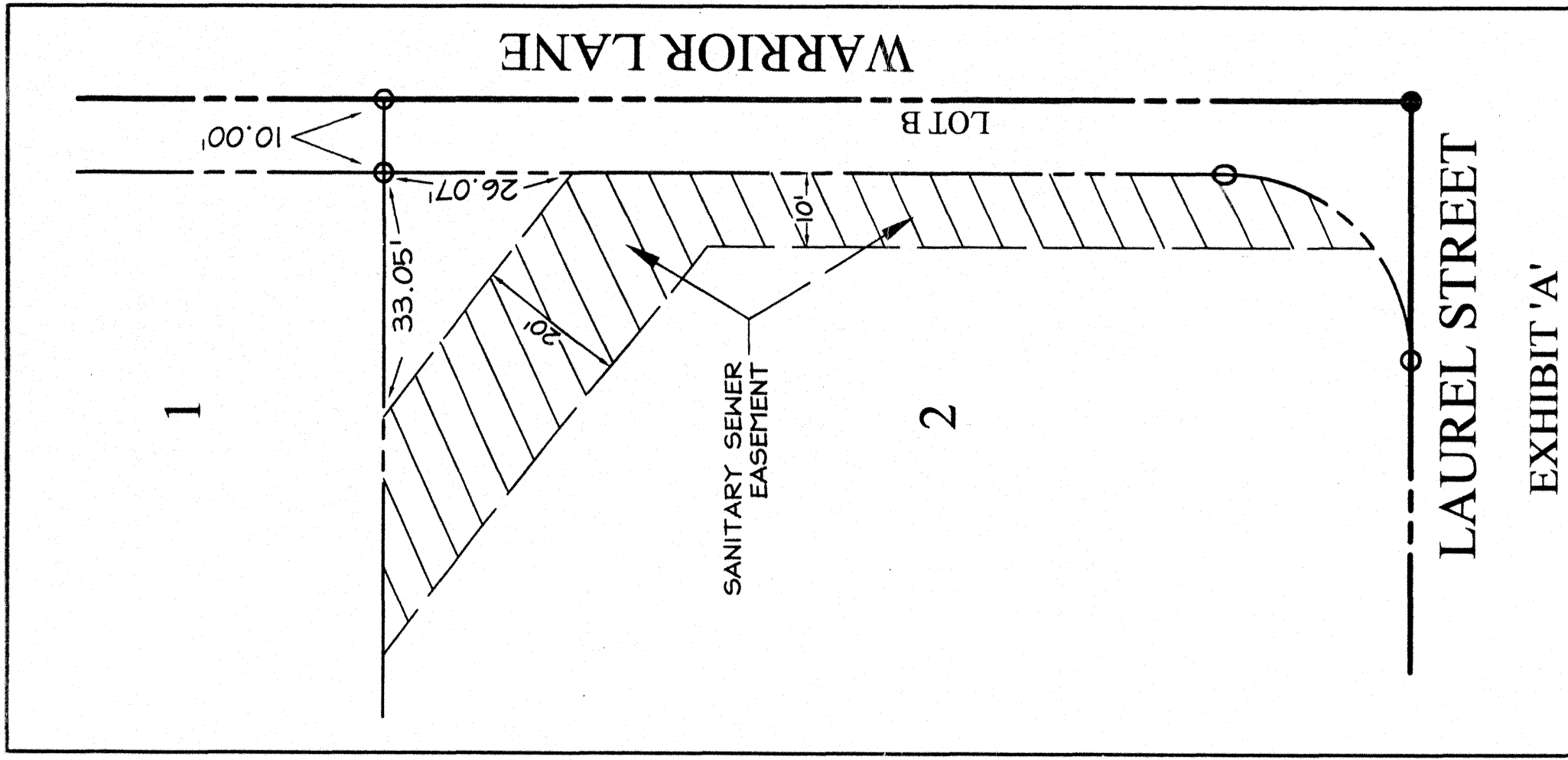
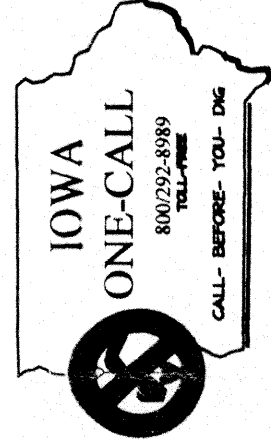
COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10/14/03
REVISIONS: 11/25/03

000500

**FINAL PLAT
HICKORY COMMERCIAL PLAT 1**



LEGEND

- PLAT BOUNDARY
 SECTION CORNER
 FOUND CORNER, A5 NOTED
 SET CORNER 1/2" I.R.
 IN/YELLOW CAP #5301
 IRON ROD
 GAS PIPE
 DEEDED DISTANCE
 MEASURED DISTANCE
 PREVIOUSLY RECORDED DISTANCE
 PUBLIC UTILITY EASEMENT
 ADDRESS
 BUILDING SETBACK LINE
 NOT RADIAL

