

INDEX LEGEND

LOCATION: PARCEL 18-134 OF OUTLOT 'Y' PRAIRIE CROSSING PLAT 3
 REQUESTOR: HARVESTER LAND HOLDINGS LC
 PROPRIETOR: HARVESTER LAND HOLDINGS LC
 4611 MORTENSEN ROAD, SUITE 106
 AMES, IA 50014
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

BK 2020 Pg 277
 Slide F194-197

BRICKTOWNE AT PRAIRIE CROSSING PLAT 1

FINAL PLAT

OWNER / DEVELOPER

HARVESTER LAND HOLDINGS LC
 CONTACT: DICKSON JENSEN
 4611 MORTENSEN ROAD, SUITE 106
 AMES, IA 50014
 PHONE (515) 233-2752

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

ZONING

PD-1/R-3: PLANNED DEVELOPMENT DISTRICT
 (BK 2018, PG 22537)

BULK REGULATIONS

SETBACKS:
 FRONT YARD = 5 FT
 REAR YARD = 5 FT
 SIDE YARD = 5 FT

DATE OF SURVEY

FEBRUARY 6, 2019

PLAT DESCRIPTION

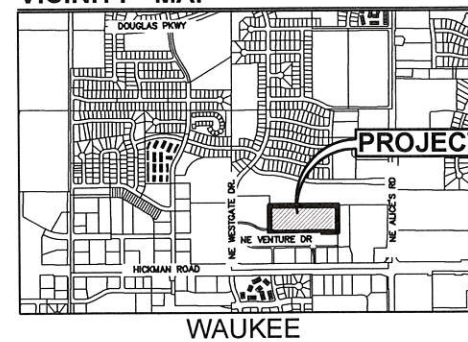
PARCEL 18-134 OF OUTLOT 'Y' PRAIRIE CROSSING PLAT 3 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 18245, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 11.19 ACRES (487,595 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP NOT TO SCALE



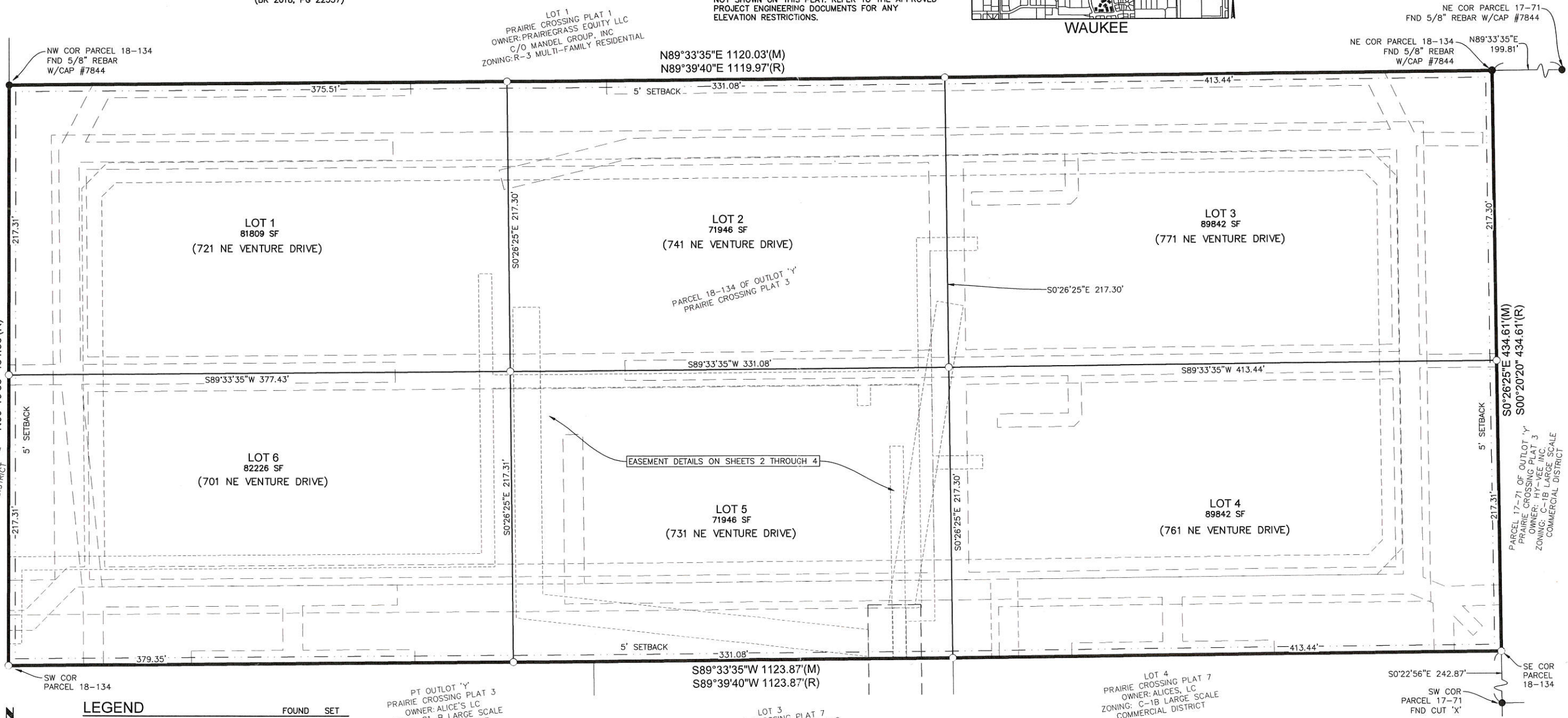
FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 11/18/19
 SIGNED: *Michael A. Brooner*

DATE	REVISIONS
11/22/19	FOURTH SUBMITTAL
07/09/19	THIRD SUBMITTAL
04/09/19	SECOND SUBMITTAL
03/19/19	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: _____
 ENGINEER: _____



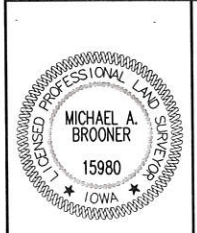
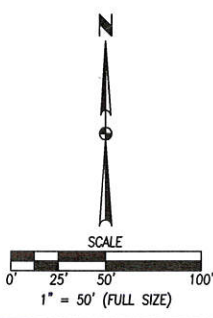
BRICKTOWNE AT PRAIRIE CROSSING PLAT 1
FINAL PLAT
 WAUKEE, IOWA



LEGEND

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #15980
 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY



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.
Michael A. Brooner 11-22-2019
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

FILE: H:\2019\1807402\FINAL\1807402-FINAL.PLA.DWG
 COMMENT: DBC
 PLOTTED BY: JON EBDALH
 DATE: 11/22/2019 9:25 AM

BRICKTOWNE AT PRAIRIE CROSSING PLAT 1

FINAL PLAT

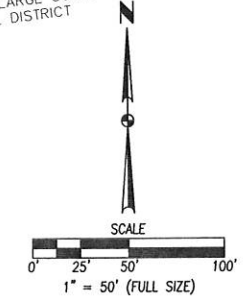
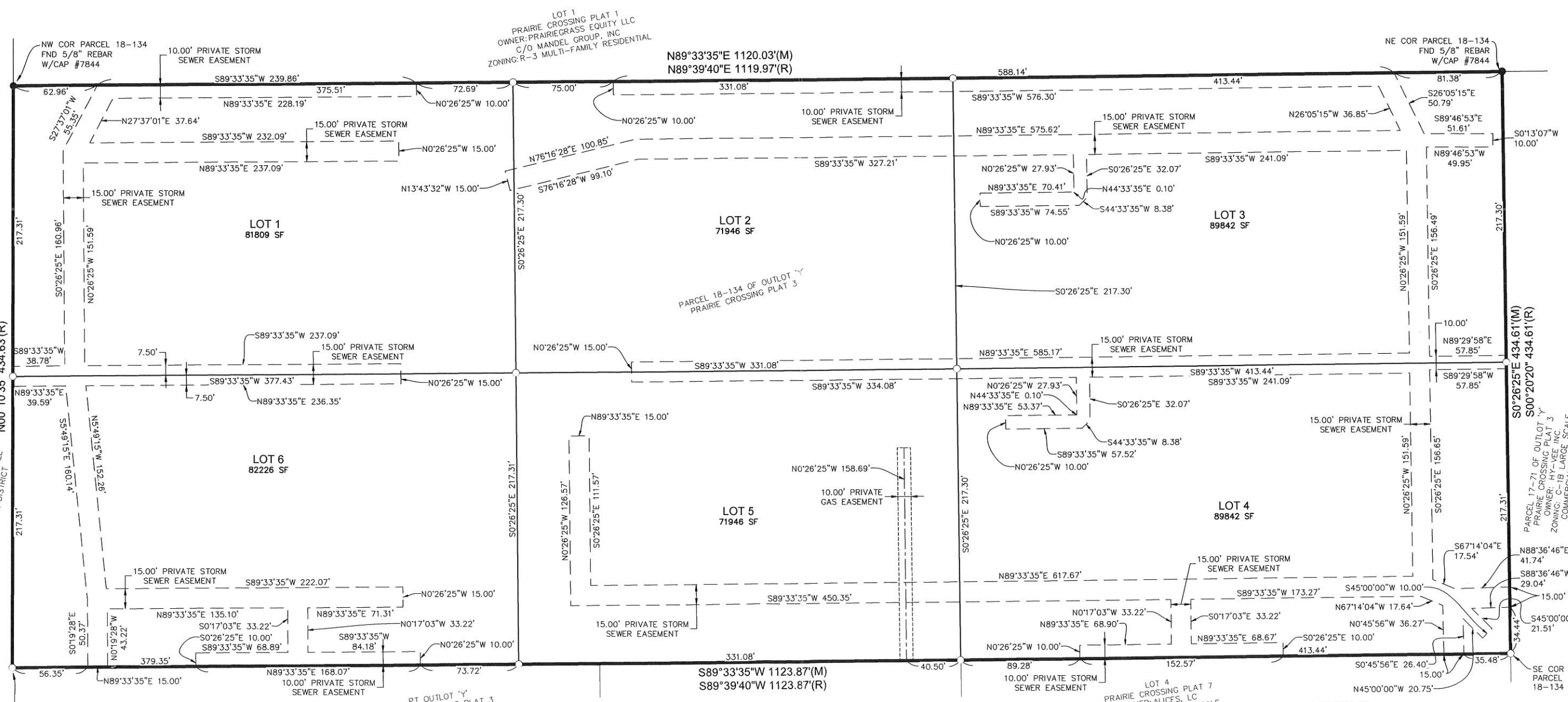
REVISIONS	DATE
FOURTH SUBMITTAL	11/22/19
THIRD SUBMITTAL	07/09/19
SECOND SUBMITTAL	04/09/19
FIRST SUBMITTAL	03/19/19

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____



BRICKTOWNE AT PRAIRIE CROSSING PLAT 1
FINAL PLAT

3/4
 1807.402



LEGEND	FOUND	SET
SECTION CORNER AS NOTED (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

FILE: H:\2019\1807402\DWG\1807402-FINAL.PLA.DWG
 PLOTTED BY: JAY EBDALH
 COMMENT: DATE: 11/22/2019 9:20 AM

