

JAMES POINTE PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: LOTS 22 AND 23, JAMES POINTE PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: SILVERSTONE DEVELOPMENT GROUP
8424 PRAIRIE RIDGE DR
JOHNSTON, IOWA 50131

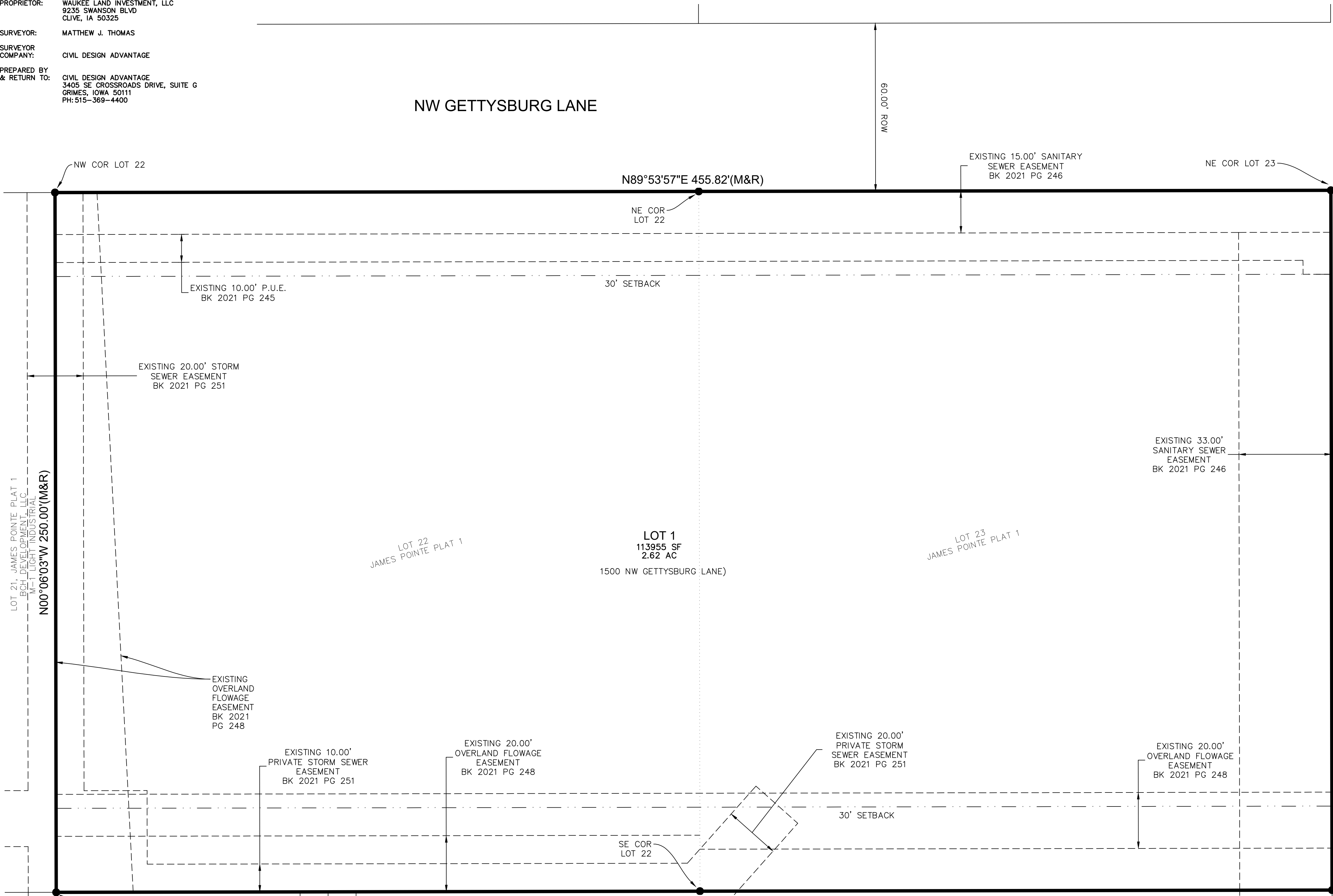
PROPRIETOR: WAUKEE LAND INVESTMENT, LLC
9235 SWANSON BLVD
CLIVE, IA 50325

SURVEYOR: MATTHEW J. THOMAS

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

NW GETTYSBURG LANE



OWNER / DEVELOPER

SILVERSTONE DEVELOPMENT GROUP
8424 PRAIRIE RIDGE DR
JOHNSTON, IOWA 50131
AJDIN NADAREVIC
PH. (515) 419-1882

ENGINEER / SURVEYOR

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

ZONING

EXISTING ZONING:
M-1: LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS

M-1 LIGHT INDUSTRIAL DISTRICT SETBACKS
FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
SIDE YARD: NONE REQUIRED EXCEPT WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET RIGHT-OF-WAY LINE, A SIDE YARD OF 25 FEET SHALL BE REQUIRED.
REAR YARD: 30 FEET, UNLESS THE REAR LOT LINE ADJOINS A RAILROAD RIGHT-OF-WAY, IN WHICH CASE, NONE REQUIRED.

DATE OF SURVEY

NOVEMBER 23, 2021

PLAT DESCRIPTION

LOTS 22 AND 23, JAMES POINTE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.62 ACRES (113,955 SQUARE FEET). THE 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)

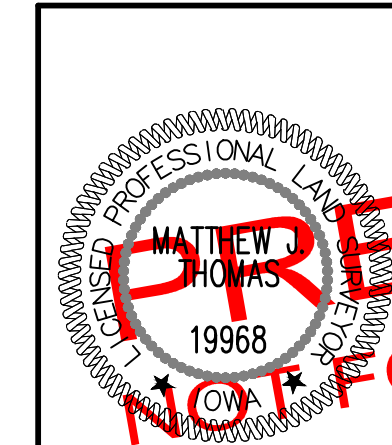
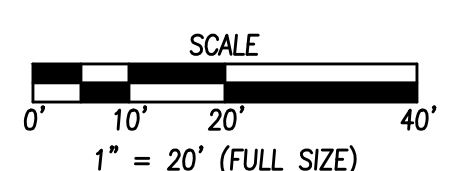


LEGEND

- 1/2" REBAR, YELLOW PLASTIC 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

FOUND

- M
- R
- D
- P.U.E.
- AL
- (1234)



PRELIMINARY
NOT FOR CONSTRUCTION

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.

MATTHEW J. THOMAS, P.L.S. DATE
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

COMMENT: ENCL.
FILE: H:\2021\109740\109740-FINAL PLATING
DATE PLOTTED: 1/5/2022 8:21 AM
PLOTTED BY: KEVIN MEGGEN

DATE		REVISIONS		PREPARED		REVIEW		TECH		ENGINEER	
	01/05/22										
<p style="font-weight: bold; font-size: 1.2em;">JAMES POINTE PLAT 2</p> <p style="font-weight: bold; font-size: 1.2em;">FINAL PLAT</p>											
<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400</p>											
<p style="font-weight: bold; font-size: 2em;">CIVIL DESIGN ADVANTAGE</p>											
<p>WAUKEE, IOWA</p>											
<p style="font-weight: bold; font-size: 1.2em;">2109.740</p>											