

**WILLIAMS POINTE COMMERCIAL PLAT 1
WAUKEE, IOWA
FINAL PLAT**

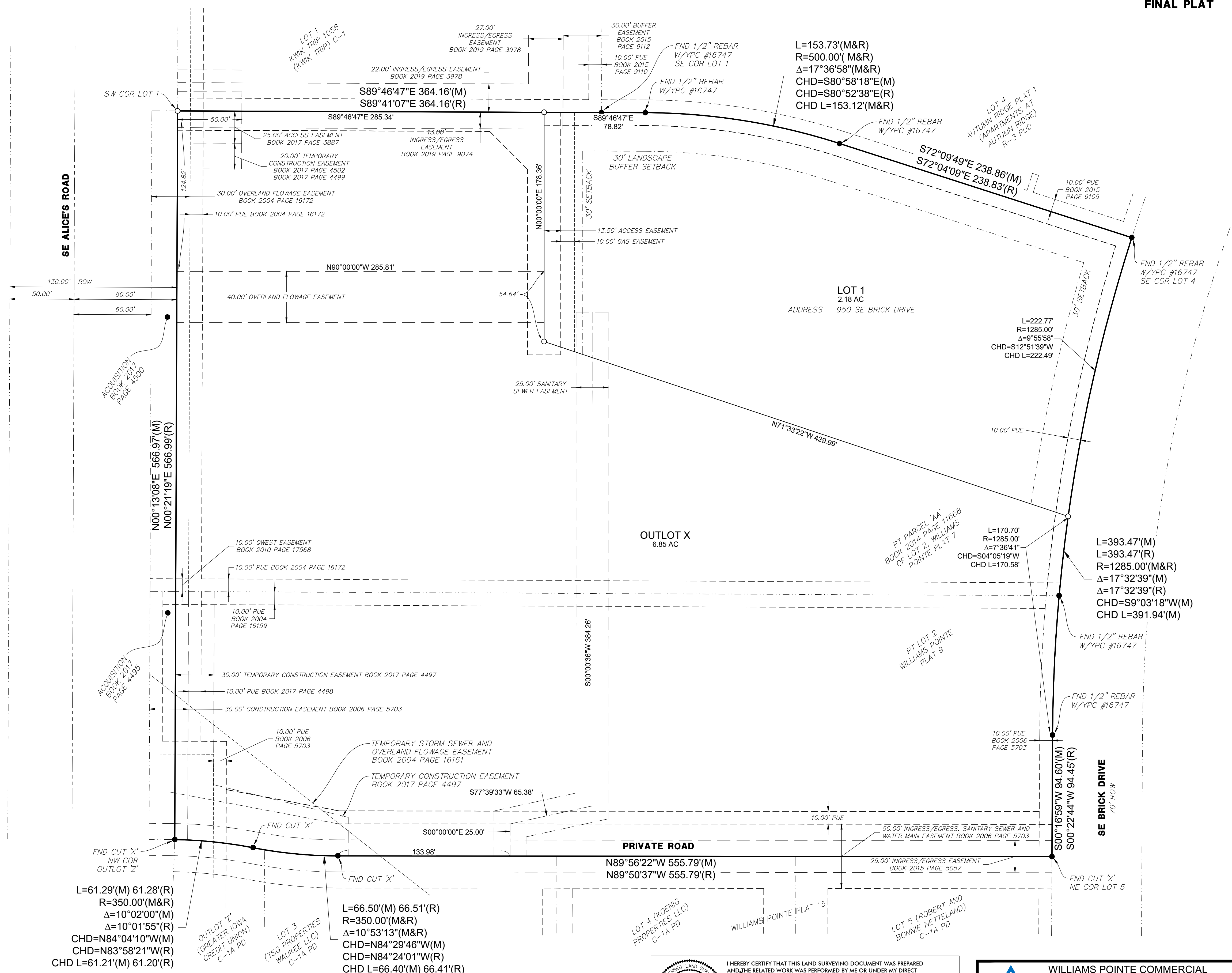
INDEX LEGEND	
CITY:	WAUKEE
COUNTY:	DALLAS
PART:	PARCEL 'AA' OF LOT 2, WILLIAMS POINTE PLAT 7
PART:	PT OF LOT 2, WILLIAMS POINTE PLAT 9
PROPRIETOR:	CORALVILLE, AAP, LLC
REQUESTED BY:	CORALVILLE, AAP, LLC
SURVEYOR:	MICHAEL LEE
COMPANY:	McCLURE ENGINEERING
RETURN TO:	MICHAEL LEE
	335 SE ORALABOR ROAD
	ANKENY, IOWA 50021 / 515-512-1361

OWNERS:
CORALVILLE AAP, LLC
9251 WILLOW LANE
FREMONT, WI 54940
ATTN: DAVE HERBECK
PHONE # 920-428-9028
DAVE@HERBECKDEVELOPMENT.COM

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

ZONING:
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

LEGAL DESCRIPTION:
WARRANTY DEED FILED IN BOOK 2018 PAGE 15732:
PARCEL "AA" OF THE SURVEY OF PART OF LOT 2 WILLIAMS POINTE PLAT 7, AN OFFICIAL PLAT LOCATED IN WAUKEE, DALLAS COUNTY, IOWA AS RECORDED IN BOOK 2014, PAGE 11668, EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AS RECORDED IN BOOK 2017, PAGE 4500. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.
AND
LOT 2 IN WILLIAMS POINTE PLAT 9, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, EXCEPT WILLIAMS POINTE PLAT 15 AND EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AS RECORDED IN BOOK 2017, PAGE 4495. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



GENERAL LEGEND	
---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	1/2" REBAR W/PC #16747 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
△	SECTION CORNER
○	1/2" REBAR W/PC #16747
○	1/2" REBAR W/PC #16747
✕	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

L=61.29'(M) 61.28'(R)
R=350.00'(M&R)
Δ=10°02'00"(M)
Δ=10°01'55"(R)
CHD=N84°04'10"W(M)
CHD=N83°58'21"W(R)
CHD L=61.21'(M) 61.20'(R)

L=66.50'(M) 66.51'(R)
R=350.00'(M&R)
Δ=10°53'13"(M&R)
CHD=N84°29'46"W(M)
CHD=N84°24'01"W(R)
CHD L=66.40'(M) 66.41'(R)

I HEREBY CERTIFY THAT THIS LAND 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL LEE
IOWA LICENSE # 16747
RENEWAL DATE: 12/31/2022
DATE SURVEYED: _____

WILLIAMS POINTE COMMERCIAL PLAT 1

ENGINEER: TS SURVEYOR: ML
DRAWN BY: ML CREW CHIEF: KB
DRAWING NO: FP-01 SHEET NO: 01/01

REVISIONS: 7/1/2022 8/27/2022
WAUKEE, IOWA DALLAS COUNTY
DATE: 5-13-2022

20218038-10



DRAWING DATE: 05/13/2022 10:05:00 AM; PLOT DATE: 05/22/2022 2:54 AM; PLOTTED BY: MLE