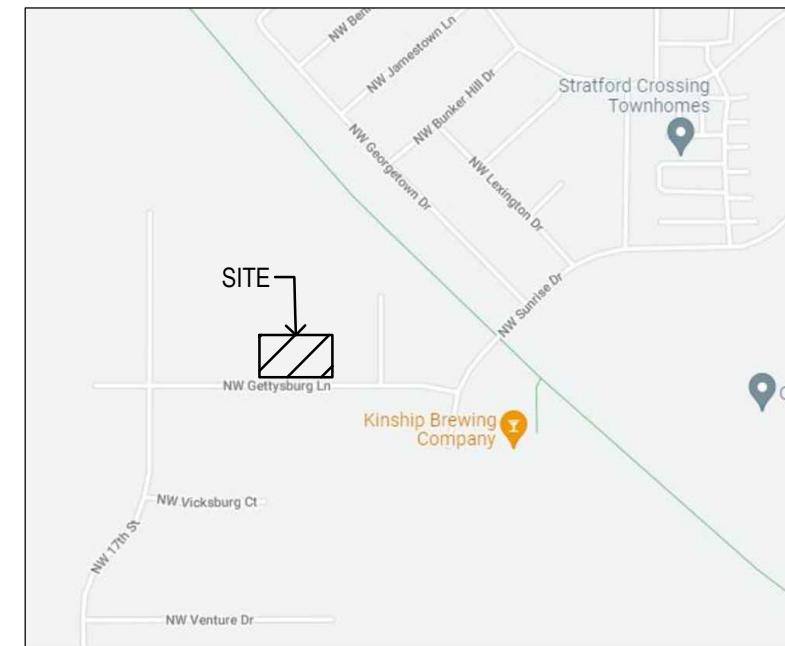


JAMES POINTE PLAT 3

FINAL PLAT



VICINITY MAP
SCALE: 1' = 1000'

ZONING:

ZONED: M-1 LIGHT INDUSTRIAL

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.

SURVEY NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

1. ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.
2. PLAT IS TO COMBINE 2 LOTS INTO ONE LOT. NO GRADING OR UTILITY WORK IS PART OF THIS PROJECT.
3. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH.
4. 5' PUBLIC SIDEWALK IS TO BE CONSTRUCTED AT TIME OF SITE DEVELOPMENT.
5. 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.
6. STORM WATER DETENTION IS PROVIDED IN LOT 30 OF JAMES POINTE PLAT 1 AS A REGIONAL DETENTION BASIN.

PROPERTY DESCRIPTION:

LOT 24 AND LOT 25 IN JAMES POINTE PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 2.61 ACRES (113,949.87 SQUARE FEET)

INDEX LEGEND

LOCATION:

LOT 24 AND LOT 25 IN JAMES POINTE PLAT 1

OWNER:

BACK NINE PROPERTIES, LLC
23033 K AVENUE, GRUNDY CENTER, IA 50638
(319) 231-2995

DEVELOPER:

BACK NINE PROPERTIES, LLC
STACEY LYMAN
23033 K AVENUE, GRUNDY CENTER, IA 50638
(319) 231-2995

PREPARED FOR:

MICHAEL WAHLERT PE
ORCA CONSULTING LLC
3512 RICHLAND ROAD, VAN METER, IA 50261
(515) 778-6609

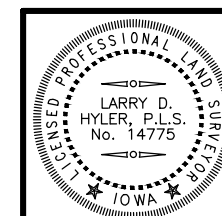
PREPARED BY:

LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBAN DALE, IA 50322
515-276-0467

FLOOD HAZARD CERTIFICATION:

ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19049C0335F, WITH AN EFFECTIVE DATE OF 12/7/2018, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

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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.

SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: 1 AND 2

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217



Civil Engineering & Land Surveying Established 1959

JAMES POINTE PLAT 3
DALLAS COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
MH

PROJECT NUMBER:
220226

SHEET NUMBER:
1 OF 2

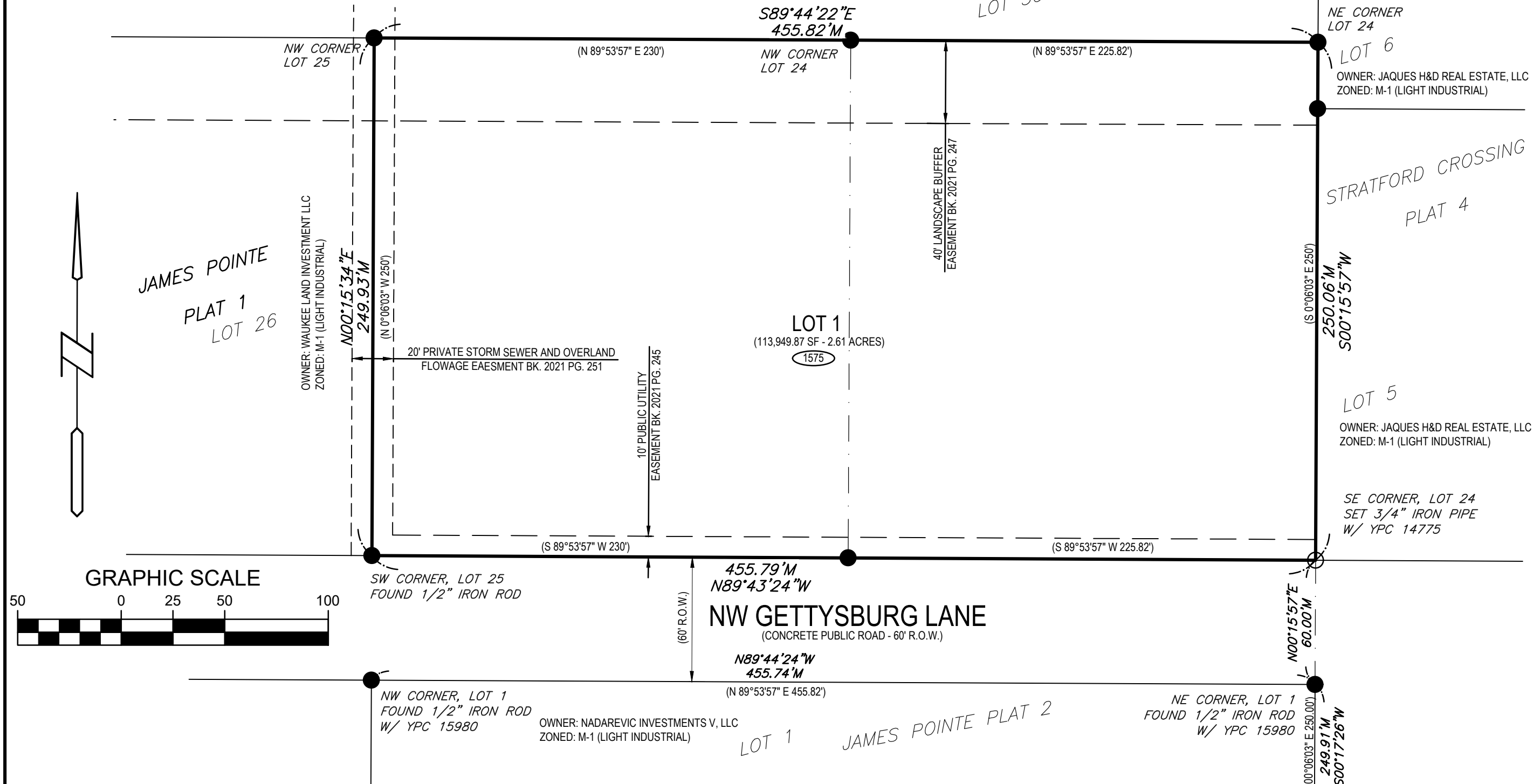
ABBREVIATIONS:

AC ACRES
 PUE PUBLIC UTILITY EASEMENT
 TYP TYPICAL
 N NORTH
 S SOUTH
 E EAST
 W WEST
 YPC YELLOW PLASTIC CAP
 MPE MINIMUM PROTECTION ELEVATION
 SF SQUARE FOOTAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT

LEGEND:

- PROPERTY CORNER - FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP ID #15980 OR AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

OWNER: REDWOOD WAUKEE HICKMAN ROAD IA P1, LLC
 ZONED: R-4 (ROW DWELLING & TOWNHOME DWELLING DISTRICT)



GRAPHIC SCALE



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JAMES POINTE PLAT 3
DALLAS COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
 MH

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 220226

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 2 OF 2