

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
PART: OUTLOT X, WILLIAMS POINTE COMMERCIAL PLAT 1	
PROPRIETOR: CORALVILLE, AAP, LLC	
REQUESTED BY: CORALVILLE, AAP, LLC	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: MCCLURE ENGINEERING	
PREPARED BY & RETURN TO: PATRICK SHELQUIST 335 SE ORALABOR ROAD ANKENY, IOWA 50021 / 515-512-1361	

# WILLIAMS POINTE COMMERCIAL PLAT 2 WAUKEE, IOWA FINAL PLAT

**OWNERS:**  
DSDS WAUKEE, LLC  
(F/K/A 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

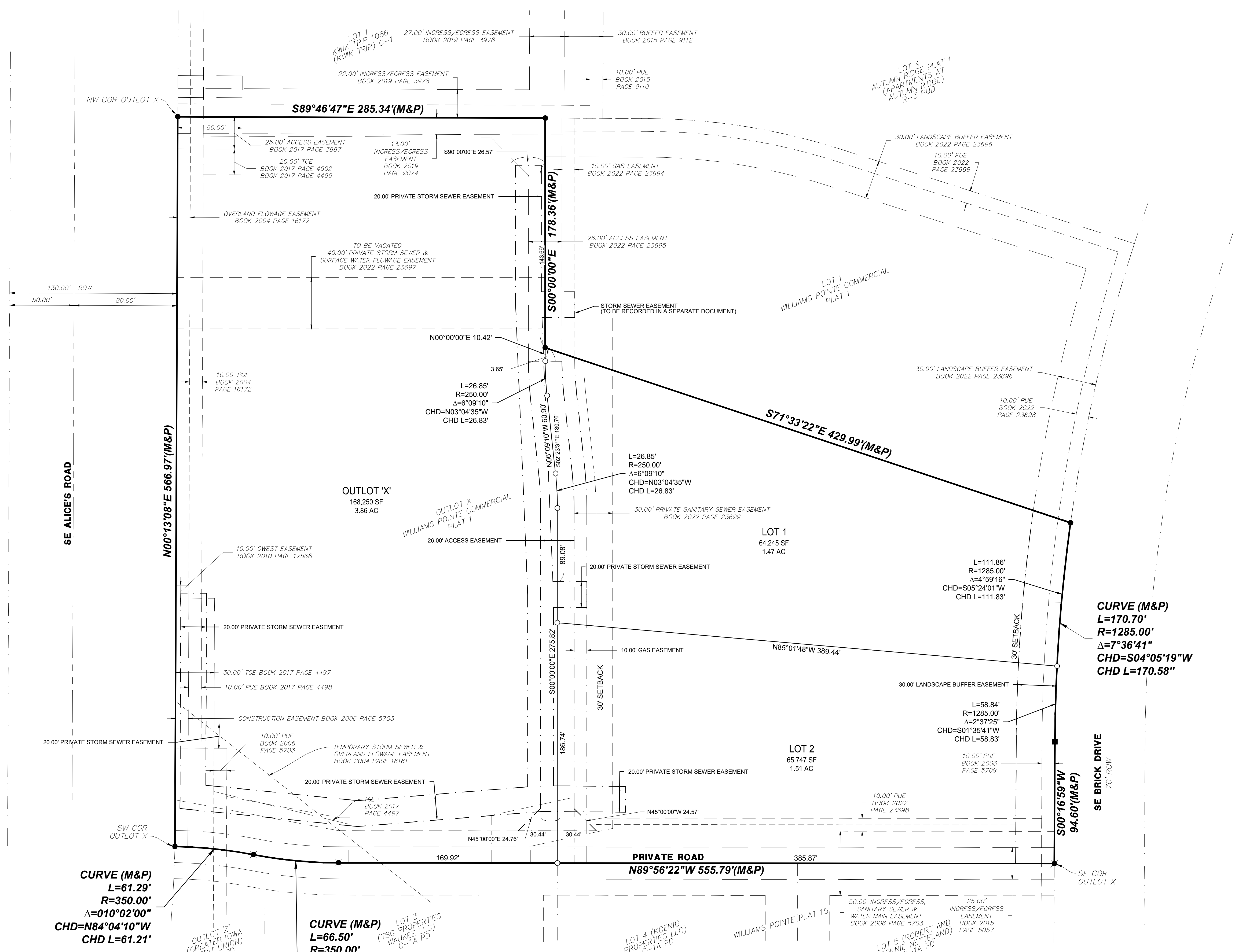
**ZONING:**  
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

**LEGAL DESCRIPTION:**  
OUTLOT X IN WILLIAMS POINTE COMMERCIAL PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, CONTAINING 6.85 ACRES.

**BULK REGULATIONS:**  
**SETBACK:**  
MINIMUM FRONT YARD - 30 FEET  
MINIMUM REAR YARD - 30 FEET  
MINIMUM SIDE YARD - NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SHALL BE 30 FEET

**MAXIMUM HEIGHT:**  
NO MAXIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET

1 STORY OR 14 FEE FOR ACCESSORY BUILDING



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 #24477 (UNLESS NOTED OTHERWISE)
■	1/2" REBAR W/PC #16747
✂	CUT X
MONUMENTS SET:	
▲	SECTION CORNER
●	1/2" REBAR W/PC #24477
■	1/2" REBAR W/PC #24477
✂	CUT X
FIND FOUND	
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT

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.

PATRICK SHELQUIST  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
DATE SURVEYED: MARCH 23, 2022

WILLIAMS POINTE COMMERCIAL  
PLAT 2

ENGINEER: TS  
SURVEYOR: PS  
DRAWN BY: SK  
CREW CHIEF: KB  
DATE: 02/21/2023  
DATE: 02/03/2023

WAUKEE, IOWA  
DALLAS COUNTY  
DATE: 02/03/2023

DRAWING NO: FP-02  
SHEET NO: 01/01  
20218038-10

**McCLURE**  
making lives better.

335 SE Oralabor Road  
Ankeny, Iowa 50021  
515-512-1361