

INDEX LEGEND

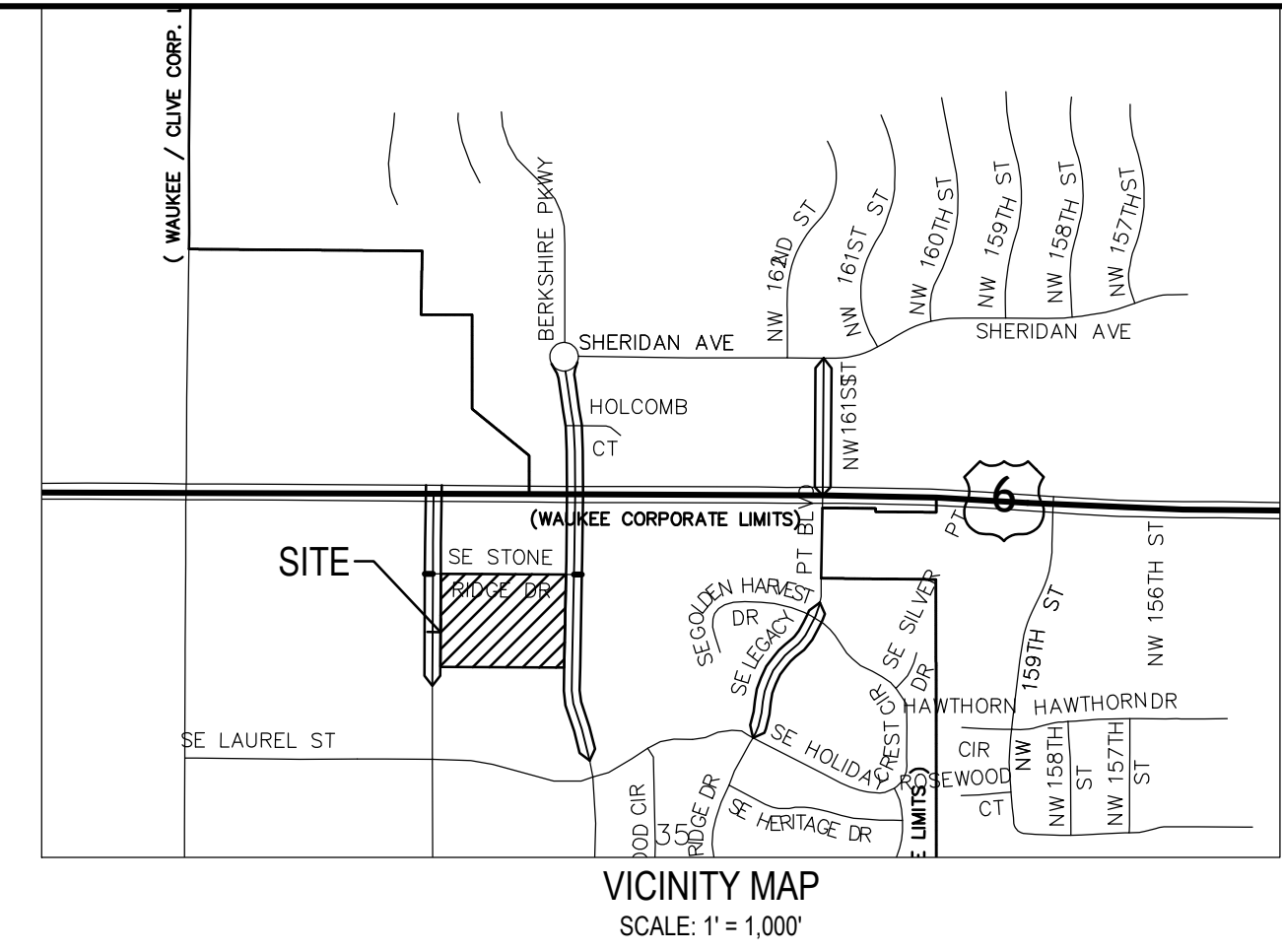
LOCATION:
LOT 2, 3, 4, 5, 6, 7 IN WILLIAMS POINTE PLAT 14

REQUESTOR/OWNER:
STIVERS IOWA REAL ESTATE LLC
1450 EAST HICKMAN ROAD
WAUKEE, IOWA 50263

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

WILLIAMS POINTE PLAT 16

FINAL PLAT



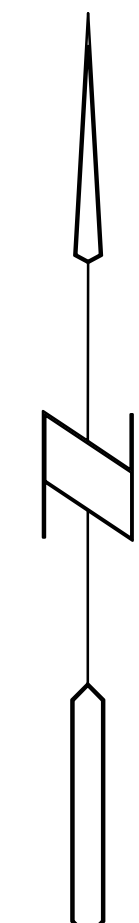
PROPERTY DESCRIPTION:
LOTS 2, 3, 4, 5, 6, AND 7 IN WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID TRACT OF LAND CONTAINS 7.58 ACRES (330.521 SF) MORE OR LESS.

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.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOTS 1 AND 2 HAVE A MINIMUM PROTECTION ELEVATION OF 1022.50 PER WILLIAMS POINTE PLAT 14

ZONING:
ZONED: C-1 - COMMERCIAL AND HIGHWAY SERVICE
COMMERCIAL DISTRICT / PD-1 - PLANNED DEVELOPMENT DISTRICT (OVERLAY)
FRONT YARD SETBACK: 25 FT
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: 25

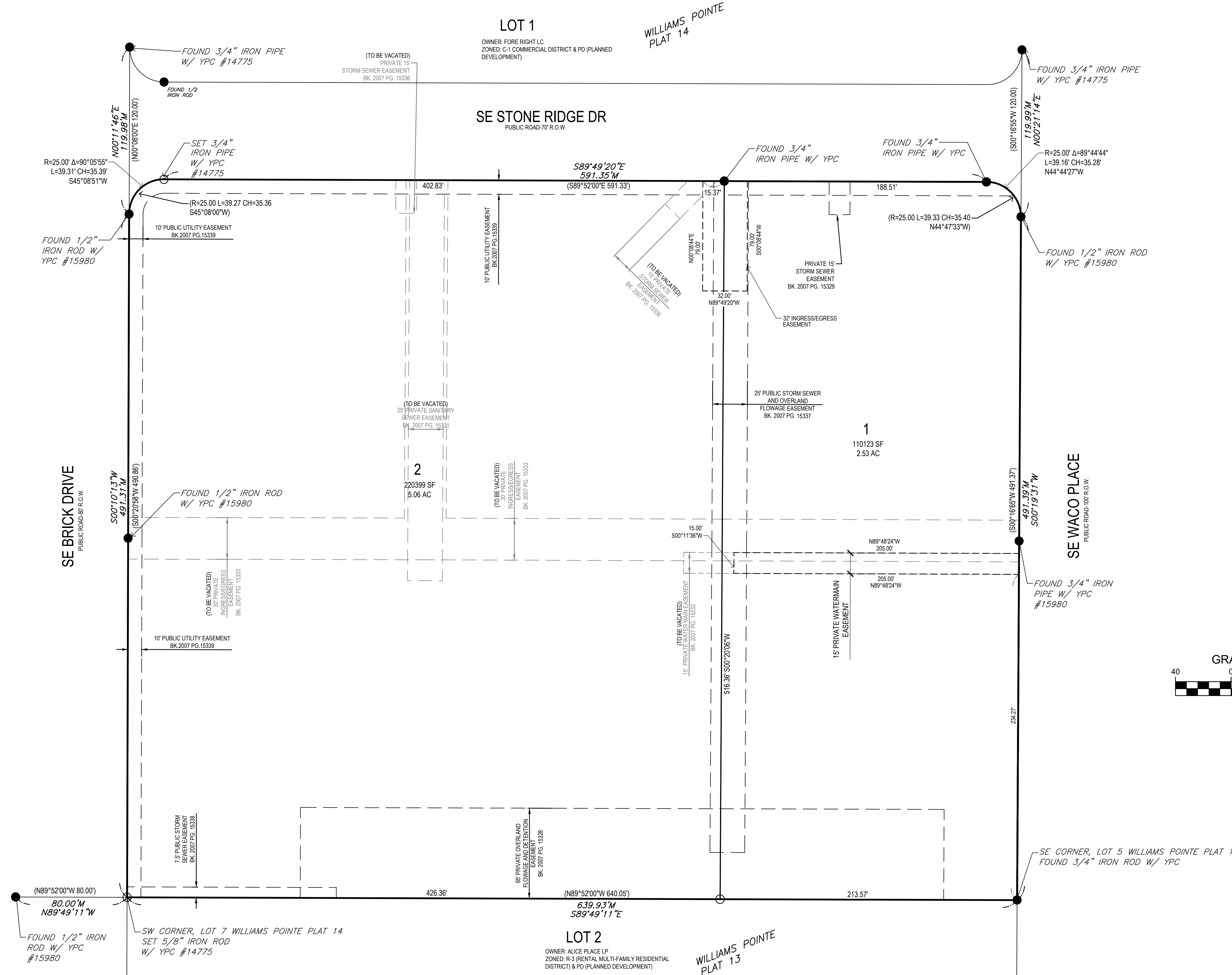


LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊙ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS
- (XXX) PREVIOUSLY RECORDED

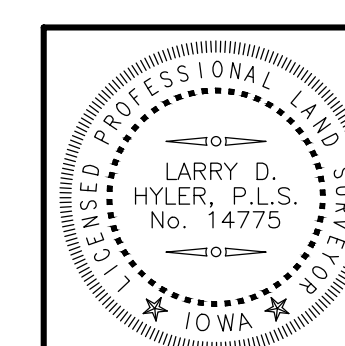
ABBREVIATIONS:

- 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



7/17/2023 9:33:43 AM L:\LAND PROJECTS\2022\20328\DWG\FINAL PLAT.DWG

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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, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

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

WILLIAMS POINTE PLAT 16
WAUKEE, IOWA
FINAL PLAT

REFERENCE NUMBER:
180108

DRAWN BY:

CHECKED BY:
LH

REVISION DATE:
1ST CITY SUB 04-23-2023
2ND CITY SUB 07-07-2023

PROJECT NUMBER:
220328

SHEET NUMBER:
1 OF 1