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 Recorded: 08/09/2023 at 11:08:21 AM  
 Fee Amt: \$77.00 Page 1 of 15  
 Dallas County Iowa  
 ReNae Arnold RECORDER  
 File#

BK 2023 PG 11597

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 / 515-512-1381	

# 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 # 920-428-9025  
 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.

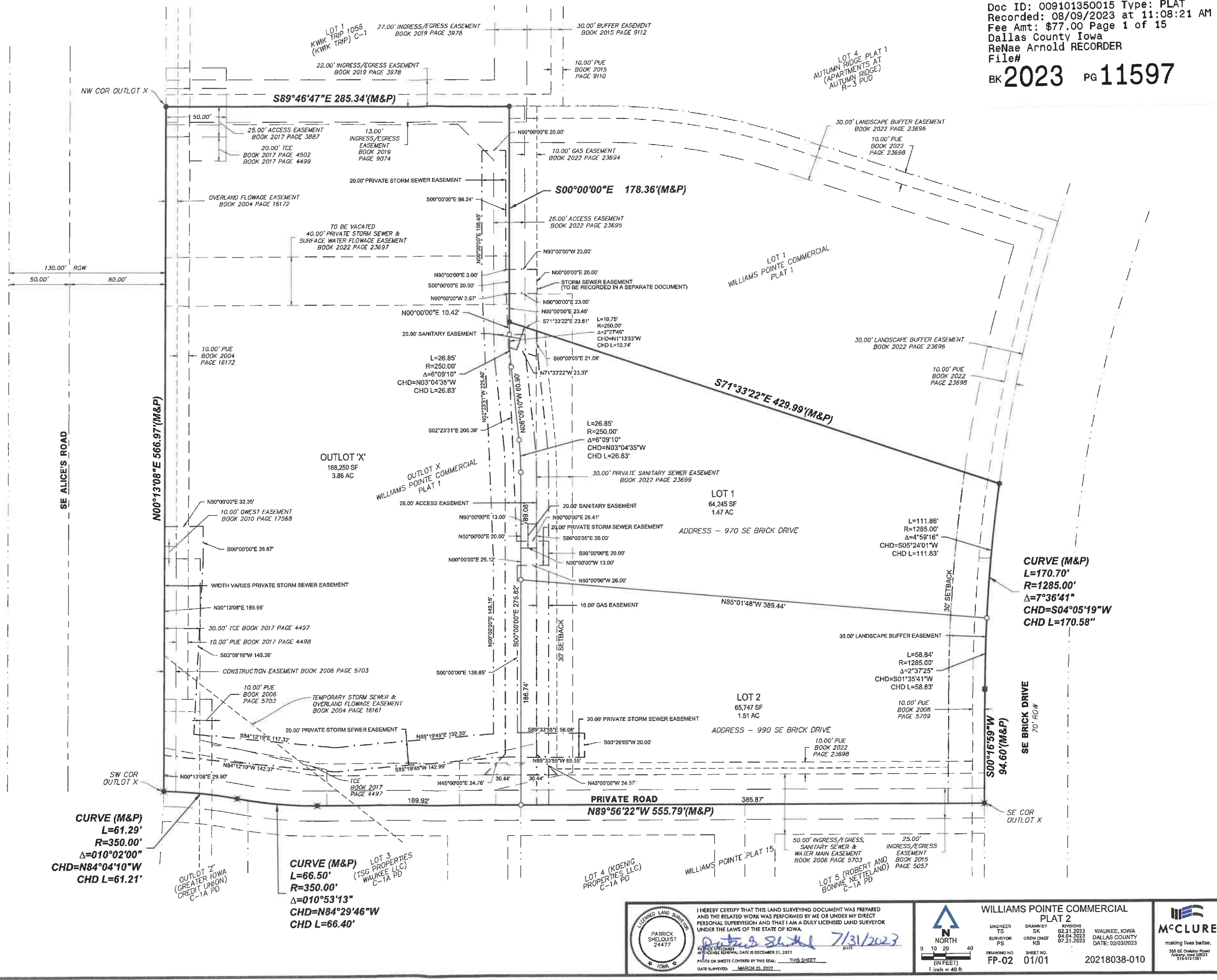
**BULK REGULATIONS:**  
**SETBACK:**  
 MINIMUM FRONT YARD - 30 FEET  
 MINIMUM REAR YARD - 30 FEET  
 MINIMUM SIDE YARD - NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SHALL BE 30 FEET

**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

**FINAL PLAT**  
 APPROVED BY: Wauke City Council  
 DATE: 07/10/2023  
 SIGNED: *William D. Schmidt*

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 WYPC #24477 (UNLESS NOTED OTHERWISE)
■	1/2" REBAR WYPC #18747
✕	CUT X
MONUMENTS SET:	
▲	SECTION CORNER
●	1/2" REBAR WYPC #24477
■	1/2" REBAR WYPC #24477
✕	CUT X
PN	FOUND
PK	BOOK AND PAGE
(M)	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. <i>Patrick Shelquist</i> 7/31/2023			<b>WILLIAMS POINTE COMMERCIAL PLAT 2</b> WAUKEE, IOWA DALLAS COUNTY DATE: 02/03/2023	
	DRAWN BY: SK SURVEYOR: PS CHECKED: KB DATE: 02/21/2023 SHEET NO.: 01/01 DATE: 02/03/2023	WAUKEE, IOWA DALLAS COUNTY DATE: 02/03/2023 20218038-010			