

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
PART: OUTLOT X, WILLIAMS POINTE COMMERCIAL PLAT 2	
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 3 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

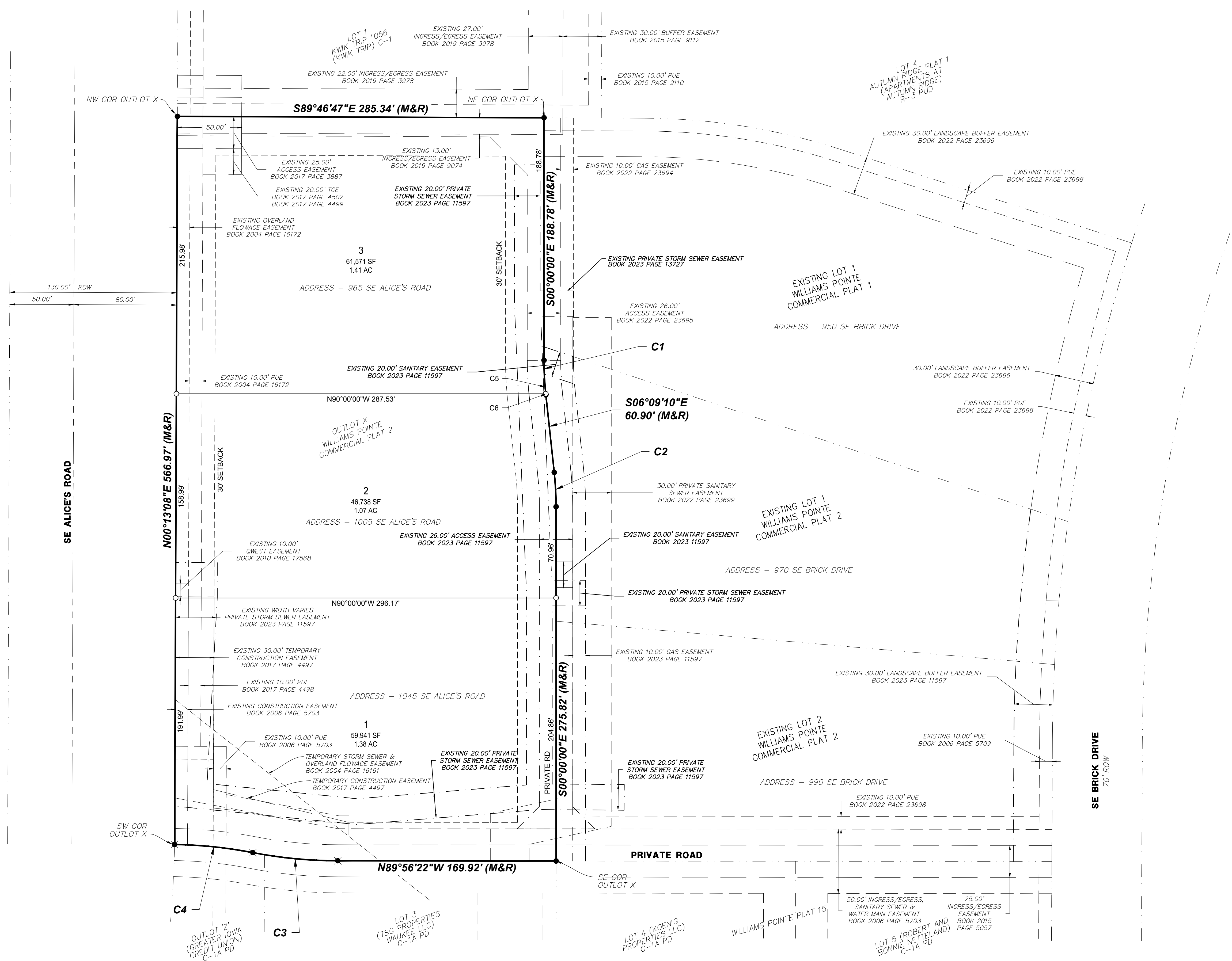
ZONING:
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

LEGAL DESCRIPTION:
OUTLOT X IN WILLIAMS POINTE COMMERCIAL PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, CONTAINING 3.86 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 FEET 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

Curve Table (Measured & Recorded)					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	26.85'	250.00'	6°09'10"	S03°04'35"E	26.83'
C2	26.85'	250.00'	6°09'10"	S03°04'35"E	26.83'
C3	66.50'	350.00'	10°53'13"	N84°29'46"W	66.40'
C4	61.29'	350.00'	10°02'00"	N84°04'10"W	61.21'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C5	26.15'	250.00'	5°59'35"	S02°59'47"E	26.14'
C6	0.70'	250.00'	0°09'35"	S06°04'22"E	0.70'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY 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: SEPTEMBER, 2023

WILLIAMS POINTE COMMERCIAL PLAT 3

ENGINEER: TS
SURVEYOR: PS
DRAWN BY: CC
CREW CHIEF: KB
DATE: 09/19/2023

REVISIONS: 10/02/2023
WAUKEE, IOWA
DALLAS COUNTY
DATE: 09/19/2023

DRAWING NO: FP-03
SHEET NO: 01/01
20218038-10

0 10 20 40
IN FEET
1 inch = 40 ft.



DRAWING DATE: 10/02/2023 10:05:00 AM; DRAWING BY: Patrick Shelquist; PLOT DATE: 10/02/2023 2:08 PM; PLOTTED BY: TRENT SMITH