JAMES POINTE PLAT 4

FINAL PLAT

2024-03049
RECORDED: 03/07/2024 02:47:23 PM
RECORDING FEE: $57.00
COMBINED FEE: $57.00
REVENUE TAX: $
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER'S STAMP.

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 18 & LOT 19
JAMES POINTE PLAT 1
SEC. 29-79-26
REQUESTED BY:
WAUKEE LAND INVESTMENT, LLC

PROPERTY DESCRIPTION

LOT 18, AND LOT 19, JAMES POINTE PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY ADDRESS

230 NW 17TH STREET
WAUKEE, IA 50263

ZONING

M-1: LIGHT INDUSTRIAL

AREA SUMMARY

LOT 1 GROSS AREA: 5.30 AC (230,896 SF)

OWNER

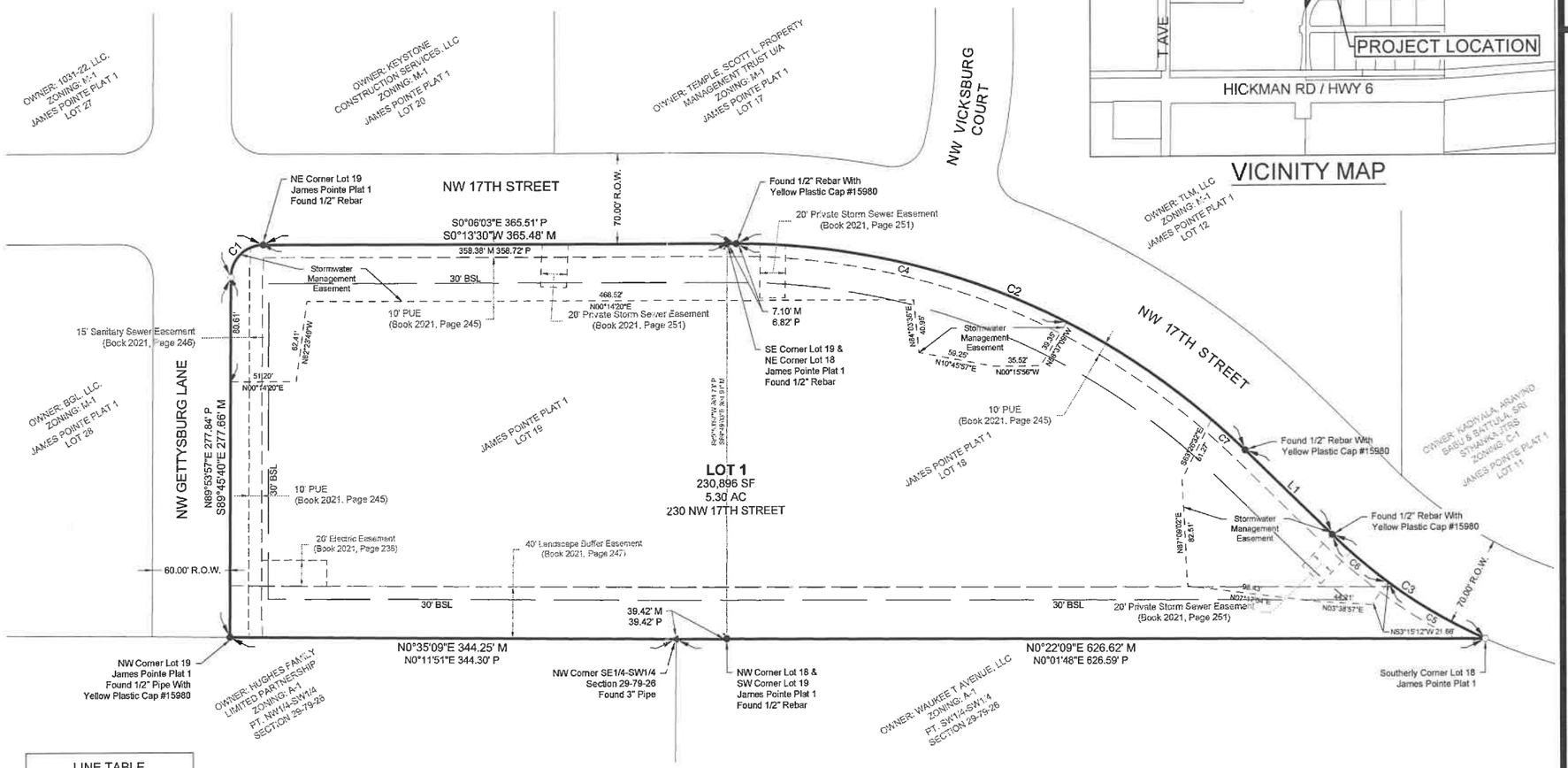
WAUKEE LAND INVESTMENT, LLC.
9235 SWANSON BLVD
CLIVE, IA 50325
CONTACT: CASEY SHELTON
PHONE: (515) 499-6194

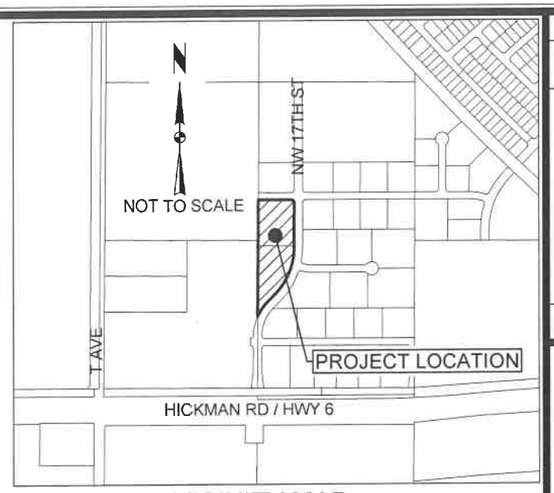
BULK REGULATIONS

LOT AREA = NONE
FRONT YARD= 30 FEET
SIDE YARD = NONE EXCEPT FOR WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET R.O.W LINE, THEN 25 FEET
REAR YARD = 30 FEET
MINIMUM OPEN SPACE = 15%

NOTES

1. STORMWATER MANAGEMENT EASEMENTS TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.





VICINITY MAP

LINE TABLE

LINE #	LENGTH (FT)	DIRECTION
L1 M	93.59	S44° 25' 08"W
L1 P	93.59	S44° 06' 48"W

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	89°55'30"	25.00'	39.24'	24.97'	S44°45'13"E 35.33'
C1 P	90°00'00"	25.00'	39.27'		N45°06'03"W 35.36'
C2 M	44°13'15"	565.00'	436.07'	229.54'	S22°22'27"W 425.32'
C2 P	44°12'52"	565.00'	436.00'		N22°00'23"E 425.25'
C3 M	20°14'16"	410.00'	144.82'	73.17'	S34°20'02"W 144.07'
C3 P	20°14'14"	410.00'	144.82'		N33°59'41"E 144.06'
C4	26°55'10"	565.00'	265.46'	135.22'	S13°43'25"W 263.02'
C5	12°15'08"	410.00'	87.67'	44.00'	N30°20'28"E 87.51'
C6	7°59'08"	410.00'	57.14'	28.62'	S40°27'35"W 57.10'
C7	3°32'09"	565.00'	34.87'	17.44'	S42°43'01"W 34.86'

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap #19710 w/Yellow Plastic Cap (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	HC
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 02/20/2024
SIGNED:

0 50
FEET

ERIN D. GRIFFIN 19710 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

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.

Erin D. Griffin, PLS — Date 2/21/24
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	12-13-23	LJM
1	REVISED PER CITY COMMENTS	12-05-23	LJM

Engineer: KMM | Checked By: EDG | Scale: 1" = 50'
Technician: LJM | Date: 11-21-23 | T-R-S: TTN-RRW-SS
Project No: 121.0973.01 | Sheet 1 OF 1

WAUKEE, IOWA

JAMES POINTE PLAT 4
FINAL PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0973.01
Sheet 1 OF 1

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