

# WILLIAMS POINTE PLAT 17

## FINAL PLAT

**INDEX LEGEND**

LOCATION: PT. S1/2 SW1/4 SEC. 35-79-26  
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: MDBB 1, LLC SERIES 4

PROPRIETOR: MDBB 1, LLC SERIES 4  
1181 SE GRANT WOODS CT  
WAUKEE, IA 50263

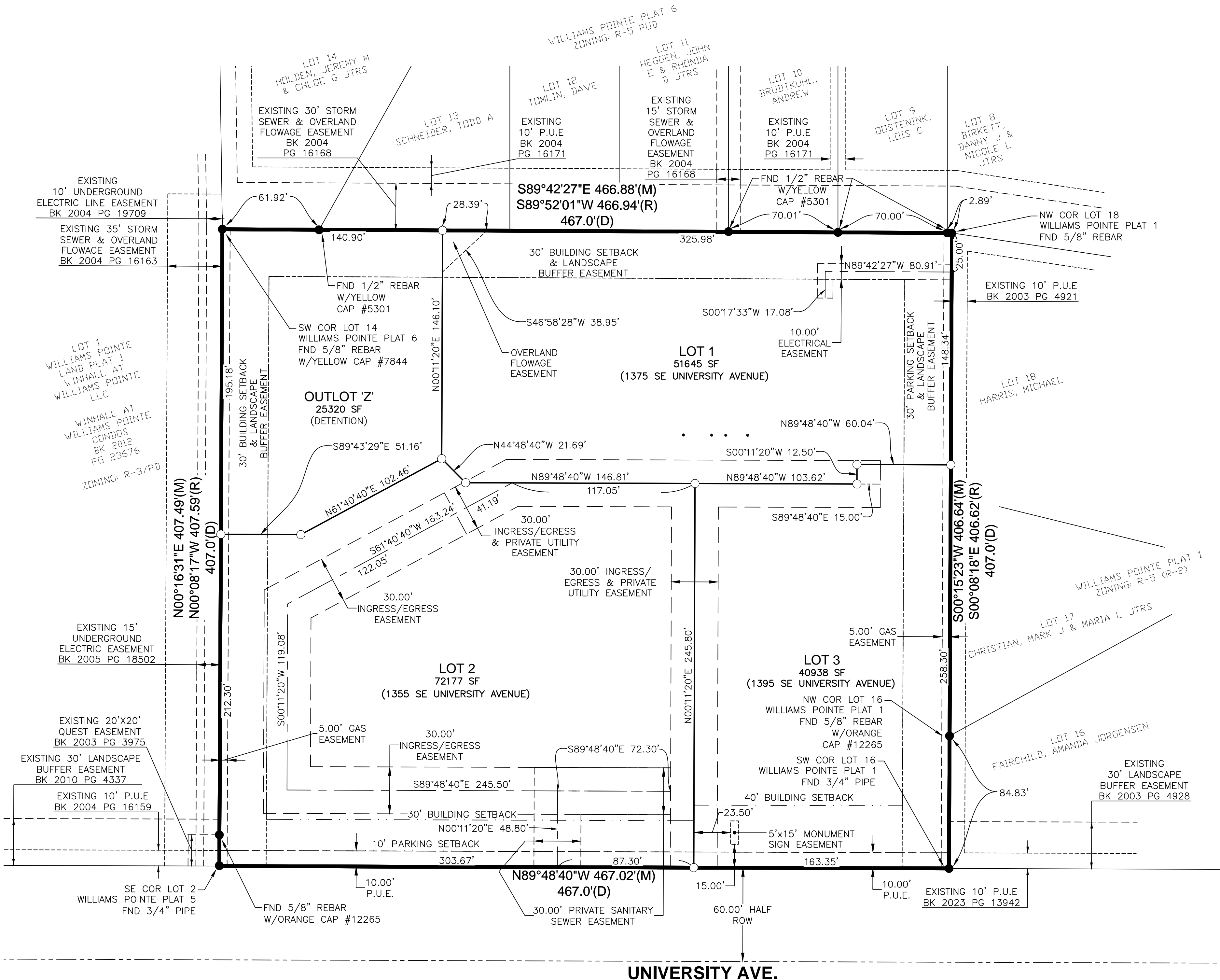
SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

DATE	REVISIONS
10/21/2025	THIRD SUBMITTAL
09/26/2025	THIRD SUBMITTAL
08/26/2025	SECOND SUBMITTAL
08/05/2025	FIRST SUBMITTAL

AREA ABOVE RESERVED FOR RECORDER



**OWNER / DEVELOPER**

MDBB 1, LLC SERIES 4  
1181 SE GRANT WOODS CT  
WAUKEE, IA 50263

**ZONING**

LOT 1: C-4  
LOT 2: C-1A  
LOT 3: C-4  
OUTLOT 'Z': C-4

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

**BULK REGULATIONS**

C-4: OFFICE PARK COMMERCIAL DISTRICT  
C-1A: NEIGHBORHOOD COMMERCIAL DISTRICT

**DATE OF SURVEY**

AUGUST 1ST, 2025

**PLAT DESCRIPTION**

WARRANTY DEED (BOOK 2020, PAGE 4265).

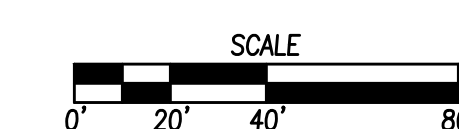
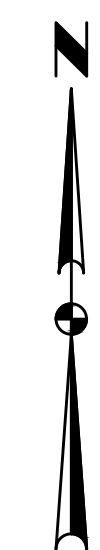
A TRACT OF LAND IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF REFERENCE AT THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 35; (FOUND CHISELED CROSS-SECTION) THENCE WEST 545.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A POINT (NOT IDENTIFIED); THENCE NORTH 60.0 FEET TO THE POINT OF BEGINNING (SET 5/8" I.R. WITH CAP NO. 5931) ON THE NORTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE CONTINUING NORTH 407.0 FEET TO A POINT (SET 5/8" I.R. WITH CAP NO. 5931); THENCE WEST 467.0 FEET TO A POINT (SET 5/8" I.R. WITH CAP NO. 5931); THENCE SOUTH 407.0 FEET TO A POINT (SET 5/8" I.R. WITH CAP NO. 5931) SAID POINT BEING ON A FENCE ON THE NORTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE EAST 467.0 FEET ALONG THE RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 4.36 ACRES EXCLUSIVE OF ROAD RIGHT-OF-WAY.

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE PROPERTY OWNER OF LOT 2 SHALL OWN OUTLOT 'Z' AND WILL SHARE MAINTENANCE RESPONSIBILITY OF OUTLOT 'Z' WITH THE OWNER OF LOT 1.

**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	



PRELIMINARY  
NOT FOR CONSTRUCTION

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.

JONATHAN A. ERDAHL, P.L.S.      DATE: \_\_\_\_\_  
28686

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
THIS SHEET

COMMENT: ERDAHL  
FILE: H:\2024\2407518\2407518-FINAL PLAT.DWG  
PLOTTED BY: KEVIN HEGGEN, TECH  
DATE: 10/21/2025 3:55 PM

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

WILLIAMS POINTE PLAT 17  
FINAL PLAT

1 / 1

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