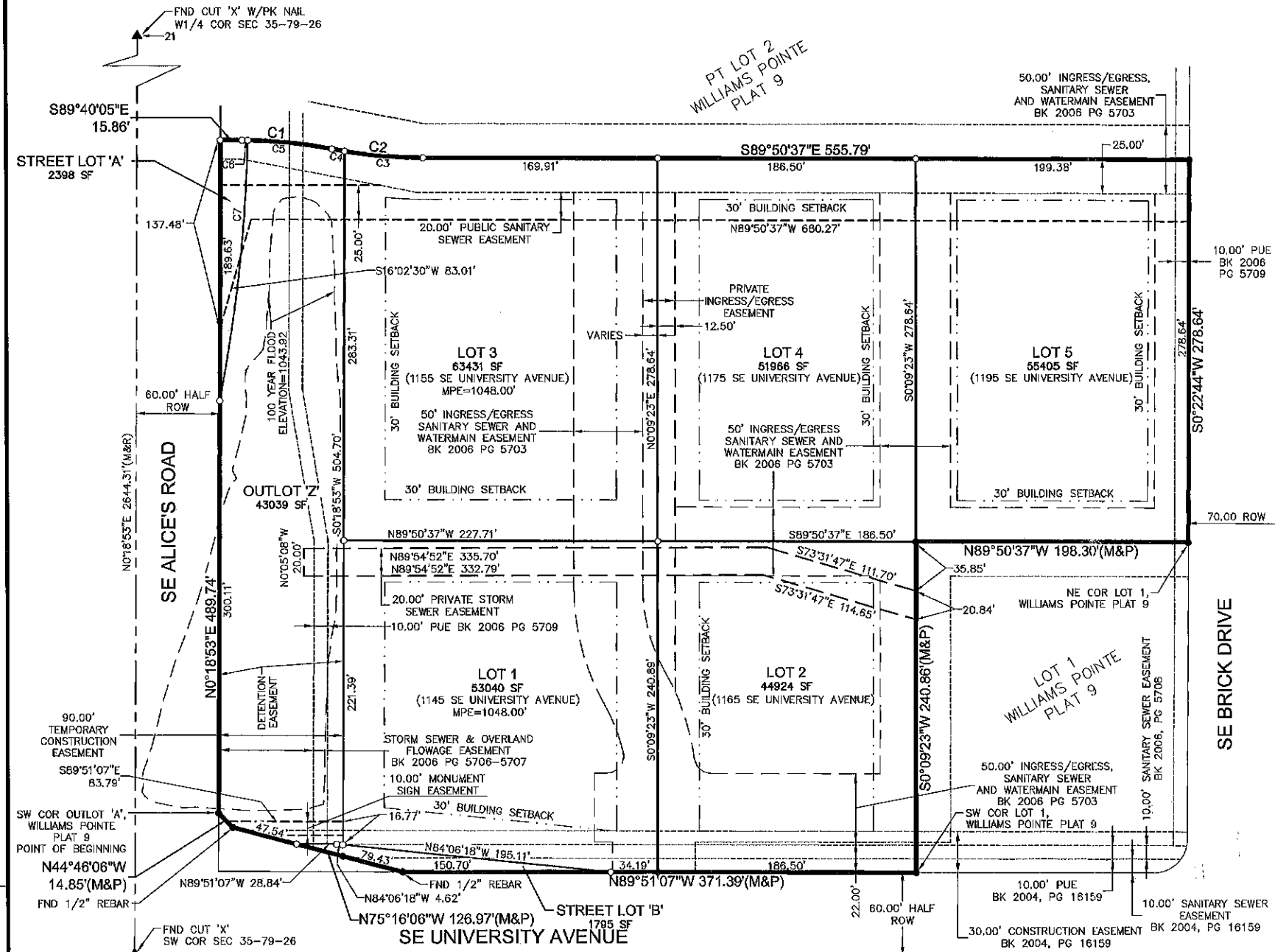
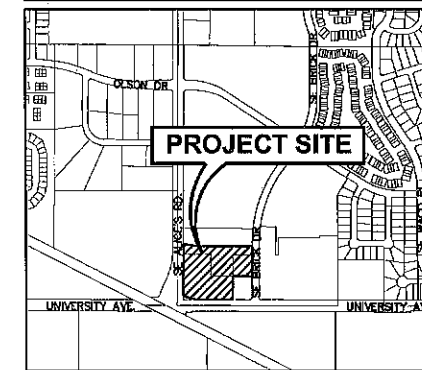


WILLIAMS POINTE PLAT 15

FINAL PLAT



VICINITY MAP



FINAL PLAT

APPROVED BY City Council

DATE 01/06/2015

SIGNED Michael D. Lee

DATE OF SURVEY:

FEBRUARY 11, 2015

ZONING:

PD C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)

OWNER

WILLIAMS POINTE COMMERCIAL I, L.C.
1195 SE UNIVERSITY AVE
WAUKEE, IA 50263

DEVELOPER:

THREE SIXTY GROUP
CONTACT: TIM WALPOLE
5625 MILLS CIRC #101
WEST DES MOINES, IA 50266

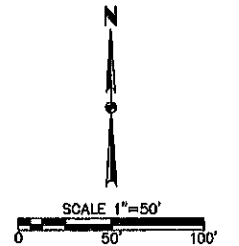
ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

PLAT DESCRIPTION:

OUTLOT 'A', LOT 3 AND A PART OF LOT 2, WILLIAMS POINTE PLAT 9, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, STATE OF IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'A', THENCE NORTH 00°18'53" EAST ALONG THE WEST LINE OF SAID OUTLOT 'A' PART OF LOT 2, A DISTANCE OF 489.74 FEET; THENCE SOUTH 89°40'05" EAST, 15.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 65.43 FEET, AND WHOSE CHORD BEARS SOUTH 84°18'45" EAST, 65.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 66.51 FEET, AND WHOSE CHORD BEARS SOUTH 84°24'01" EAST, 66.41 FEET; THENCE SOUTH 89°50'37" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 198.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00°09'23" WEST ALONG THE EAST LINE OF SAID OUTLOT 'A', 240.86 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE SOUTH 89°51'07" WEST ALONG THE SOUTH OF SAID OUTLOT 'A', 371.39 FEET; THENCE NORTH 75°16'06" WEST CONTINUING ALONG SAID SOUTH LINE, 126.97 FEET; THENCE NORTH 44°48'06" WEST CONTINUING ALONG SAID SOUTH LINE, 14.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.25 ACRES (315,998 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NOTE

- FIVE FOOT PUBLIC SIDEWALKS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE LIMITS OF OUTLOT 'Z' WILL BE A DETENTION EASEMENT COVERING THE ENTIRE OUTLOT.
- OUTLOT Z SHALL BE OWNED AND MAINTAINED BY WILLIAMS POINTE COMMERCIAL OWNER'S ASSOCIATION, INC.
- DETENTION BASIN ON OUTLOT Z SHALL BE CONSTRUCTED AS PART OF THE DEVELOPMENTS' FIRST LOT.

BULK REGULATIONS:

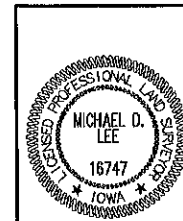
| | |
|-------------------------|-------------------------|
| SITE AREA | 315,998 SF (7.25 ACRES) |
| MAXIMUM HEIGHT PD C-1A | 40' |
| MAXIMUM STORIES PD C-1A | 2 STORIES |
| SETBACKS PD C-1A | |
| FRONT | 30' |
| REAR | 30' |
| SIDE IF SAME DISTRICT | 0' |
| SIDE IF R DISTRICT | 15' |
| MONUMENT SIGN | 15' |

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|----------|---------|-------------|---------|
| C1 | 10°42'41" | 350.00' | 65.43' | S84°18'45"E | 65.34' |
| C2 | 10°53'13" | 350.00' | 66.51' | S84°24'01"E | 66.41' |
| C3 | 9°22'33" | 350.00' | 57.27' | S85°08'21"E | 57.21' |
| C4 | 1°30'41" | 350.00' | 9.23' | S79°42'44"E | 9.23' |
| C5 | 10°01'55" | 350.00' | 61.28' | S83°58'21"E | 61.20' |
| C6 | 0°40'47" | 350.00' | 4.16' | N89°19'42"W | 4.16' |
| C7 | 9°27'23" | 1166.60' | 190.87' | N8°20'20"E | 190.86' |

LEGEND:

| | FOUND | SET |
|--|-------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED) | ● | ○ |
| PLATTED BEARING & DISTANCE | P | M |
| MEASURED BEARING & DISTANCE | R | R |
| RECORDED BEARING & DISTANCE | M | M |
| DEEDED BEARING & DISTANCE | D | D |
| MINIMUM PROTECTION ELEVATION | MPE | |
| PUBLIC UTILITY EASEMENT | PUE | |
| CENTERLINE | --- | --- |
| SECTION LINE | --- | --- |
| EASEMENT LINE | --- | --- |



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.

Michael D. Lee 4-8-15
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET

| REVISIONS | DATE |
|------------------|----------|
| FINAL SUBMITTAL | 04/08/15 |
| SECOND SUBMITTAL | 04/22/15 |
| FIRST SUBMITTAL | 03/20/15 |

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

WILLIAMS POINTE PLAT 15
FINAL PLAT

1410.527