FINAL PLAT

THE POINT PLAT 1

FILED: 8:38 AM
BOOK 2003 PAGE 15821
DATE 8/12, 2003
CAROL HOL, RECORDER
DALLAS COUNTY, IOWA
OF PAGES 15
SLIDE # 284

SPACE RESERVED FOR RECORDER'S USE

PREPARED FOR

POINT OF GRACE CHURCH
939 OFFICE PARK ROAD
WEST DES MOINES, IA. 50265

RECORD OWNERS

CROWN COLONY INC.
2755 106th STREET
URBANDALE, IA. 50322

STEPHEN R. GRUBB CONSTRUCTION, INC.
c/o CROWN COLONY INC.
2755 106th STREET
URBANDALE, IA. 50322

RECORD DEEDS (BOOK/PAGE)

WARRANTY DEED (BK. 2002, PG. 7265)
WARRANTY DEED (BK. 2002, PG. 15738)

LEGAL DESCRIPTION

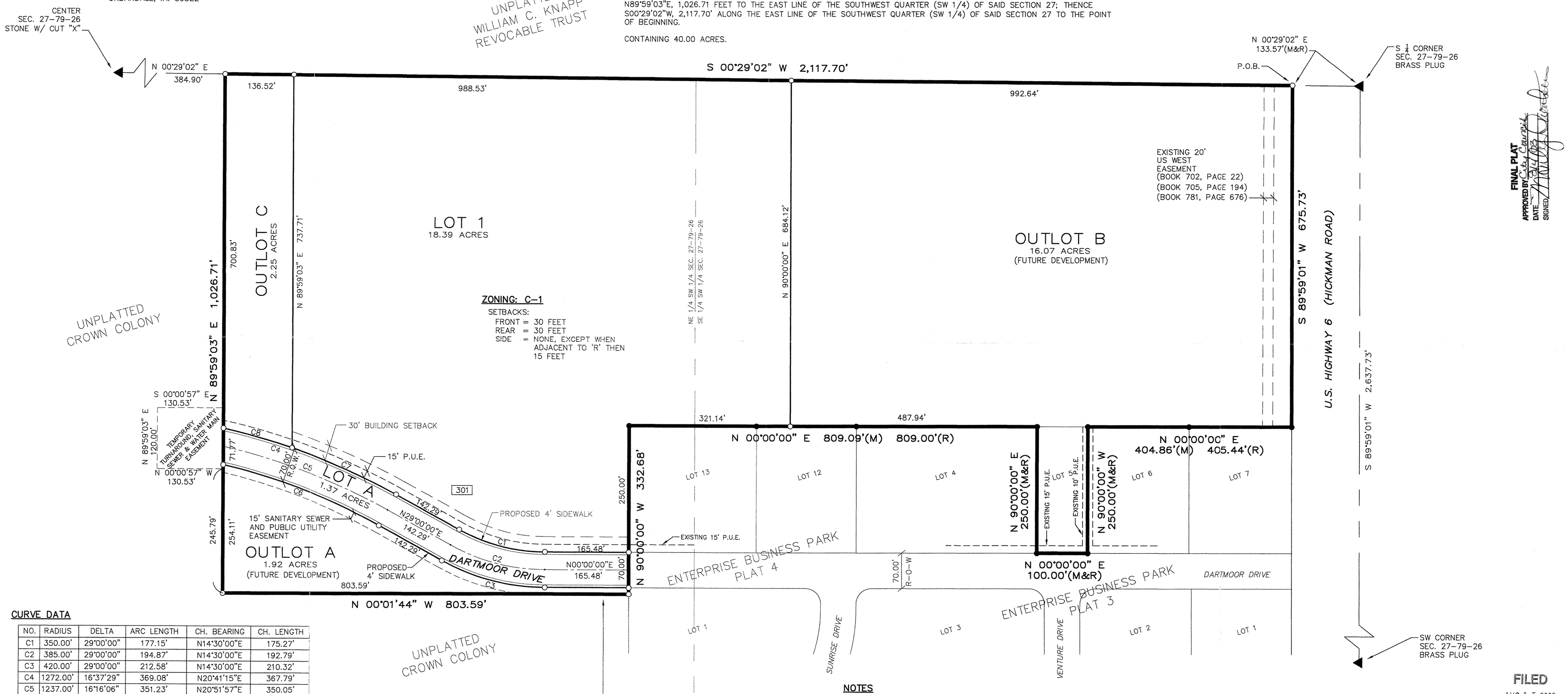
LOT 5 OF ENTERPRISE BUSINESS PARK PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M. IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE N00°29'02"E, 133.57 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27 TO THE NORTH RIGHT-OF-WAY LINE OF PRIMARY ROAD NO. U.S. 6 (HICKMAN ROAD) AND THE POINT OF BEGINNING; THENCE S89°59'01"W, 675.73 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OF PRIMARY ROAD NO. U.S. 6 TO THE SOUTHEAST CORNER OF ENTERPRISE BUSINESS PARK PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°00'00"E, 404.86 FEET ALONG THE EAST LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 3 TO THE SOUTHEAST CORNER OF LOT 5 OF SAID ENTERPRISE BUSINESS PARK PLAT 3; THENCE N90°00'00"W, 250.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°00'00"E, 100.00 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N90°00'00"E, 250.00 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N00°00'00"E, 809.09 FEET ALONG THE EAST LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 3 AND THE EAST LINE OF ENTERPRISE BUSINESS PARK PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA TO THE NORTHEAST CORNER OF SAID ENTERPRISE BUSINESS PARK PLAT 4; THENCE N90°00'00"W, 332.68 FEET ALONG THE NORTH LINE OF SAID ENTERPRISE BUSINESS PARK PLAT 4; THENCE N00°01'44"W, 803.59 FEET; THENCE N89°59'03"E, 1,026.71 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27; THENCE S00°29'02"W, 2,117.70' ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27 TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES.

AREAS PER 1/4-1/4 SECTION

NE 1/4 – SW 1/4 SEC. 27–79–26	= 20.92 ACRES
SE 1/4 – SW 1/4 SEC. 27–79–26	= 19.08 ACRES
TOTAL	= 40.00 ACRES



CURVE DATA

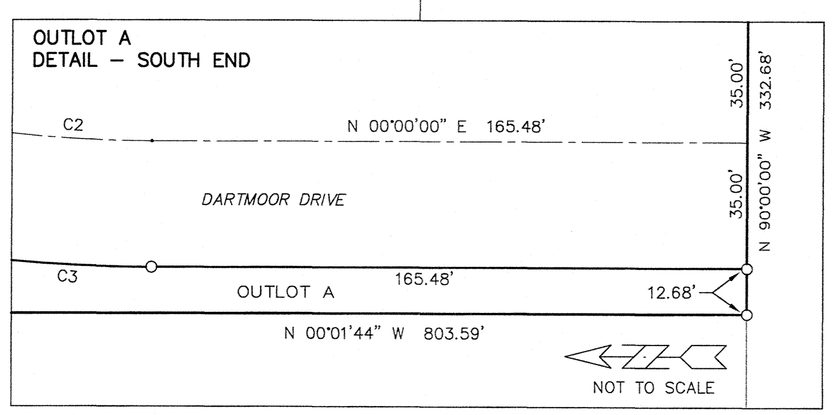
NO.	RADIUS	DELTA	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	350.00'	29°00'00"	177.15'	N14°30'00"E	175.27'
C2	385.00'	29°00'00"	194.87'	N14°30'00"E	192.79'
C3	420.00'	29°00'00"	212.58'	N14°30'00"E	210.32'
C4	1272.00'	16°37'29"	369.08'	N20°41'15"E	367.79'
C5	1237.00'	16°16'06"	351.23'	N20°51'57"E	350.05'
C6	1202.00'	15°53'27"	333.37'	N21°03'16"E	332.30'
C7	1272.00'	10°14'15"	227.28'	N23°52'53"E	226.97'
C8	1272.00'	6°23'15"	141.80'	N15°34'08"E	141.73'

LEGEND

- ● MONUMENT FOUND (5/8" REBAR W/CAP #15268)
- ○ SET MONUMENT (5/8" REBAR W/CAP #15268)
- ▲ FOUND SECTION CORNER MONUMENT (AS NOTED)
- △ SET SECTION CORNER MONUMENT (AS NOTED)
- (M) AS MEASURED BEARING OR DISTANCE
- (R) AS RECORDED BEARING OR DISTANCE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- SWFE SURFACE WATER FLOWAGE EASEMENT
- 1234 ADDRESS NO.

ZONING: C-1

SETBACKS:
FRONT = 30 FEET
REAR = 30 FEET
SIDE = NONE, EXCEPT WHEN ADJACENT TO 'R' THEN 15 FEET



NOTES

1. INDIVIDUAL LOTS ARE TO DEVELOP ON-SITE STORM SEWER SYSTEMS AND WILL BE REQUIRED TO TIE INTO THE PUBLIC STORM SEWER SYSTEM AT A MANHOLE OR INTAKE.
2. 4-FOOT WIDE SIDEWALKS ARE TO BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY, ONE (1) FOOT FROM THE RIGHT-OF-WAY LINES EXCEPT WHERE OTHERWISE SHOWN. SIDEWALKS ARE TO BE INSTALLED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
3. LOT CORNER MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT. SET MONUMENTS ARE DESCRIBED AS A 30-INCH LONG, 5/8-INCH DIAMETER REBAR WITH A PLASTIC YELLOW CAP BEARING "PLS 15268".
4. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE, IOWA FOR PUBLIC STREET RIGHT-OF-WAY.
5. TEMPORARY TURNAROUND, SANITARY SEWER, AND WATER MAIN EASEMENT NORTH OF PLAT BOUNDARY SHALL REMAIN IN EFFECT UNTIL THAT PROPERTY IS DEVELOPED.

LICENSED LAND SURVEYOR DANIEL F. RITTEL 15268 IOWA

CERTIFICATION

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. RITTEL — DATE: JULY 30, 2003
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003. IOWA LICENSE NO. 15268 CERTIFICATION COVERS THIS SHEET ONLY.

FILED
AUG 15 2003
DALLAS CO. ASSESSOR
ADEL, IOWA

100 0 100 200 300
Scale: 1" = 100'

FINAL PLAT
APPROVED BY: City Council
DATE: 7-21-03
SIGNED: [signature]

FINAL PLAT – THE POINT PLAT 1

SCALE: 1" = 100'	DESIGNED BY: DJS	DRAWN BY: DFR	
DWG: 3011FP.DWG	CHECKED BY: DFR	DATE: 7/29/03	
FIELD BOOK:	SHEET 1 OF 1	FILE NO.: 3011.00	

NO.	REVISION	DATE	BY	FOR:

LOCATION:

FRG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

3011.00

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