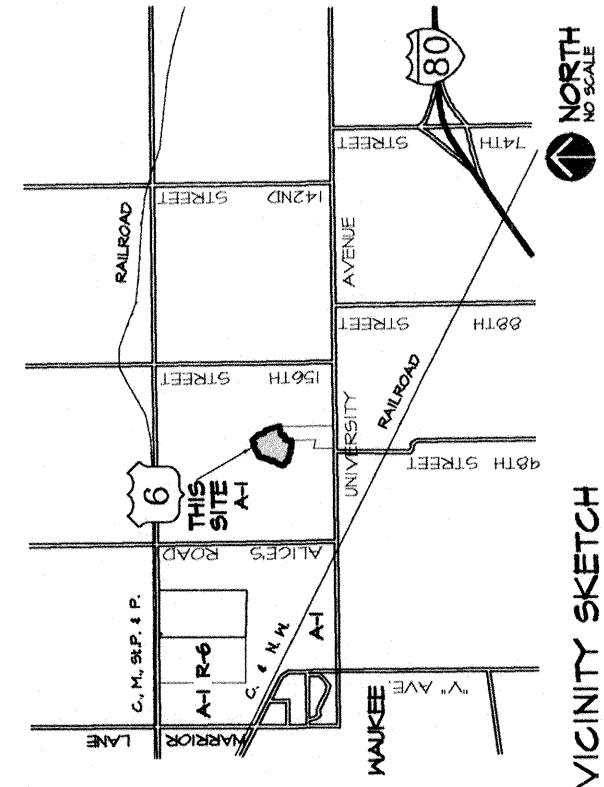


FINAL PLAT
WILLIAMS POINTE
PLAT 3
SHEET ONE OF THREE



OWNER
WILLIAMS POINTE
TOANHOMES, L.C.
2550 79RD STREET
UREBANDALE, IOWA 50322

DEVELOPER
REGENCY HOMES AND
AFFILIATED COMPANIES
2550 79RD STREET
UREBANDALE, IOWA 50322

LEGAL DESCRIPTION

OUTLOT 'Z' AND LOT 'X', WILLIAMS POINTE PLAT 2, AN OFFICIAL PLAT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M. IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 25.561 ACRES MORE OR LESS.

NOTES

1. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AT THE TIME A HOME IS CONSTRUCTED ON EACH LOT. NOTE THAT A 10 FOOT WIDE BIKE TRAIL SHALL BE INSTALLED ALONG THE WEST RIGHT-OF-WAY OF SE WACO PLACE IN LIEU OF A SIDEWALK.
2. DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING STREET TREES ALONG SE WACO PLACE.
3. MINIMUM OPENING ELEVATION FOR TONNHOME LOTS ADJACENT TO THE STORM WATER DETENTION EASEMENT IN LOT 'Y' SHALL BE 1041.50.
4. DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING 10.00' WIDE BIKE TRAIL ALONG SE WACO PLACE & ALONG NORTHERN BOUNDARY.

ZONING

LOTS 1-6 = R5 (R/D)
LOT 'Y' = R4 (MDR)
LOTS 101-228 = R4 (MDR)

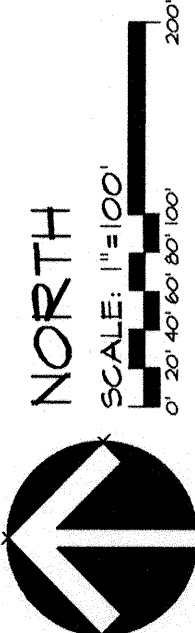
CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT LEGAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD
2-3-04
PATRICK J. SHEPARD IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

LEGEND

- PLAT BOUNDARY
- SECTION LINES
- SECTION CORNER
 - FOUND CORNER W5/8" I.R. WCAP #12265 (UNLESS NOTED)
 - SET CORNER W 5/8" I.R. WCAP #12265
- IRON ROD
- G.P.
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- P.U.E.
- ADDRESS
- B.S.L.
- M.F.E.
- MINIMUM PROTECTION ELEVATION
- P.O.B.
- S.F.

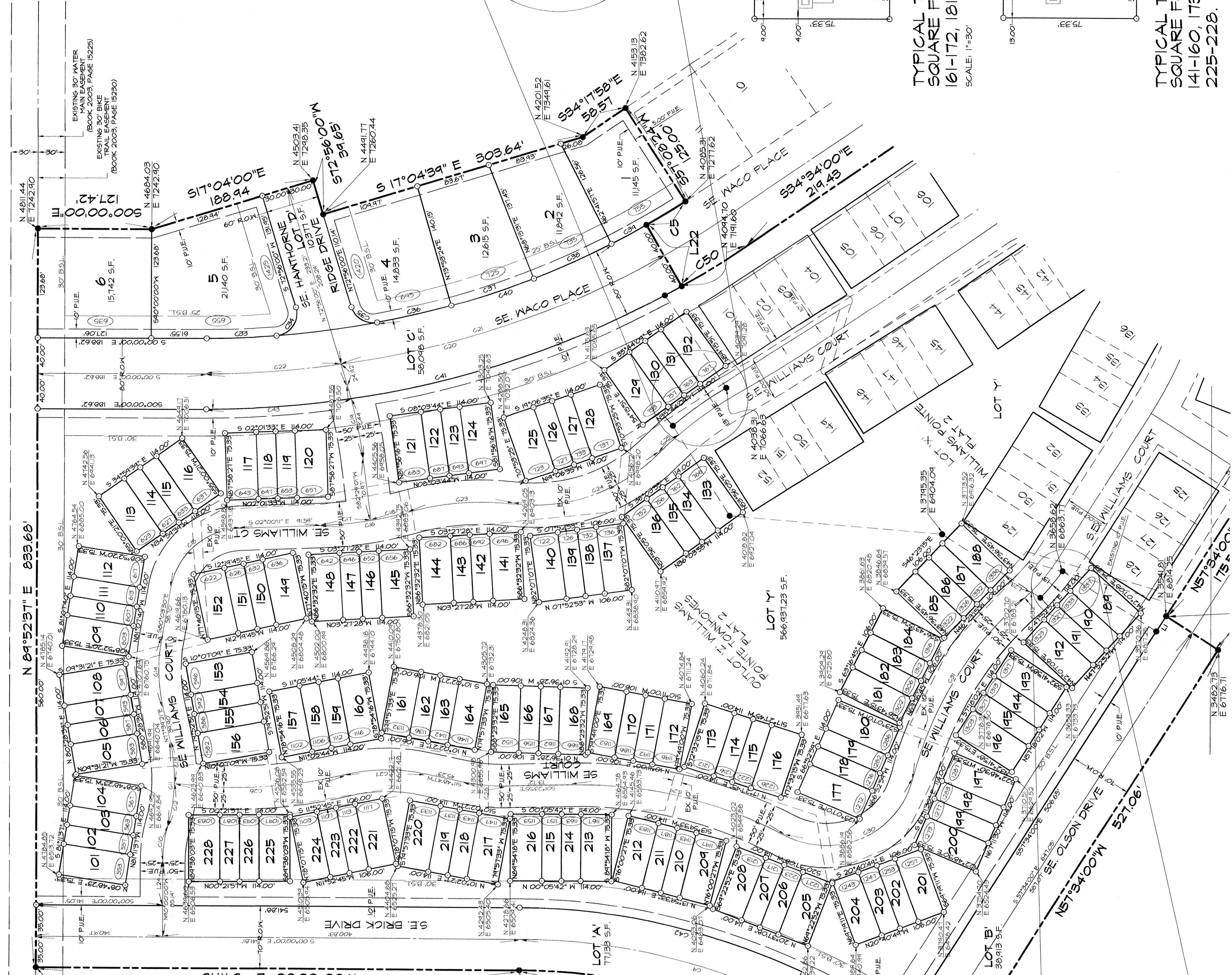


FINAL PLAT
APPROVED BY:
DATE: 2-3-04
SIGNED:



CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084

EXISTING 30" GAS &
WATER MAIN EASEMENT
(BOOK 65, PAGE 404-406)



LINE TABLE

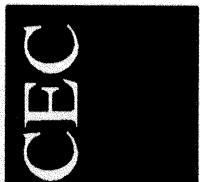
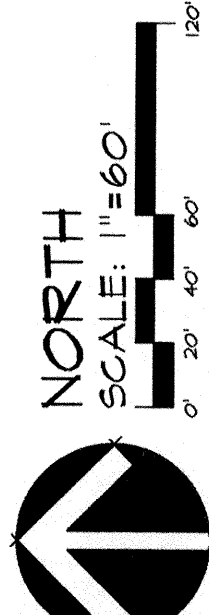
LINE	LENGTH	BEARING
L1	20.45	S51°34'00"E
L2	15.00	N44°06'40"E
L3	13.00	S56°23'00"W
L4	1.56	S56°23'00"W
L5	12.83	N55°44'00"W
L6	13.00	S45°14'00"E
L7	13.01	S51°15'00"W
L8	6.64	N32°15'00"E
L9	20.41	N41°52'52"W
L22	80.00	S60°05'40"W
L23	35.22	N32°15'00"E
L24	50.14	N40°00'00"E

CURVE DATA (SHEET 1 & 2)

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH LENGTH	CH BEARING
C1	90°01'00"	25.00	25.01	34.30	35.36	S11°25'30"W
C2	90°03'48"	25.00	25.03	34.30	35.31	N11°10'18"E
C3	90°11'24"	25.00	25.13	34.40	35.45	N11°10'18"E
C4	32°01'34"	100.00	200.84	391.21	386.20	N16°00'47"E
C5	2°51'16"	490.00	25.53	51.05	51.04	N91°22'56"W
C6	1°04'13"	1010.00	10.71	21.55	21.55	N24°19'43"W
C7	10°15'18"	412.00	36.47	73.74	73.64	N35°45'41"W
C8	10°36'48"	212.00	19.64	34.21	34.21	S50°04'23"E
C9	32°25'00"	735.00	213.65	415.65	410.32	N16°12'30"E
C10	15°28'04"	150.00	20.37	40.44	40.31	S62°15'58"E
C11	21°48'04"	200.00	41.02	47.00	46.13	S68°26'18"E
C12	14°04'01"	200.00	24.83	48.40	48.21	S61°36'30"E
C13	13°34'36"	200.00	23.45	47.69	47.51	S61°24'01"E
C14	23°17'00"	200.00	34.34	71.74	71.30	N69°41'55"E
C15	18°03'20"	800.00	64.85	108.84	100.75	S41°01'51"E
C16	14°15'12"	400.00	50.01	94.51	94.25	S40°01'41"E
C17	6°04'04"	400.00	28.50	56.91	56.86	S06°04'43"E
C18	6°06'08"	400.00	21.32	42.60	42.56	S13°12'19"E
C19	4°33'01"	500.00	41.77	83.34	83.25	N11°42'31"E
C20	24°54'20"	1030.00	275.08	537.61	531.53	S14°51'10"E
C21	21°26'48"	1030.00	195.05	395.54	363.30	S19°10'57"E
C22	6°27'33"	1030.00	76.17	152.07	151.43	S04°19'46"E
C23	22°34'10"	300.00	60.04	118.61	117.84	S04°55'48"E
C24	51°41'03"	200.00	97.08	180.76	174.67	S19°24'45"E
C25	4°14'50"	400.00	14.83	24.65	24.64	S43°15'51"E
C26	21°51'08"	500.00	46.52	190.70	184.54	S03°19'23"E
C27	25°57'44"	200.00	46.10	90.63	84.85	S01°10'05"E
C28	19°12'42"	200.00	23.16	46.12	46.02	S05°12'26"W
C29	28°41'36"	500.00	121.88	250.40	241.78	S12°56'53"W
C30	103°26'06"	100.00	126.70	180.53	156.44	S24°23'21"E
C31	35°00'50"	400.00	126.17	244.44	240.66	S58°37'52"E
C32	2°50'471	200.00	4.97	9.84	4.93	S42°32'38"E
C33	4°52'36"	490.00	34.32	78.60	78.58	S02°16'28"E
C34	102°31'04"	25.00	31.16	44.73	34.00	S55°48'28"E
C35	84°06'08"	25.00	22.55	36.70	33.44	S50°52'56"W
C36	4°56'28"	490.00	42.71	85.38	85.35	S13°38'22"E
C37	5°37'53"	490.00	48.64	97.30	97.26	S18°55'33"E
C38	5°33'34"	490.00	48.07	96.06	96.02	S24°31'16"E
C39	2°36'11"	490.00	22.51	45.01	45.00	S28°36'12"E
C40	16°07'55"	490.00	140.30	278.74	277.82	S19°14'06"E
C41	28°45'07"	1070.00	274.25	536.44	531.33	S14°22'33"E
C42	32°05'15"	770.00	221.43	431.22	425.61	N16°02'37"E
C43	6°46'13"	1070.00	82.05	163.78	163.62	S04°23'06"E
C44	1°46'32"	500.00	33.98	67.86	67.80	N18°35'45"E
C45	84°34'15"	25.00	24.65	34.12	35.25	S12°44'23"E
C55	10°04'48"	425.00	37.74	75.34	75.24	S35°48'25"E
C56	10°15'18"	412.00	36.47	73.74	73.64	N35°45'41"W
C57	10°36'48"	212.00	19.64	34.21	34.21	S50°04'23"E
C58	10°45'01"	225.00	21.17	42.22	42.15	N50°08'31"W

LEGEND

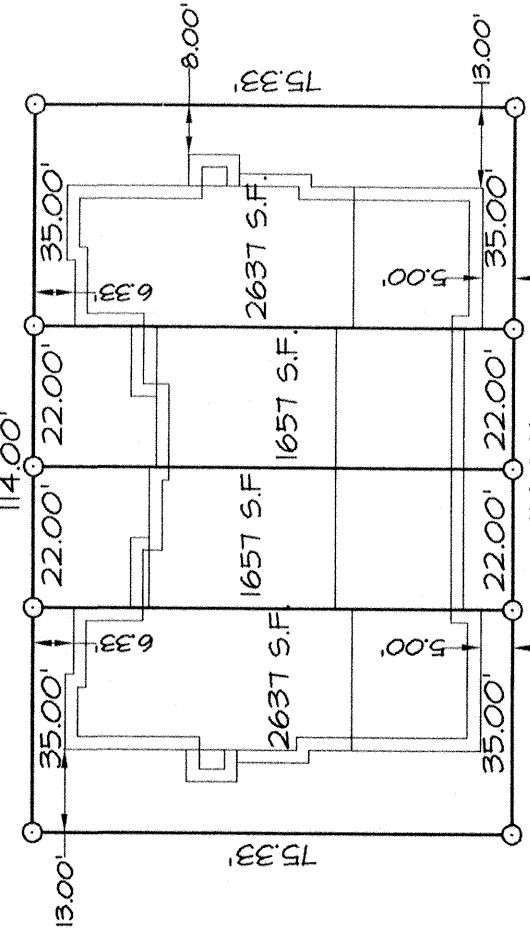
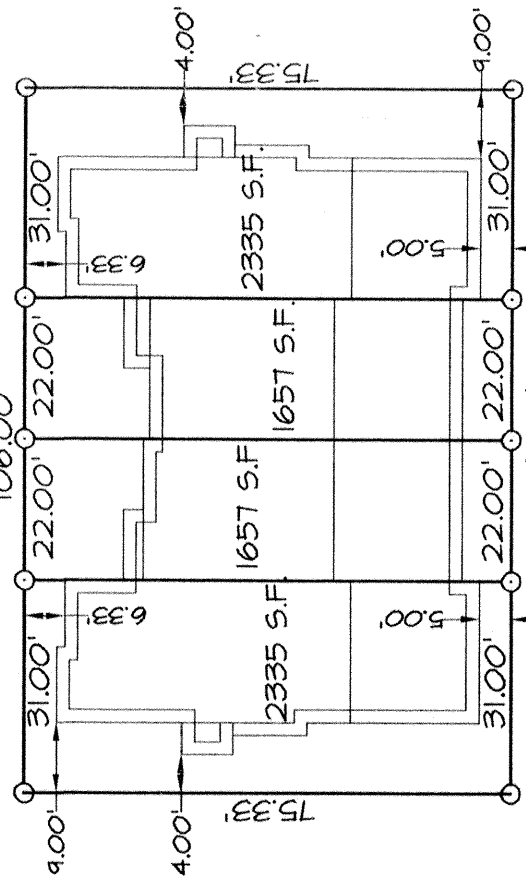
- PLAT BOUNDARY
SECTION CORNER
FOUND CORNER W5/8" I.R. WCAP #12265 (UNLESS NOTED)
SET CORNER W 5/8" I.R. WCAP #12265
IRON ROD
G.P.
GAS PIPE
DEEDED DISTANCE
MEASURED DISTANCE
PREVIOUSLY RECORDED DISTANCE
PUBLIC UTILITY EASEMENT
ADDRESS
BUILDING SETBACK LINE
MINIMUM PROTECTION ELEVATION
P.O.B.
S.F.



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TYPICAL TOWNHOME LOT DIMENSIONS &
SQUARE FOOTAGE OF LOTS 137-140,
161-172, 181-188, 201-204, & 221-224.

SCALE: 1"=30'



TYPICAL TOWNHOME LOT DIMENSIONS &
SQUARE FOOTAGE OF LOTS 101-136,
141-160, 173-180, 189-200, 205-220, &
225-228.

SCALE: 1"=30'

FINAL PLAT
WILLIAMS POINTE
PLAT 3

SHEET THREE OF THREE

CURVE DATA (SHEET 3 ONLY)

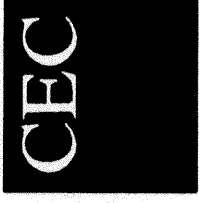
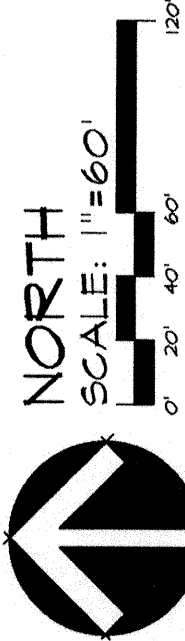
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. LENGTH	BEARING
C46	32°01'34"	700.00	391.27	386.20	516°00'47"W	
C47	53°44'04"	25.00	12.67	23.45	558°53'38"W	
C48	41°02'25"	25.00	10.88	20.58	N81°12'01"W	
C49	41°14'11"	25.00	10.93	20.61	S08°52'43"W	

LINE DATA (SHEET 3 ONLY)

LINE	LENGTH	BEARING
L25	25.00	N12°56'00"E
L26	30.00	S17°04'00"E
L27	64.65	S72°56'00"W
L28	34.65	N12°56'00"E
L29	25.50	N17°04'00"W
L30	43.27	S57°34'00"E
L31	30.00	N32°26'00"E
L32	25.00	N57°34'00"W
L33	22.00	S32°26'00"W
L34	25.00	S57°34'00"E
L35	30.00	N32°26'00"E
L36	25.00	N57°34'00"W
L37	30.00	S32°26'00"W
L38	0.50	N32°26'00"E
L39	47.37	N32°25'00"E
L40	30.00	N57°35'00"W
L41	24.00	S32°25'00"W
L42	22.00	S57°35'00"E
L43	25.00	N32°25'00"W
L44	30.00	N57°35'00"W
L45	25.00	S32°25'00"W
L46	30.00	S57°35'00"E
L47	0.50	N57°35'00"W
L48	20.00	S00°00'00"W
L49	48.00	N32°26'00"E

LEGEND

- FLAT BOUNDARY
SECTION CORNER
FOUND CORNER W5/8" I.R. WCAP #12265 (UNLESS NOTED)
SET CORNER W 5/8" I.R. WCAP #12265
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