

WILLIAMS
POINTE
PLAT 4

OWNER

WILLIAMS TURF FARM
1270 88th STREET
WAUKESHA, IOWA 50263

DEVELOPER

REGENCY LAND
DEVELOPMENT SERVICES
6600 WESTON PARKWAY
SUITE 220
WEST DES MOINES, IOWA 50266

ZONING

* R-5 P.U.D.
FRONT YARD - 30 FEET
SIDE YARD - 7 FEET MIN. (15 FEET TOTAL)
REAR YARD - 30 FEET
MIN. LOT WIDTH - 45 FEET
MIN. LOT AREA - 46,000 S.F.
MIN. FLOOR AREA - 4,800 S.F.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M. IN THE CITY OF WAUKESHA, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M.; THENCE N84°57'46"E, 1322.54 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO A POINT ON THE WEST LINE OF HAMTHORNE RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE S00°04'51"E, 1317.47 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF INDIGO RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE S89°53'15"W, 1321.91 FEET ALONG THE WEST LINE OF SAID INDIGO RIDGE PLAT 1 TO A POINT ON THE WEST LINE OF SAID HAMTHORNE RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE N43°39'39"W, 159.65 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 2 TO A POINT; THENCE N7°55'04"W, 202.01 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 2 TO A POINT; THENCE S72°05'16"W, 48.87 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 2 TO A POINT; THENCE N7°54'44"W, 200.63 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 2 TO A POINT; THENCE S72°05'12"W, 21.86 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 2 TO A POINT; THENCE N84°17'43"W, 232.01 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 2 TO A POINT ON THE EAST LINE OF WILLIAMS POINTE PLAT 3; THENCE N7°04'23"W, 303.53 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 3 TO A POINT; THENCE N72°48'03"E, 39.70 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 3 TO A POINT; THENCE N7°03'40"W, 186.94 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 3 TO A POINT; THENCE N00°02'06"W, 127.64 FEET ALONG THE EAST LINE OF WILLIAMS POINTE PLAT 3 TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2; THENCE N84°52'14"E, 463.60 FEET ALONG THE NORTH LINE OF SAID SOUTH 1/2 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

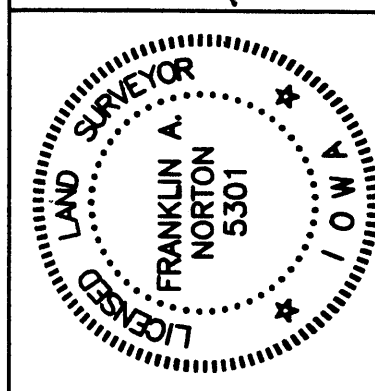
SAID TRACT OF LAND CONTAINS 48.38 ACRES MORE OR LESS.

NOTES

- LOTS A, B, C, & D TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY PURPOSES.
- 4' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS. A 10' BIKE TRAIL SHALL BE PROVIDED ON THE NORTH SIDE OF LOTS 1-6.
- THE PUD ALLOWED FOR REDUCED SETBACKS IN PLATS 1-3, BUT BUT PLATS 4-6 SHALL BE SUBJECT TO THE NORMAL R-2 ZONING ORDINANCE. NO HOMEOWNERS ASSOCIATION IS PLANNED.

SURVEYOR NOTES:

- ALL CORNERS WILL BE SET WITHIN ONE YEAR OF RECORDING.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- ALL LOTS WITHIN THIS PLAT HAVE AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.



COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

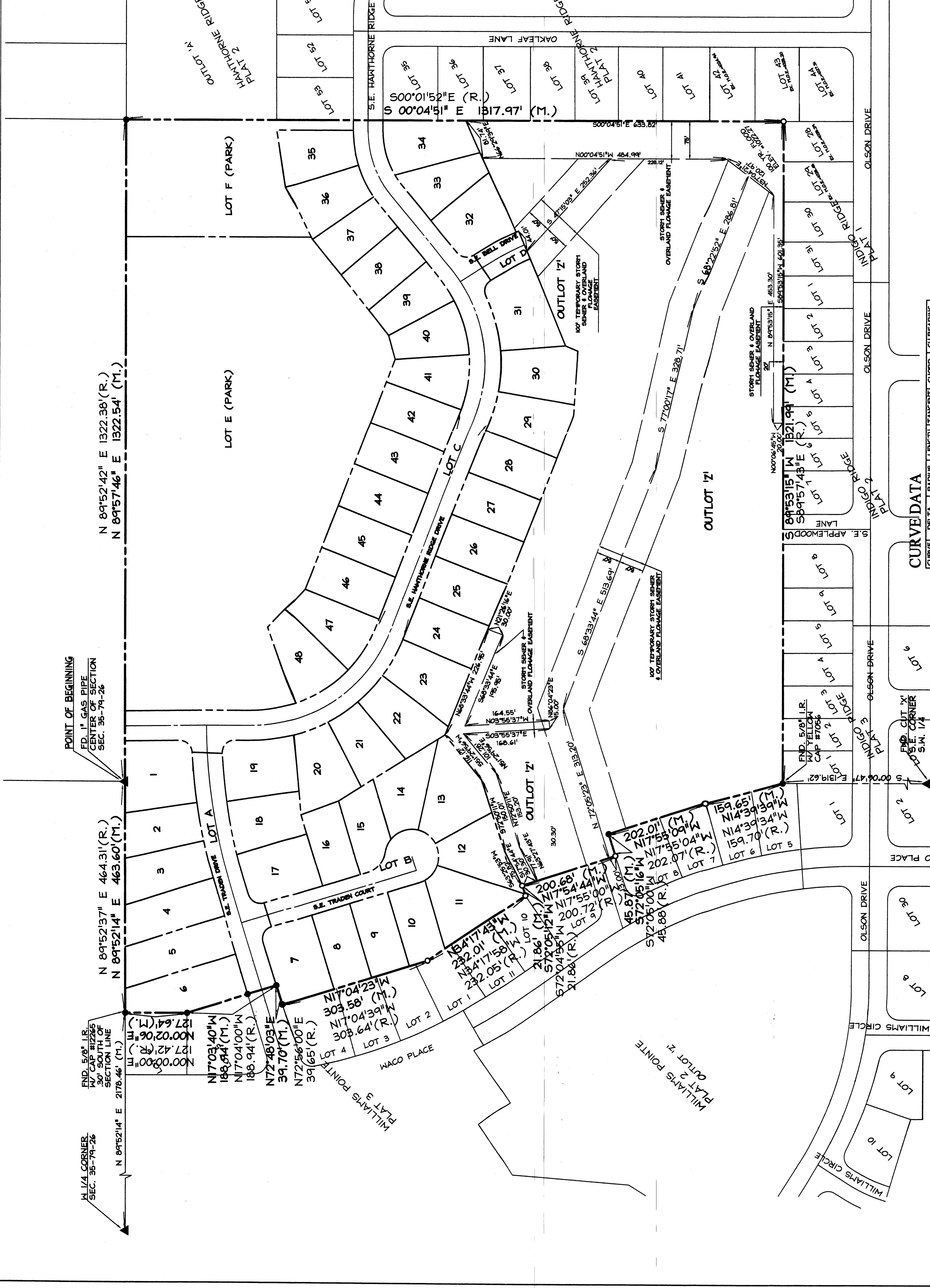
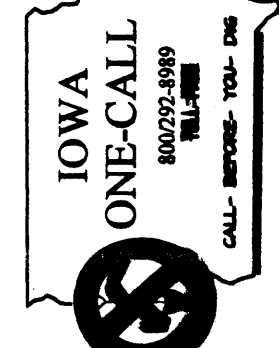
2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

JOB NUMBER
CC

REVISIONS: 10-11-2004
0080

SHEET
1 OF 2

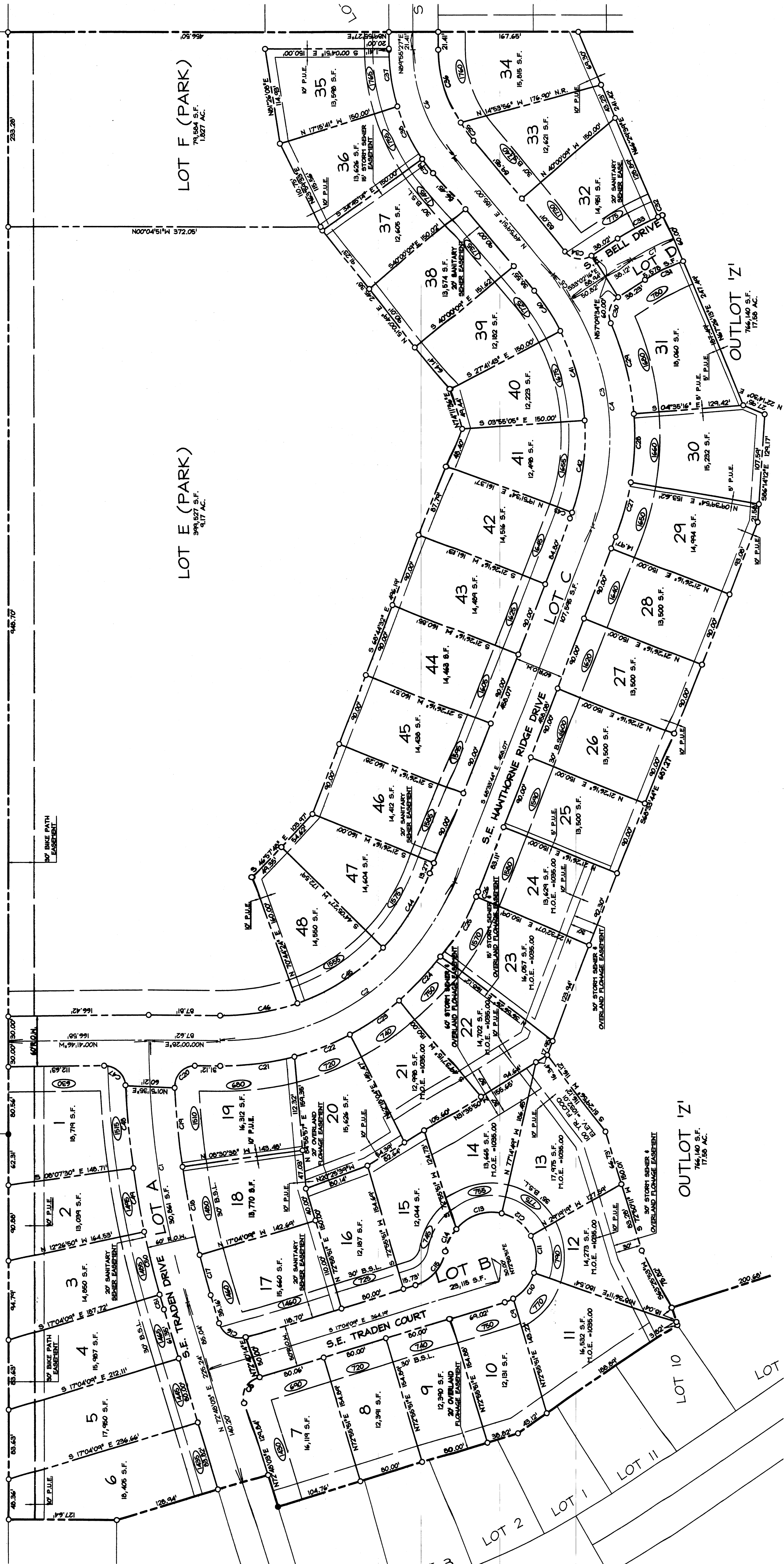
FINAL PLAT
WILLIAMS POINTE PLAT 4



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CURVING
C1	17°02'28"	1063.00	394.24	60.83	318.04	S82°24'18"W
C2	40°24'12"	300.00	354.13	204.53	337.99	S84°16'30"E
C3	61°26'35"	300.00	321.70	178.27	306.51	N80°43'04"E
C4	54°28'32"	300.00	285.23	157.43	274.61	N84°12'00"E
C5	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C6	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C7	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C8	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C9	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C10	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C11	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C12	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C13	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C14	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C15	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C16	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C17	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C18	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C19	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C20	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C21	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C22	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C23	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C24	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C25	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C26	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C27	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C28	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C29	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C30	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C31	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C32	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C33	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C34	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C35	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C36	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C37	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C38	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C39	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C40	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C41	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C42	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C43	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C44	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C45	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C46	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C47	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C48	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C49	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C50	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C51	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C52	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C53	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C54	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C55	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C56	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C57	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C58	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C59	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C60	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C61	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C62	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C63	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C64	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C65	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C66	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C67	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C68	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C69	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C70	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C71	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C72	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C73	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C74	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C75	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C76	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C77	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C78	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C79	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C80	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C81	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C82	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C83	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C84	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C85	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C86	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C87	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C88	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C89	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C90	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C91	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C92	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C93	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C94	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C95	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C96	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C97	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C98	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C99	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C100	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E

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C6	53°53'31"	300.00	36.47	19.26	36.44	N83°28'47"E
C7	53°53'31"	300.00	54.82	25.04	54.77	N83°28'47"E
C8	30°07'49"	300.00	39.33	26.06	36.40	N92°40'03"E
C9	11°51'04"	55.00	11.06	5.12	11.04	S92°44'03"E
C10	42°58'30"	55.00	41.06	21.86	40.14	S44°53'43"E
C11	47°48'30"	55.00	46.00	25.84	44.14	S44°53'43"E
C12	47°48'30"	55.00	46.00	25.84	44.68	N86°43'06"E
C13	63°37'49"	55.00	61.05	34.12	57.99	N102°03'24"E
C14	30°48'55"	55.00	25.55	15.16	24.21	N87°17'05"E
C15	64°37'53"	50.00	56.39	31.62	53.45	S44°25'11"E
C16	53°53'31"	50.00	40.91	24.96	43.90	S44°25'11"E
C17	53°53'31"	50.00	40.91	24.96	43.90	S44°25'11"E
C18	5°52'02"	1063.00	107.49	46.01	107.87	S70°33'48"E
C19	51°59'02"	1063.00	96.00	44.04	95.57	S49°13'03"E
C20	53°07'47"	300.00	20.43	26.40	36.31	N46°33'22"E
C21	53°07'47"	300.00	20.43	26.40	36.31	N46°33'22"E
C22	12°40'44"	330.00	75.05	36.47	72.86	S84°02'20"E
C23	12°40'44"	330.00	75.05	36.47	72.86	S84°02'20"E
C24	47°24'51"	350.00	52.97	41.70	52.75	S46°07'44"E
C25	47°24'51"	350.00	52.97	41.70	52.75	S46°07'44"E
C26	1°05'51"	350.00	6.32	3.16	6.32	S46°07'44"E

WILLIAMS
POINTE
PLAT 4



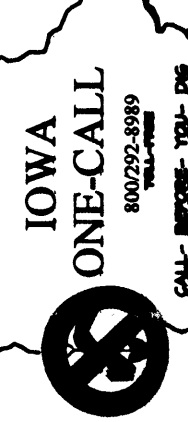
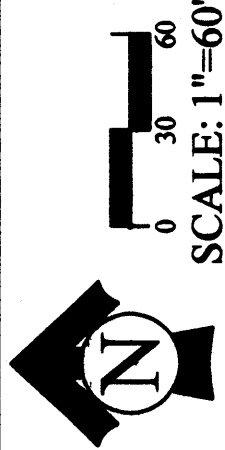
LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 1/2" I.R.
- WYELLOW CAP #3301
- I.R.
- G.P.
- D.
- M.
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- MINUTY OPENING ELEVATION
- NOT RADIAL

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2 OF 2

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