FINAL PLAT
WILLIAMS POINTE PLAT 5

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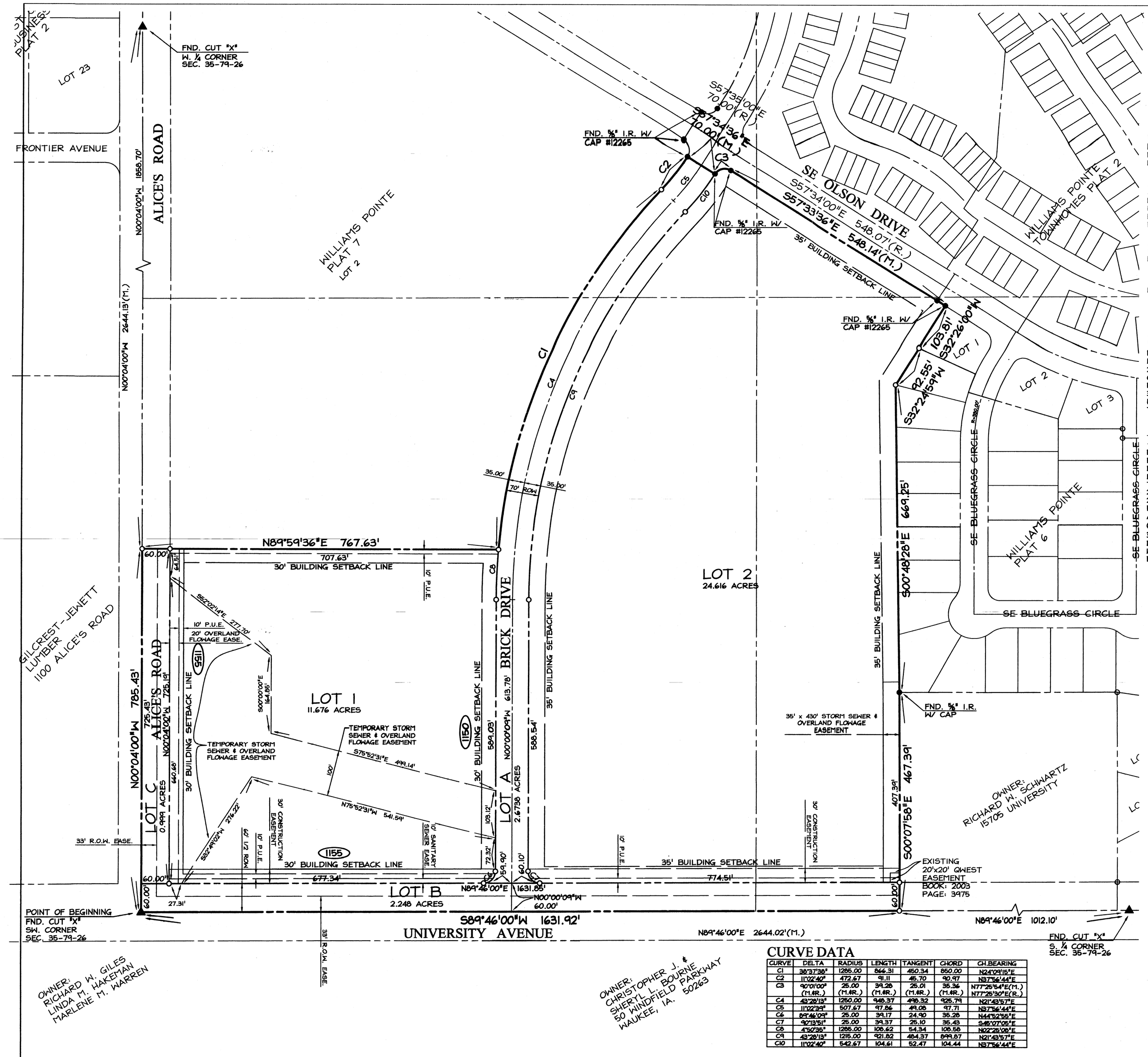
Carol "Cindy" Hol, Recorder
Dallas County IOWA



OWNER
WILLIAMS TURF FARM
1270 88th STREET
WAUKEE, IOWA 50263

ZONING
LOT 1 - C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL
LOT 2 - R-3 MULTI-FAMILY RESIDENTIAL

SETBACKS
LOT 1 - FRONT YARD - 30 FEET
SIDE YARD - NONE
REAR YARD - 30 FEET

LOT 2 - FRONT YARD - 35 FEET
SIDE YARD - 15 FEET TOTAL
REAR YARD - 35 FEET

SURVEYOR NOTES
1. ALL CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 IN 5,000.

NOTES
1. SIDEWALKS SHALL BE PROVIDED ALONG BOTH SIDES OF BRICK DRIVE AND ALONG THE EAST SIDE OF ALICE'S ROAD WITH THE DEVELOPMENT OF LOTS 1 AND 2.
2. A 10' BIKE TRAIL SHALL BE PROVIDED ALONG UNIVERSITY AVENUE WITH THE DEVELOPMENT OF LOTS 1 AND 2.
3. LOTS 'A', 'B', & 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR RIGHT-OF-WAY PROPOSES.

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

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N00°04'00"W, 785.43 FEET ALONG THE WEST LINE OF SAID SECTION 35 TO A POINT; THENCE N89°59'36"E, 767.63 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1285.00 FEET AND A CHORD BEARING OF N24°09'15"E, AN ARC LENGTH OF 866.31 FEET, AND A DELTA 38°37'38" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 472.67 FEET AND A CHORD BEARING OF N37°56'44"E, AN ARC LENGTH OF 91.11 FEET, AND A DELTA OF 11°02'40" TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLSON DRIVE; THENCE S57°34'36"E, 70.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF N77°25'54"E, AN ARC LENGTH OF 39.28 FEET, AND A DELTA OF 90°01'00" ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S57°33'36"E, 548.14 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF WILLIAMS POINTE PLAT 2, AN OFFICIAL PLAT; THENCE S32°26'00"W, 103.81 FEET ALONG SAID WEST LINE TO A POINT; THENCE S32°24'59"W, 92.55 FEET TO A POINT; THENCE S00°48'28"E, 669.25 FEET TO A POINT; THENCE S00°07'58"E, 467.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE S89°46'00"W, 1631.92 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

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

SAID TRACT OF LAND CONTAINS 42.212 ACRES MORE OR LESS, (INCLUDES 1.806 ACRES OF ROAD EASEMENT).

LEGEND
- PLAT BOUNDARY
- ▲ SECTION CORNER
- ● FOUND CORNER, AS NOTED
- ○ SET CORNER 1/2" I.R. W/YELLOW CAP #5301
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- (3333) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- N.R. NOT RADIAL

LAND SURVEYING PROVIDED BY:
Northline Surveyors
Franklin Norton
425 9th Street
Carlisle, IA 50047
(515) 989-3677

FINAL PLAT
APPROVED BY: Franklin Norton
DATE: 10-11-04
SIGNED: Franklin A. Norton

CERTIFICATION
LICENSED LAND SURVEYOR FRANKLIN A. NORTON 5301 IOWA

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

10-11-04
FRANKLIN A. NORTON, PLS IOWA LICENSE NO. 5301
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004
PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	38°37'38"	1285.00	866.31	450.34	850.00	N24°09'15"E
C2	11°02'40"	472.67	91.11	45.70	90.97	N37°56'44"E
C3	90°01'00" (11.RR.)	25.00 (11.RR.)	39.28 (11.RR.)	25.01 (11.RR.)	35.36 (11.RR.)	N77°25'54"E(M.) N77°26'30"E(R.)
C4	43°28'13"	1250.00	948.37	498.32	925.79	N21°43'57"E
C5	11°02'39"	507.67	97.86	49.08	97.71	N37°56'44"E
C6	89°46'09"	25.00	39.17	24.90	35.28	N44°52'55"E
C7	90°13'51"	25.00	39.37	25.10	35.43	S45°07'05"E
C8	45°09'35"	1285.00	106.62	54.34	106.58	N02°28'05"E
C9	43°28'13"	1215.00	921.82	484.37	899.87	N21°43'57"E
C10	11°02'40"	542.67	104.61	52.47	104.44	N37°56'44"E

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

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

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

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0 50 100
SCALE: 1"=100'

DATE: 9-8-2004
REVISIONS: 9-29-2004
10-11-2004

JOB NUMBER
CC 0121

FINAL PLAT
WILLIAMS POINTE PLAT 5

SHEET 1 OF 1

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