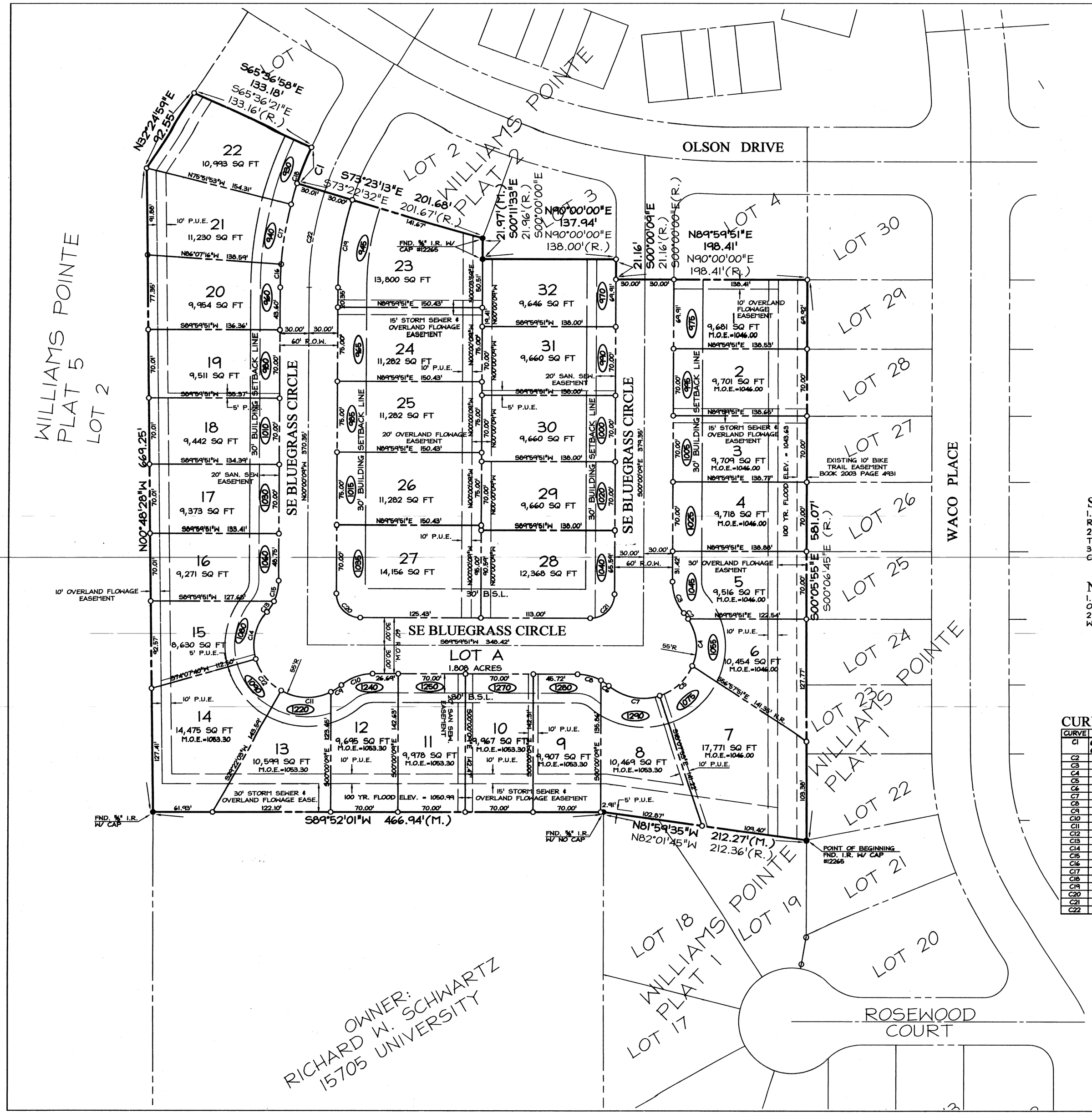
FINAL PLAT
WILLIAMS POINTE PLAT 6

FINAL PLAT
APPROVED BY City Council
DATE 10/4/04
SIGNED



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

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

Book 2004 Page 16165
Document: 16165 Type: SUBDI Pages: 13
Date: 10/13/2004 Time: 2:04 PM
Rec Amt $67.00
Carol "Cindy" Hal, Recorder
Dallas County, IOWA

ZONING
R-5 PLANNED UNIT DEVELOPMENT

SETBACKS
FRONT YARD - 30 FEET
SIDE YARD - 15 FEET TOTAL (7' MIN.)
REAR YARD - 30 FEET

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE SOUTHWEST ¼ 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 NORTHEAST CORNER OF LOT 19, WILLIAMS POINTE PLAT 1, AN OFFICIAL PLAT; THENCE N81°59'35"W, 212.27 FEET ALONG THE NORTH LINE OF SAID WILLIAMS POINTE PLAT 1 TO A POINT; THENCE S89°52'01"W, 466.94 FEET TO A POINT; THENCE N00°48'28"W, 669.25 FEET TO A POINT; THENCE N32°24'59"E, 92.55 FEET TO A POINT ON THE SOUTH LINE OF WILLIAMS POINTE PLAT 2, AN OFFICIAL PLAT; THENCE S65°36'58"E, 133.18 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE SOUTHERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 360.00 FEET, A CHORD BEARING OF S21°04'50"W, AN ARC LENGTH OF 41.79 FEET AND A DELTA ANGLE OF 06°39'01" ALONG SAID SOUTH LINE TO A POINT; THENCE S73°23'13"E, 201.68 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'33"E, 21.97 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N90°00'00"E, 137.94 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°00'09"E, 21.16 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N89°59'51"E, 198.41 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WILLIAMS POINTE PLAT 1; THENCE S00°05'55"E, 581.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

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

SAID TRACT OF LAND CONTAINS 9.678 ACRES MORE OR LESS.

SURVEYOR NOTES
1. ALL CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5000.

NOTES
1. 4' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
2. LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR RIGHT-OF-WAY PURPOSES.

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	6°39'01"(M.) 6°37'13"(R.)	360.00 (M.&R.)	41.79(M.) 41.60(R.)	20.92(M.) 20.82(R.)	41.76(M.) 41.57(R.)	S21°04'50"W(M.) S21°05'03"W(R.)
C2	8°00'58"	55.00	7.69	3.85	7.69	N36°21'44"W
C3	40°22'04"	50.00	35.23	18.38	34.50	S20°11'11"E
C4	55°06'25"	55.00	52.90	28.70	50.88	N04°46'03"W
C5	49°06'57"	55.00	47.15	25.13	45.72	N47°18'34"E
C6	11°18'47"	50.00	9.87	4.95	9.86	N55°17'23"W
C7	58°29'47"	55.00	56.15	30.80	53.75	S78°53'59"E
C8	29°03'16"	50.00	25.35	12.96	25.08	N75°28'31"W
C9	13°40'59"	55.00	13.13	6.60	13.10	N56°28'16"E
C10	40°22'04"	50.00	35.23	18.38	34.50	S69°46'49"W
C11	56°03'17"	55.00	53.81	29.28	51.64	S88°39'34"E
C12	44°45'37"	55.00	42.97	22.65	41.88	S38°15'09"E
C13	15°12'58"	50.00	13.26	6.66	13.24	N32°45'25"E
C14	56°14'14"	55.00	53.98	29.39	51.84	S12°14'47"W
C15	25°09'09"	50.00	21.95	11.15	21.77	N12°34'23"E
C16	3°52'53"	360.00	24.39	12.20	24.38	S01°56'17"W
C17	10°15'23"	360.00	64.44	32.31	64.36	S02°00'25"W
C18	10°16'14"	360.00	64.53	32.35	64.44	S19°16'14"W
C19	17°59'11"	300.00	94.16	47.48	93.79	S08°59'26"W
C20	90°00'00"	25.00	39.27	25.00	35.36	S45°00'09"E
C21	90°00'00"	25.00	39.27	25.00	35.36	N44°59'51"E
C22	17°51'42"	330.00	102.88	51.86	102.46	S08°55'42"W

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

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

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS
2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

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

SCALE: 1"=50'

JOB NUMBER CC 0373

FINAL PLAT
WILLIAMS POINTE PLAT 6

SHEET 1 OF 1

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

N:\Land Projects 3\PROJECTS\CC0300\CC0373\dwg\CC0373 FP.dwg, FINAL PLAT, 10/11/2004 9:39:57 AM, cchristensen, 1:50