

FINAL PLAT
WILLIAMS POINTE
PLAT 7

OWNER
WILLIAMS TUBE FARM
1270 69th STREET
MAUKEE, IOWA 50263

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

ZONING
C-4 OFFICE PARK COMMERCIAL

SETBACKS
FRONT YARD - 30 FEET
SIDE YARD - 30 FEET
REAR YARD - 30 FEET

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF
MAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

NOTES
1. SIDEWALKS SHALL BE PROVIDED ON
BOTH SIDES OF SE OLSON DRIVE AND ON
THE EAST SIDE OF ALICE'S ROAD WITH
THE DEVELOPMENT OF LOTS 1 AND 2.
2. A 10' BIKE TRAIL SHALL BE PROVIDED
ALONG THE NORTH SIDE OF LOT 1 WITH
THE DEVELOPMENT OF LOT 1.
3. LOTS 'A' & 'B' SHALL BE DEDICATED
TO THE CITY OF MAUKEE FOR
RIGHT-OF-WAY PURPOSES.

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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.

LEGEND

- PLAT BOUNDARY
SECTION CORNER
FOUND CORNER, AS NOTED
SET CORNER 1/2" I.R.
W/YELLOW CAP #5301
I.R.
G.P.
IRON ROD
DEEDED DISTANCE
MEASURED DISTANCE
PREVIOUSLY RECORDED DISTANCE
PUBLIC UTILITY EASEMENT
ADDRESS
BUILDING SETBACK LINE
MINIMUM OPENING ELEVATION
NOT RADIAL

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	32°01'34"	111.82	39.27	25.18	36.40	S86°01'34"E
C2	97°24'12"	25.00	39.46	25.18	35.46	S77°10'18"E
C3	90°17'24"	25.00	39.40	25.13	35.46	S77°10'18"E
C4	107°24'48"	47.24	91.11	45.70	90.97	S87°32'05"E
C5	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C6	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C7	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C8	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C9	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C10	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C11	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C12	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C13	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C14	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C15	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E
C16	32°31'48"	145.00	19.10	13.10	18.45	S87°47'44"E

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

JOB NUMBER
CC
0133

SHEET
1 OF 1



SCALE: 1"=100'

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WILLIAMS POINTE PLAT 7



CALL-800-222-3889
IOWA ONE-CALL