

# WILLIAMS POINTE PLAT 8

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

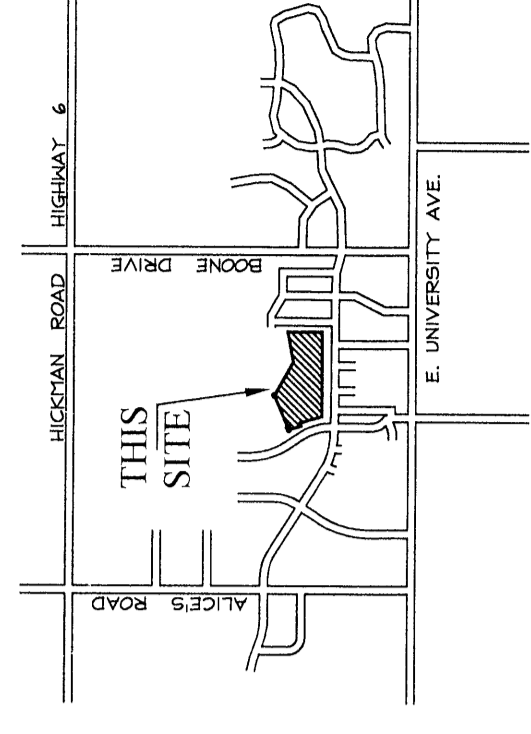
APPROVED BY:  
DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

ZONING \* R-5 P.U.D.  
FRONT YARD - 30 FEET  
REAR YARD - 30 FEET MIN. (15 FEET TOTAL)  
MIN. LOT WIDTH - 65 FEET  
MIN. LOT AREA - 8,000 S.F.  
MIN. FLOOR AREA - 480 S.F.

LEGAL DESCRIPTION  
OUTLOT 17 OF WILLIAMS POINTE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF MAUIKEE, DALLAS COUNTY, IOWA.  
SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.  
SAID TRACT OF LAND CONTAINS 17.688 ACRES MORE OR LESS.

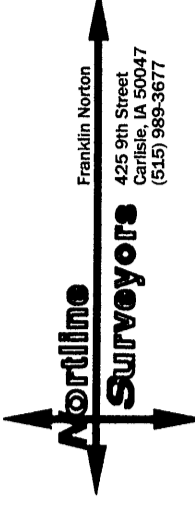
NOTES  
1. LOTS A, B, & C TO BE DEDICATED TO THE CITY FOR HIGHWAY PURPOSES.  
2. ALL STREETS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.  
3. THE PUD ALLOWED FOR REDUCED SETBACKS IN PLATS 1-3, BUT THIS PLAT HAS NO VARIATIONS FROM THE NORMAL R-2 ZONING ORDINANCE. NO HOMEOWNERS ASSOCIATION IS PLANNED.

SURVEYOR NOTES:  
1. ALL CORNERS WILL BE SET WITHIN ONE YEAR OF RECORDING.  
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.  
3. ALL LOTS WITHIN THIS PLAT HAVE AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.  
4. FIELD WORK COMPLETED NOVEMBER 4th, 2004.



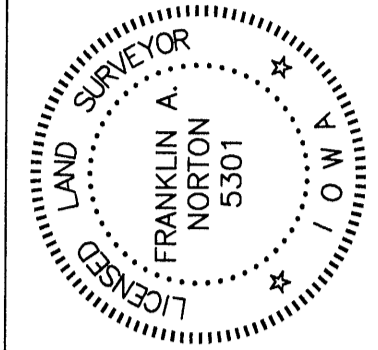
VICINITY SKETCH  
NORTH  
NO SCALE

LAND SURVEYING PROVIDED BY:



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS SUPERVISED AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FRANKLIN A. NORTON, PLS IOWA LICENSE NO. 5301  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

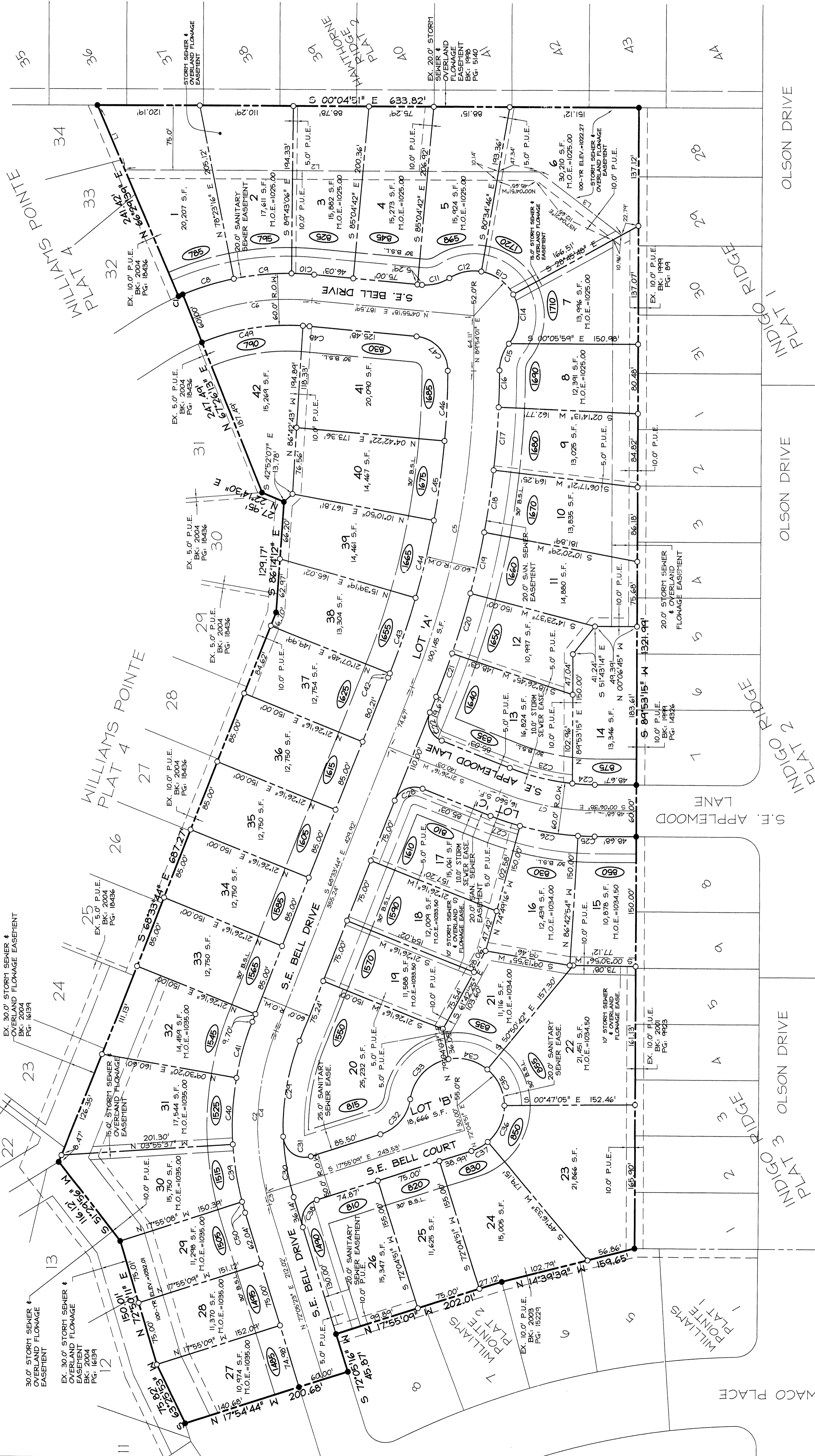


**COOPER CRAWFORD**  
& ASSOCIATES, L.L.C.  
CIVIL ENGINEERS  
2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-9-2006  
REVISIONS: 8-2-2006

JOB NUMBER  
**CC 0558**

FINAL PLAT  
WILLIAMS POINTE PLAT 8  
SHEET  
1 OF 1



### LEGEND

- PLAT BOUNDARY
- FOUND CORNER, AS NOTED
- SET CORNER 1/2" I.R.
- IRON ROD
- GAS PIPE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- PUBLIC UTILITY EASEMENT
- ADDRESS
- BUILDING SETBACK LINE
- MINIMUM OPENING ELEVATION
- NOT RADIAL

LINE	LENGTH	BEARING
L1	81.74	S66°29'31"W
L2	484.91	S00°04'51"E
L3	120.91	S37°04'21"W



Book 2006 Page 13855  
Document: 13855 Type: SUBD 1 Pages: 17  
Date of Issue: 6/9/2006 Time: 16:04:41  
Re: Act 487/06



### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	0°56'34"	330.00	5.43	2.72	5.43	S04°13'55"W
C2	3°20'53"	300.00	206.03	107.26	202.00	S18°18'30"W
C3	2°58'50"	300.00	13.86	6.93	13.86	N23°33'44"W
C4	36°42'03"	300.00	97.17	99.51	189.90	N80°40'52"W
C5	2°13'21"	1000.00	375.90	190.20	375.90	S73°39'42"W
C6	27°21'09"	300.00	185.81	75.37	142.53	S34°39'26"W
C7	1°52'54"	300.00	63.07	31.63	63.07	N46°41'51"E
C8	10°57'03"	350.00	69.50	34.38	66.38	N41°06'43"E
C9	4°38'24"	350.00	26.72	13.37	26.72	N62°54'53"W
C10	42°50'30"	50.00	38.88	17.38	32.84	N14°14'59"E
C11	38°20'34"	50.00	33.56	20.40	37.98	N12°00'01"W
C12	42°50'30"	52.00	47.03	25.26	45.44	N85°19'43"E
C13	51°48'58"	52.00	60.81	34.42	57.41	N70°57'01"W
C14	67°00'24"	50.00	33.50	17.41	32.86	N70°57'01"W
C15	38°23'14"	50.00	60.81	34.42	57.41	S89°57'12"E
C16	2°22'51"	1030.00	42.80	21.40	42.79	S89°57'12"E
C17	4°03'08"	1030.00	72.85	36.44	72.83	S85°44'13"E
C18	4°03'08"	1030.00	72.85	36.44	72.83	S81°41'05"E
C19	4°03'08"	1030.00	72.85	36.44	72.83	S77°37'57"E
C20	4°03'08"	1030.00	72.85	36.44	72.83	S73°34'49"E
C21	2°59'13"	1030.00	53.79	26.90	53.76	S70°03'29"E
C22	9°00'00"	25.00	39.27	25.00	35.36	S66°24'14"W
C23	15°57'11"	270.00	75.18	37.83	74.93	S13°41'14"W
C24	5°35'41"	270.00	26.37	13.19	26.36	S02°41'14"W
C25	3°23'44"	330.00	19.56	9.78	19.55	S01°35'14"W

C26	11°53'37"	330.00	68.50	34.38	68.38	S04°13'55"W
C27	6°15'33"	330.00	36.05	18.04	36.05	S18°18'30"W
C28	4°00'00"	25.00	34.27	25.00	35.36	N23°33'44"W
C29	2°41'14"	270.00	114.22	57.98	113.37	N80°40'52"W
C30	1°05'07'09"	270.00	71.21	35.81	71.00	S73°39'42"W
C31	05°07'09"	270.00	45.87	32.65	39.70	S34°39'26"W
C32	6°43'7'23"	50.00	56.34	31.62	53.45	S60°13'51"E
C33	71°36'40"	55.00	69.74	39.68	64.35	N46°41'51"E
C34	50°05'10"	55.00	48.09	25.70	46.56	N41°06'43"E
C35	50°03'37"	55.00	48.09	25.68	46.54	N64°11'07"E
C36	50°03'37"	55.00	48.05	25.68	46.54	S65°45'16"E
C37	22°48'18"	55.00	21.89	11.09	21.75	S29°19'18"E
C38	84°51'28"	25.00	39.27	25.00	35.35	N62°54'53"W
C39	11°41'53"	330.00	67.36	33.81	67.26	S80°11'24"W
C40	11°28'00"	330.00	77.56	38.96	77.38	N87°13'42"W
C41	11°25'56"	330.00	68.72	34.49	68.60	N74°31'42"W
C42	0°18'29"	970.00	5.21	2.61	5.21	S68°32'26"E
C43	5°28'29"	970.00	92.66	46.38	92.65	S71°36'27"E
C44	5°28'29"	970.00	92.66	46.38	92.65	S77°04'55"E
C45	5°28'29"	970.00	92.66	46.38	92.65	S62°33'24"E
C46	4°48'18"	970.00	81.35	40.70	81.33	S67°41'47"E
C47	84°58'45"	40.00	59.33	36.64	54.04	N47°24'41"E
C48	1°38'01"	270.00	7.70	3.85	7.70	N04°06'17"E
C49	25°51'04"	270.00	12.82	6.48	12.04	N09°38'15"W
C50	2°15'04"	330.00	12.97	6.48	12.97	S73°12'55"W