WILLIAMS POINTE PLAT 10

FINAL PLAT

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Document 9454 Type SUBDI Pages 22
Date 6/16/2006 Time 11:42 AM
Rec Amt $112.00
SLIDE # 2005 - 9454

Carol "Cindy" Hol, Recorder
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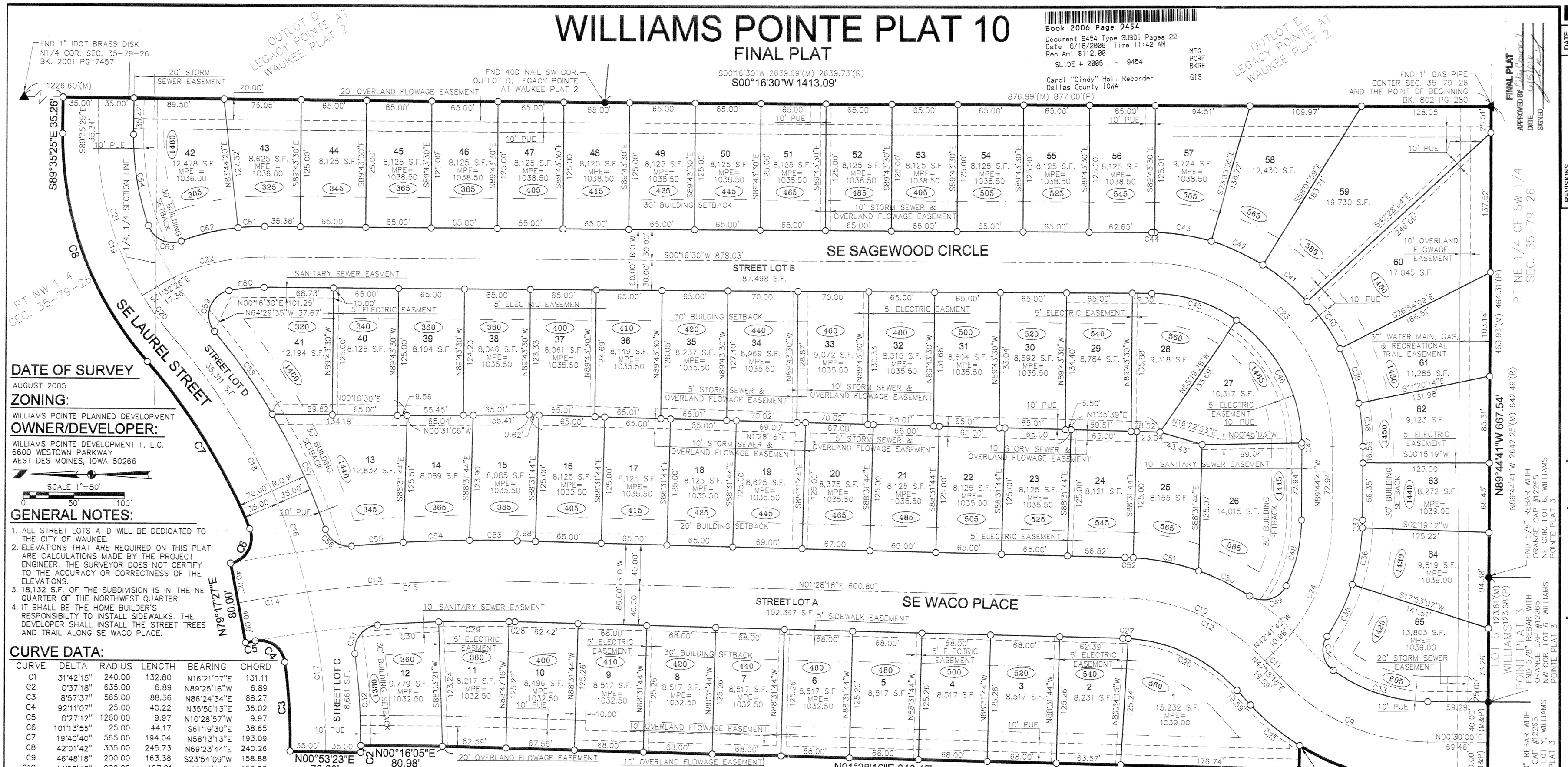

DATE OF SURVEY

AUGUST 2005

ZONING:

WILLIAMS POINTE PLANNED DEVELOPMENT

OWNER/DEVELOPER:

WILLIAMS POINTE DEVELOPMENT II, L.C.
6600 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

SCALE 1"=50'
0 50' 100'

GENERAL NOTES:

1. ALL STREET LOTS A-D WILL BE DEDICATED TO THE CITY OF WAUKEE.
2. ELEVATIONS THAT ARE REQUIRED ON THIS PLAT ARE CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS.
3. 18,132 S.F. OF THE SUBDIVISION IS IN THE NE QUARTER OF THE NORTHWEST QUARTER.
4. IT SHALL BE THE HOME BUILDER'S RESPONSIBILTY TO INSTALL SIDEWALKS. THE DEVELOPER SHALL INSTALL THE STREET TREES AND TRAIL ALONG SE WACO PLACE.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	31°42'15"	240.00	132.80	N16°21'07"E	131.11
C2	0°37'18"	635.00	6.89	N89°25'16"W	6.89
C3	8°57'37"	565.00	88.36	N86°24'34"E	88.27
C4	92°11'07"	25.00	40.22	N35°50'13"E	36.02
C5	0°27'12"	1260.00	9.97	N10°28'57"W	9.97
C6	101°13'55"	25.00	44.17	S61°19'30"E	38.65
C7	19°40'40"	565.00	194.04	N58°13'13"E	193.09
C8	42°01'42"	335.00	245.73	N69°23'44"E	240.26
C9	46°48'18"	200.00	163.38	S23°54'09"W	158.88
C10	44°58'43"	200.00	157.01	N23°57'38"E	153.00
C11	0°51'18"	200.00	2.98	N46°52'39"E	2.98
C12	45°50'01"	200.00	159.99	N24°23'17"E	155.76
C13	12°10'49"	1300.00	276.36	N04°37'08"W	275.84
C14	3°02'52"	1300.00	69.15	N09°11'07"W	69.14
C15	9°07'57"	1300.00	207.21	N03°05'42"W	206.99
C16	42°30'29"	600.00	445.14	N69°38'08"E	435.01
C17	15°15'45"	600.00	159.83	N83°15'30"E	159.36
C18	27°14'44"	600.00	285.32	N62°00'15"E	282.63
C19	42°01'42"	300.00	220.06	S69°23'44"W	215.16
C20	10°04'41"	300.00	52.77	S53°25'14"W	52.70
C21	31°57'01"	300.00	167.29	S74°26'05"W	165.13
C22	31°48'56"	200.00	111.06	N15°37'58"W	109.64
C23	89°58'48"	180.00	282.68	N45°15'55"E	254.51
C24	47°02'59"	180.00	147.81	S66°13'12"E	143.69
C25	15°06'03"	240.00	63.25	S39°45'16"W	63.07
C26	43°52'32"	160.00	122.52	N25°22'02"E	119.55
C27	1°57'29"	160.00	5.47	N02°27'01"E	5.47
C28	0°15'32"	1260.00	5.70	N01°20'30"E	5.70
C29	3°09'23"	1260.00	69.41	N00°21'57"W	69.40
C30	2°44'31"	1260.00	60.30	N03°18'54"W	60.29
C31	93°16'32"	25.00	40.70	N51°19'26"W	36.35
C32	8°13'46"	635.00	91.21	N86°09'11"E	91.13
C33	35°54'04"	160.00	100.25	S18°27'02"W	98.62
C34	86°59'49"	25.00	37.96	S79°53'58"W	34.42
C35	15°30'45"	210.00	56.86	S64°21'31"E	56.68
C36	15°33'55"	210.00	57.05	S79°53'51"E	56.87
C37	2°03'53"	210.00	7.57	S88°42'45"E	7.57
C38	11°35'32"	210.00	42.49	N84°27'33"E	42.42

CURVE DATA (CONTINUED):

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C39	15°33'55"	210.00	57.05	N70°52'49"E	56.87
C40	15°33'55"	210.00	57.05	N55°18'53"E	56.87
C41	15°33'55"	210.00	57.05	N39°44'58"E	56.87
C42	15°33'55"	210.00	57.05	N24°11'03"E	56.87
C43	15°29'07"	210.00	56.76	N08°39'32"E	56.58
C44	0°38'28"	210.00	2.35	N00°35'44"E	2.35
C45	34°24'02"	150.00	90.06	N17°28'31"E	88.71
C46	54°22'58"	150.00	142.37	N61°52'01"E	137.09
C47	1°11'49"	150.00	3.13	N89°39'24"E	3.13
C48	25°40'53"	150.00	67.23	S76°54'15"E	66.67
C49	96°49'03"	25.00	42.24	S15°39'16"E	37.40
C50	13°31'49"	240.00	56.68	N25°59'21"E	56.54
C51	15°48'00"	240.00	66.18	N11°19'26"E	65.97
C52	1°57'10"	240.00	8.18	N02°26'51"E	8.18
C53	2°00'39"	1340.00	47.03	N00°27'57"E	47.03
C54	2°47'04"	1340.00	65.12	N01°55'55"W	65.11
C55	2°13'28"	1340.00	52.02	N04°26'11"W	52.02
C56	76°09'20"	25.00	33.23	S32°31'46"W	30.84
C57	11°19'44"	635.00	125.56	N64°56'34"E	125.35
C58	8°58'35"	635.00	99.48	N54°47'24"E	99.38
C59	118°16'01"	25.00	51.60	N70°33'53"W	42.92
C60	11°42'22"	170.00	34.73	N05°34'41"W	34.67
C61	6°32'10"	230.00	26.24	N02°59'35"W	26.22
C62	14°25'43"	230.00	57.92	N13°28'31"W	57.77
C63	91°16'53"	25.00	39.83	S24°57'04"W	35.75
C64	19°49'04"	265.00	91.66	S80°30'03"W	91.20

PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35; THENCE NORTH 89°44'41" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 667.54 FEET; THENCE NORTH 00°30'00" EAST, 59.63 FEET; THENCE NORTH ALONG A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 132.80 FEET AND WHOSE CHORD BEARS NORTH 16°21'07" EAST, 131.11 FEET; THENCE NORTH 88°31'44" WEST, 23.61 FEET; THENCE NORTH 1°28'16" EAST, 846.45 FEET; THENCE NORTH 00°16'05" EAST, 80.98 FEET; THENCE WEST ALONG A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 635.00 FEET, WHOSE ARC LENGTH IS 6.89 FEET AND WHOSE CHORD BEARS NORTH 89°25'16" WEST, 6.89 FEET; THENCE NORTH 00°53'23" EAST, 70.00 FEET; THENCE EAST ALONG A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 88.36 FEET AND WHOSE CHORD BEARS NORTH 86°24'34" EAST, 88.27 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.22 FEET AND WHOSE CHORD BEARS NORTH 35°50'13" EAST, 36.02 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 9.97 FEET AND WHOSE CHORD BEARS NORTH 10°28'57" WEST, 9.97 FEET; THENCE NORTH 79°17'27" EAST, 80.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 44.17 FEET AND WHOSE CHORD BEARS SOUTH 61°19'30" EAST, 38.65 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 194.04 FEET AND WHOSE CHORD BEARS NORTH 58°13'13" EAST, 193.09 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 245.73 FEET AND WHOSE CHORD BEARS NORTH 69°23'44" EAST, 240.26 FEET; THENCE SOUTH 89°35'25" EAST, 35.26 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°16'30" WEST ALONG SAID EAST LINE, 1413.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.27 ACRES (839,605 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS:

'R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS EXCEPT AS LISTED BELOW:

* MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE - FAMILY DWELLING.
* MAXIMUM FLOOR AREA: SINGLE-FAMILY - 950 SQUARE FEET. IF BUILDING IS TWO OR MORE STORIES, MINIMUM FIRST FLOOR AREA SHALL BE 700 SQUARE FEET FOR SINGLE FAMILY.
* FRONT YARD SETBACK: 30-FEET MINIMUM; EXCEPT LOTS 13 THRU 26 AND 65; 13, 26 AND 65 FRONTING SE WACO PLACE SHALL HAVE A SETBACK OF 25-FEET MINIMUM.
* SIDE YARD SETBACK: 12-FEET TOTAL; ONE SIDE IS LIMITED TO A MINIMUM OF 6 FEET.
* REAR YARD SETBACK: 30 FEET MINIMUM.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

BENCHMARK:

NORTHEAST TAGGED BURY BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF SE LEGACY POINT BOULEVARD AND SE LAUREL DRIVE. ELEVATION = 1036.60 FEET

LICENSED LAND SURVEYOR Michael D. Lee 16747 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. LEE, P.L.S. — DATE 6-8-06

LICENSE NUMBER 16747
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

DATE
REVISIONS

WILLIAMS POINTE PLAT 10
FINAL PLAT

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