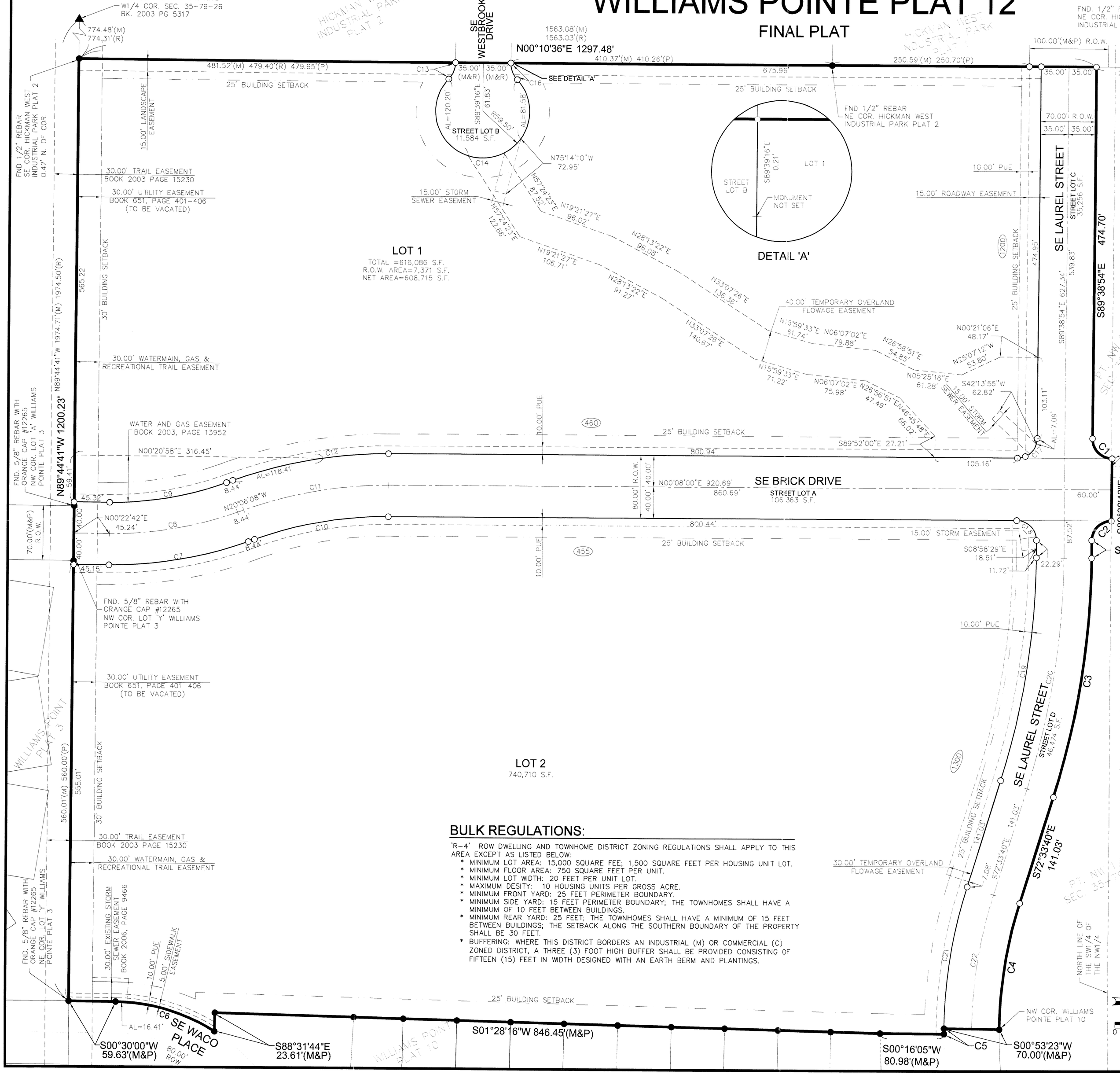
WILLIAMS POINTE PLAT 12

FINAL PLAT



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Document 18728 Type SUBDI Pages 15
Date 11/17/2006 Time 10:16 AM
Rec Amt $77.00

SLIDE # 2006-18728

Carol "Cindy" Hol. Recorder
Dallas County IOWA

FINAL PLAT

APPROVED BY _____
DATE _____
MTG. SIGNED _____
PCRF
BKRF
GIS

PLAT DESCRIPTION:

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

BEGINNING AT THE SOUTHEAST CORNER OF HICKMAN WEST INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°10'36" EAST ALONG THE EAST LINE OF HICKMAN WEST INDUSTRIAL PARK PLAT 1 AND HICKMAN WEST INDUSTRIAL PARK PLAT 2, A DISTANCE OF 1297.48 FEET; THENCE SOUTH 89°38'54" EAST, 474.70 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.37 FEET AND WHOSE CHORD BEARS NORTH 45°14'33" EAST, 35.42 FEET; THENCE SOUTH 89°30'43" EAST, 80.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.17 FEET AND WHOSE CHORD BEARS SOUTH 44°45'27" EAST, 35.29 FEET; THENCE SOUTH 89°38'54" EAST, 22.74 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 308.67 FEET AND WHOSE CHORD BEARS SOUTH 81°06'17" EAST, 307.52 FEET; THENCE SOUTH 72°33'40" EAST, 141.03 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 163.19 FEET AND WHOSE CHORD BEARS SOUTH 80°50'09" EAST, 162.63 FEET TO THE NORTHWEST CORNER OF WILLIAMS POINTE PLAT 10, AN OFFICIAL PLAT; THENCE SOUTH 00°53'23" WEST, 70.00 FEET ALONG THE WESTERLY LINE OF SAID WILLIAMS POINTE PLAT 10; THENCE EASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 635.00 FEET, WHOSE ARC LENGTH IS 6.89 FEET AND WHOSE CHORD BEARS SOUTH 89°25'16" EAST, 6.89 FEET; THENCE SOUTH 00°16'05" WEST, 80.98 FEET CONTINUING ALONG SAID WESTERLY LINE; THENCE SOUTH 1°28'16" WEST, 846.45 FEET CONTINUING ALONG SAID WESTERLY LINE; THENCE SOUTH 88°31'44" EAST, 23.61 FEET CONTINUING ALONG SAID WESTERLY LINE; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 132.80 FEET AND WHOSE CHORD BEARS SOUTH 16°21'07" WEST, 131.11 FEET; THENCE SOUTH 00°30'00" WEST, 59.63 FEET TO THE SOUTHWEST CORNER OF SAID WILLIAM POINTE PLAT 10 AND THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°44'41" WEST ALONG SAID SOUTH LINE, 1200.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.73 ACRES (1,556,472 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY:

AUGUST 2005

ZONING

WILLIAMS POINTE PLANNED DEVELOPMENT
UNDERLYING ZONING; R-4

OWNER/DEVELOPER:

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

BENCHMARK:

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

GENERAL NOTES:

1. STREET LOT A, B, C AND D WILL BE DEDICATED TO THE CITY OF WAUKEE.
2. IT SHALL BE THE DEVELOPERS RESPOSIBILITY TO INSTALL SIDEWALKS AT THE TIME LOTS 1 AND 2 ARE DEVELOPED.

BULK REGULATIONS:

'R-4' ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

* MINIMUM LOT AREA: 15,000 SQUARE FEE; 1,500 SQUARE FEET PER HOUSING UNIT LOT.
* MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT.
* MINIMUM LOT WIDTH: 20 FEET PER UNIT LOT.
* MAXIMUM DESITY: 10 HOUSING UNITS PER GROSS ACRE.
* MINIMUM FRONT YARD: 25 FEET PERIMETER BOUNDARY.
* MINIMUM SIDE YARD: 15 FEET PERIMETER BOUNDARY; THE TOWNHOMES SHALL HAVE A MINIMUM OF 10 FEET BETWEEN BUILDINGS.
* MINIMUM REAR YARD: 25 FEET; THE TOWNHOMES SHALL HAVE A MINIMUM OF 15 FEET BETWEEN BUILDINGS; THE SETBACK ALONG THE SOUTHERN BOUNDARY OF THE PROFERTY SHALL BE 30 FEET.
* BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTH BERM AND PLANTINGS.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°13'06"	25.00	39.37	N45°14'33"E	35.42
C2	89°46'54"	25.00	39.17	S44°45'27"E	35.29
C3	17°05'14"	1035.00	308.67	S81°06'17"E	307.52
C4	16°32'57"	565.00	163.19	S80°50'09"E	162.63
C5(M&P)	0°37'18"	635.00	6.89	S89°25'16"E	6.89
C6(M&P)	31°42'15"	240.00	132.80	S16°21'07"W	131.11
C7	20°28'50"	505.00	180.51	N09°51'43"W	179.55
C8	20°28'50"	465.00	166.22	N09°51'43"W	165.33
C9	20°28'50"	425.00	151.92	N09°51'43"W	151.11
C10	20°14'08"	495.00	174.82	S09°59'04"E	173.92
C11	20°14'08"	535.00	188.95	S09°59'04"E	187.97
C12	20°14'08"	575.00	203.08	S09°59'04"E	202.02
C13	43°17'58"	30.50	23.05	N68°00'17"W	22.50
C14	266°35'57"	59.50	276.86	N00°20'44"E	86.61
C16	43°17'58"	30.50	23.05	N68°41'45"E	22.50
C17	89°46'54"	25.00	39.17	N44°45'27"W	35.29
C18	90°13'06"	25.00	39.37	S45°14'33"W	35.42
C19	17°05'14"	965.00	287.79	N81°06'17"W	286.73
C20	17°05'14"	1000.00	298.23	N81°06'17"W	297.13
C21	16°32'57"	635.00	183.41	S80°50'09"E	182.78
C22	16°32'57"	600.00	173.30	S80°50'09"E	172.70

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	— — — — —	
ARC LENGTH	AL	

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.

LICENSED LAND SURVEYOR Michael D. Lee 16747 IOWA

MICHAEL D. LEE, P.L.S. — DATE

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

DATE
REVISIONS

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

WILLIAMS POINTE PLAT 12
FINAL PLAT

1/1

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