

WILLIAMS POINTE PLAT 15

FINAL PLAT

REVISIONS	DATE

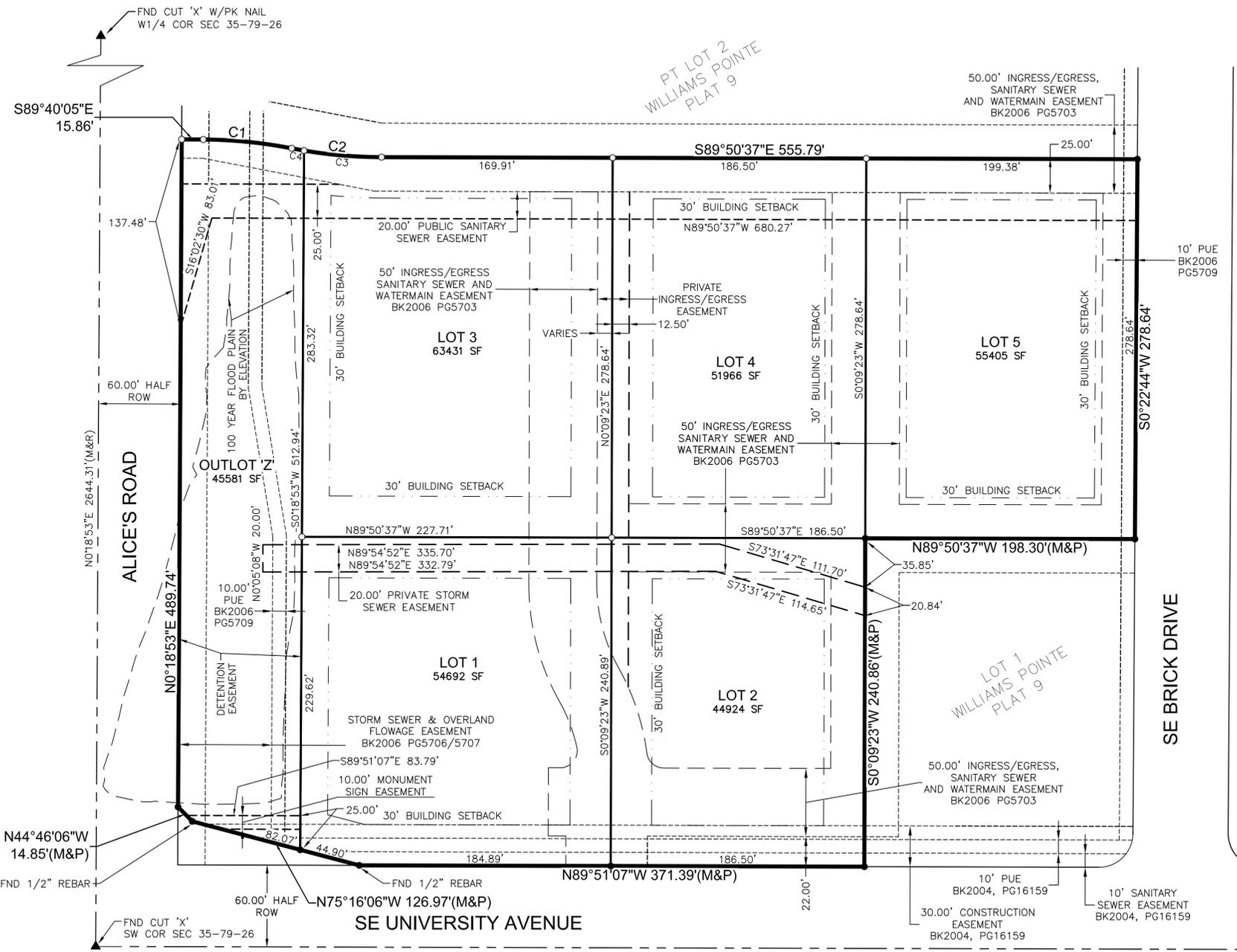
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

WILLIAMS POINTE PLAT 15

FINAL PLAT



PLAT DESCRIPTION:

OUTLOT 'A', LOT 3 AND A PART OF LOT 2, WILLIAMS POINTE PLAT 9, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, STATE OF IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'A', THENCE NORTH 00°18'53" EAST ALONG THE WEST LINE OF SAID OUTLOT 'A' PART OF LOT 2, A DISTANCE OF 489.74 FEET; THENCE SOUTH 89°40'05" EAST, 15.86 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 65.43 FEET, AND WHOSE CHORD BEARS SOUTH 84°18'45" EAST, 65.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 66.51 FEET, AND WHOSE CHORD BEARS SOUTH 84°24'01" EAST, 66.41 FEET; THENCE SOUTH 89°50'37" EAST, 555.79 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00°22'44" WEST ALONG THE EAST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 278.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°50'37" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 198.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 00°09'23" WEST ALONG THE EAST LINE OF SAID OUTLOT 'A', 240.86 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE NORTH 89°51'07" WEST ALONG THE SOUTH OF SAID OUTLOT 'A', 371.39 FEET; THENCE NORTH 75°16'06" WEST CONTINUING ALONG SAID SOUTH LINE, 126.97 FEET; THENCE NORTH 44°46'06" WEST CONTINUING ALONG SAID SOUTH LINE, 14.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.25 ACRES (315,998 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE LIMITS OF OUTLOT 'Z' WILL BE A DETENTION EASEMENT COVERING THE ENTIRE OUTLOT.

DATE OF SURVEY:

FEBRUARY 11, 2015

ZONING:

PD C-1A (NEIGHBORHOOD COMMERCIAL DISTRICT)

DEVELOPER:

THREE SIXTY GROUP
CONTACT: TIM WALPOLE
5625 MILLS CIVIC #101
WEST DES MOINES, IA 50266

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

BULK REGULATIONS:

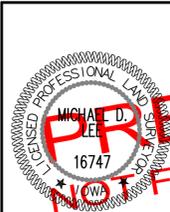
SITE AREA	315,998 SF (7.25 ACRES)
MAXIMUM HEIGHT	40'
MAXIMUM STORIES	2 STORIES
SETBACKS	
PD C-1A	
FRONT	30'
REAR	30'
SIDE	NONE
MONUMENT SIGN	15'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°42'41"	350.00'	65.43'	S84°18'45"E	65.34'
C2	10°53'13"	350.00'	66.51'	S84°24'01"E	66.41'
C3	9°22'33"	350.00'	57.27'	S85°09'21"E	57.21'
C4	1°30'41"	350.00'	9.23'	S79°42'44"E	9.23'

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW 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	PUE	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY 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.

PRELIMINARY

NOT FOR CONSTRUCTION

MICHAEL D. LEE, P.E. DATE: _____
16747

THIS SHEET

COMMENTS: ENGINEER: DATE: 3/19/2015 9:41 AM FILE: H:\2014\1410527\DWG\1410527-FINAL PLAT.DWG PLOTTED BY: JON BROMAL TECH