

BK2021 pg 238  
Slide F 317-320

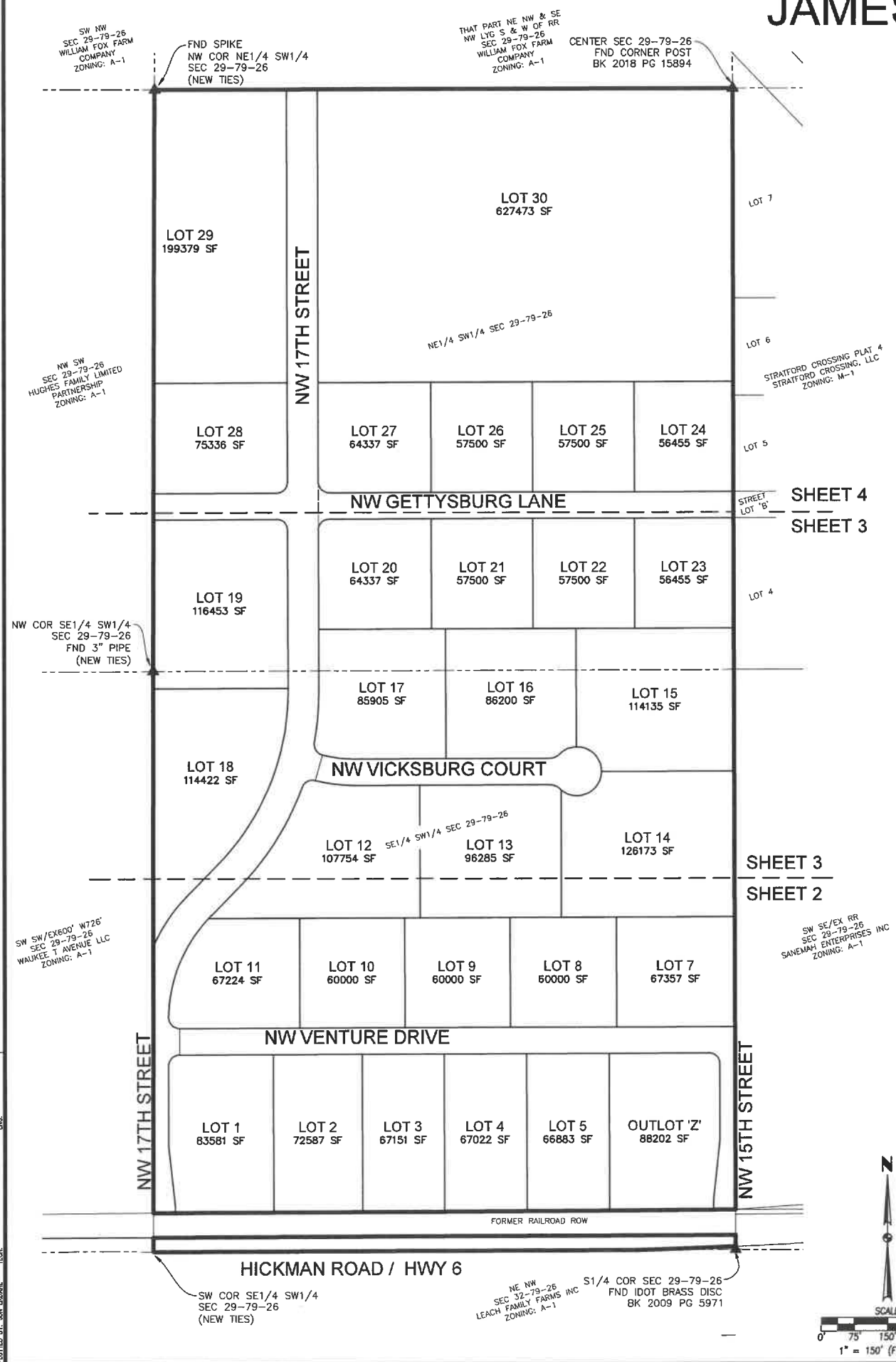
# JAMES POINTE PLAT 1

## FINAL PLAT

### INDEX LEGEND

LOCATION: SEC 29-79-26, NE1/4 SW1/4  
SEC 29-79-26, PT SE1/4 SW1/4  
REQUESTOR: WAUKEE LAND INVESTMENT LLC  
PROPRIETOR: WAUKEE LAND INVESTMENT, LLC  
9235 SWANSON BLVD  
CLIVE IA 50325  
SURVEYOR: MICHAEL A. BROONER  
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
DATE: 12/7/20  
SIGNED: *Michael A. Brooner*



**OWNER**  
WAUKEE LAND INVESTMENT, LLC  
9235 SWANSON BLVD  
CLIVE IA 50325

**DEVELOPER**  
WAUKEE LAND INVESTMENT LLC  
9235 SWANSON BLVD  
CLIVE, IA 50325

**ENGINEER / SURVEYOR**  
CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111

**DATE OF SURVEY**  
JULY 25, 2019

**PLAT DESCRIPTION**  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA

**ZONING**  
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL (LOTS 1-11)  
M-1: LIGHT INDUSTRIAL DISTRICT (LOTS 12-28)  
R-4: ROW DWELLING AND TOWNHOME DISTRICT (LOTS 29-30)

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	15°22'25"	600.00'	160.99'	S73°50'9"W	160.51'
C2	28°50'27"	600.00'	302.02'	S29°41'35"W	298.84'
C3	44°05'01"	375.00'	288.53'	S22°04'18"W	281.46'
C4	90°00'00"	25.00'	39.27'	S45°06'03"E	35.36'
C5	90°00'00"	25.00'	39.27'	N44°53'57"E	35.36'
C6	90°00'00"	25.00'	39.27'	N45°06'03"W	35.36'
C7	90°00'00"	25.00'	39.27'	S44°53'57"W	35.36'
C8	10°35'12"	635.00'	117.33'	S51°13'3"W	117.16'
C9	86°32'36"	25.00'	37.78'	S32°47'09"E	34.27'
C10	14°02'36"	303.00'	74.27'	S83°04'45"E	74.08'
C11	44°13'12"	34.50'	26.63'	N67°47'21"E	25.97'
C12	43°17'00"	55.50'	41.93'	N67°19'15"E	40.94'
C13	90°56'12"	55.50'	88.09'	S45°34'09"E	79.13'
C14	55°56'59"	55.50'	34.82'	N17°52'26"E	34.25'
C15	130°29'15"	55.50'	126.40'	S65°08'34"W	100.80'
C16	3°43'57"	55.50'	3.82'	N47°44'49"W	3.61'
C17	13°23'21"	34.50'	8.06'	N52°34'31"W	8.04'
C18	30°49'52"	34.50'	18.56'	N74°41'07"W	18.34'
C19	14°25'08"	363.00'	91.35'	N82°53'29"W	91.11'
C20	84°16'12"	25.00'	36.77'	S62°10'59"W	33.54'
C21	15°22'25"	333.00'	89.35'	N82°24'51"W	89.08'
C22	52°15'25"	25.00'	22.80'	S46°10'36"W	22.02'
C23	12°27'13"	383.00'	83.25'	S83°52'27"E	83.08'
C24	8°40'32"	635.00'	96.15'	N24°23'09"E	96.06'
C25	24°03'55"	635.00'	266.71'	S32°04'51"W	264.76'
C26	10°25'55"	645.00'	117.44'	N23°30'28"E	117.27'
C27	9°00'36"	650.00'	102.21'	S24°39'34"W	102.11'
C28	14°56'32"	640.00'	166.91'	S36°38'32"W	166.43'
C29	1°22'05"	340.00'	8.12'	S43°25'46"W	8.12'
C30	41°42'59"	340.00'	247.55'	S21°53'14"W	242.12'
C31	91°07'47"	25.00'	39.76'	S44°32'09"E	35.70'
C32	90°00'00"	25.00'	39.27'	N45°06'03"W	35.36'
C33	16°00'10"	25.00'	6.98'	S81°53'52"W	6.96'
C34	89°52'09"	25.00'	39.21'	S44°57'52"W	35.31'
C35	20°14'14"	410.00'	144.82'	N33°59'41"E	144.08'
C36	19°01'20"	410.00'	136.12'	S33°23'14"W	135.50'
C37	44°12'52"	565.00'	436.00'	N22°00'23"E	425.26'
C38	2°53'53"	565.00'	28.58'	N1°20'54"E	28.58'
C39	44°13'12"	34.50'	26.63'	N67°59'27"W	25.97'
C40	32°00'47"	25.00'	13.97'	S88°18'42"W	13.79'
C41(M)	1°07'46"	11413.36'	224.99'	S87°55'44"W	224.98'
C41(R)	—	11413.36'	225.00'	S88°17'33"W	225.00'

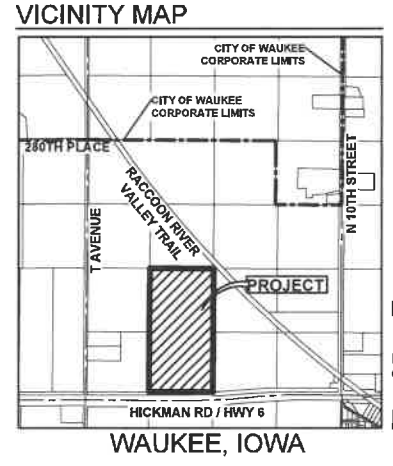
**BULK REGULATIONS**

**M-1 LIGHT INDUSTRIAL DISTRICT SETBACKS**  
FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL FRONT YARD PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.  
SIDE YARD: NONE REQUIRED EXCEPT WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET RIGHT-OF-WAY LINE, A SIDE YARD OF 25 FEET SHALL BE REQUIRED.  
REAR YARD: 30 FEET, UNLESS THE REAR LOT LINE ADJOINS A RAILROAD RIGHT-OF-WAY, IN WHICH CASE, NONE REQUIRED.

**R-4 ROW DWELLING AND TOWNHOME DISTRICT SETBACKS**  
FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.  
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING  
REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

**C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT SETBACKS**  
FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.  
SIDE YARD: NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET.  
REAR YARD: DWELLING - 30 FEET

- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
  - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
  - ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
  - ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
  - DETENTION WILL BE PROVIDED FOR LOTS 15-16, 21-30 IN THE REGIONAL DETENTION BASIN LOCATED IN LOT 30. THE HOA ASSOCIATED WITH LOTS 29 AND 30 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND. LOTS 1-5, 7-14, 17-20 AND OUTLOT 'Z' WILL BE REQUIRED TO PROVIDE AND MAINTAIN DETENTION WITHIN THEIR RESPECTIVE LOTS AS THEY ARE DEVELOPED.
  - STREET LOT 'A' IS TO BE DEEDED TO THE IDOT.
  - STREET LOTS 'B', 'C', 'D' AND 'E' SHALL BE DEEDED TO THE CITY OF WAUKEE.
  - THERE IS NO LOT 6 FOR THIS PLAT. IT WAS PURPOSEFULLY OMITTED.



**LEGEND**

SECTION CORNER AS NOTED	FOUND	SET	ARC LENGTH	AL
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	▲	△	LOT ADDRESS	(1234)
MEASURED BEARING & DISTANCE	●	○	CENTERLINE	-----
RECORDED BEARING & DISTANCE	M		SECTION LINE	-----
DEEDED BEARING & DISTANCE	R		EASEMENT LINE	-----
PUBLIC UTILITY EASEMENT	D		BUILDING SETBACK LINE	-----
	P.U.E.		PLAT BOUNDARY	-----



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.

*Michael A. Brooner* 12-28-2020  
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-4

DATE: 06/25/20  
04/20/20

REVISIONS: SECOND SUBMITTAL, FIRST SUBMITTAL

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

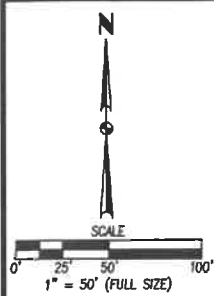
ENGINEER: E.O.  
TECH: J.E.  
REVIEW:

**JAMES POINTE PLAT 1**  
**FINAL PLAT**

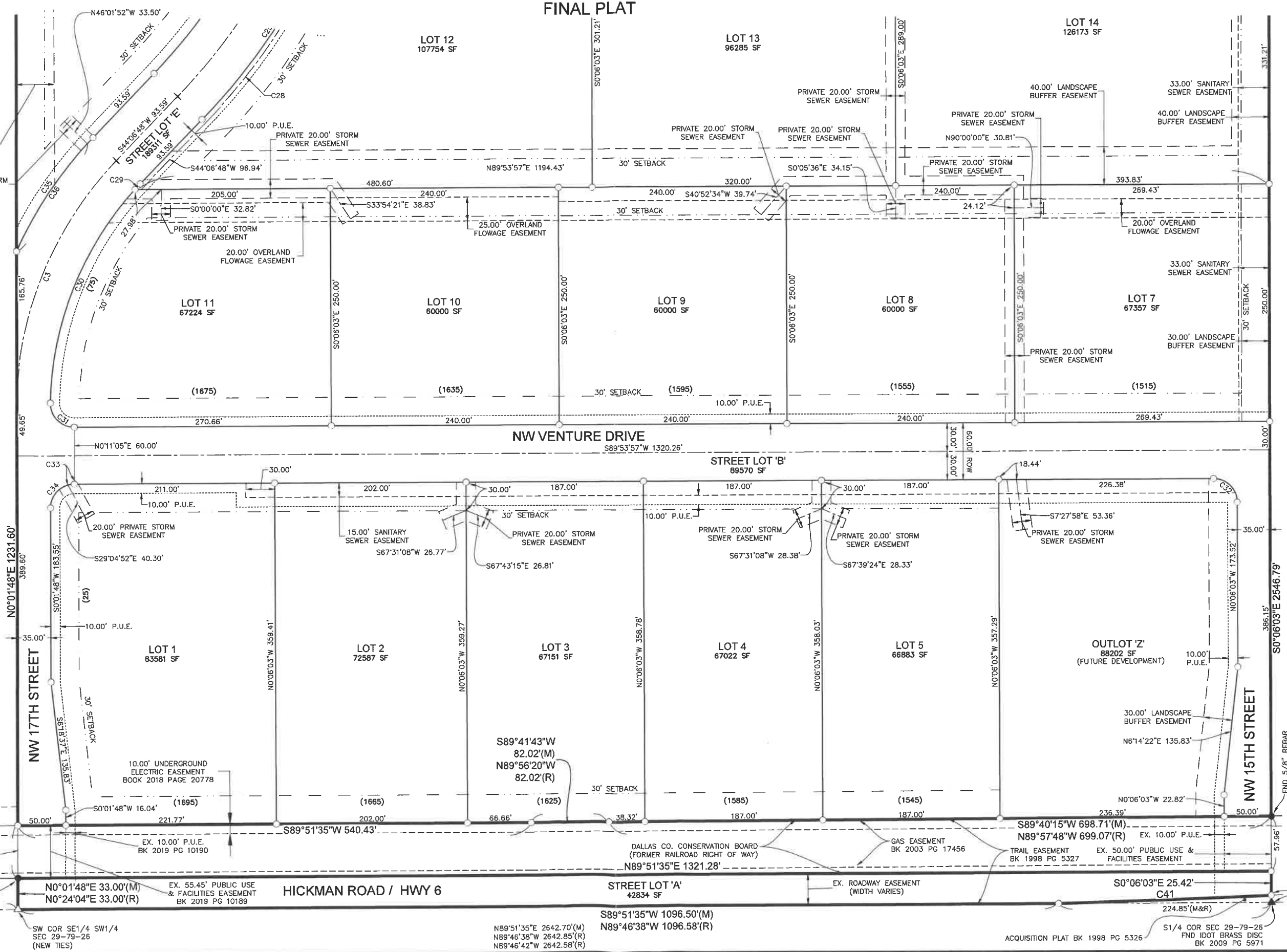
1/4  
1804.195

# JAMES POINTE PLAT 1

FINAL PLAT



SEE SHEET 3



DATE	REVISIONS
06/25/20	SECOND SUBMITTAL
04/20/20	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

## JAMES POINTE PLAT 1

### FINAL PLAT

FILE: H:\2019\1804\1804-195\1804-195-PLAT1.DWG  
 DATE PLOTTED: 04/20/2020 10:30 AM  
 COMMENT: 1804-195-PLAT1.DWG  
 SW COR SEC 29-79-26  
 FND 1" IRON PIPE  
 BK 2009 PG 5976

SW COR SE1/4 SW1/4  
 SEC 29-79-26  
 (NEW TIES)

EX. 55.45' PUBLIC USE  
 & FACILITIES EASEMENT  
 BK 2019 PG 10189

HICKMAN ROAD / HWY 6

N89°51'35"E 2642.70'(M)  
 N89°46'38"W 2642.85'(R)  
 N89°46'42"W 2642.58'(R)

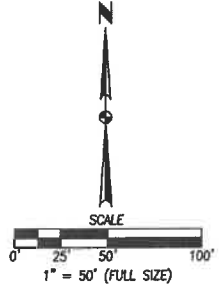
S89°51'35"W 1096.50'(M)  
 N89°46'38"W 1096.58'(R)

ACQUISITION PLAT BK 1998 PG 5326

S1/4 COR SEC 29-79-26  
 FND IDOT BRASS DISC  
 BK 2009 PG 5971

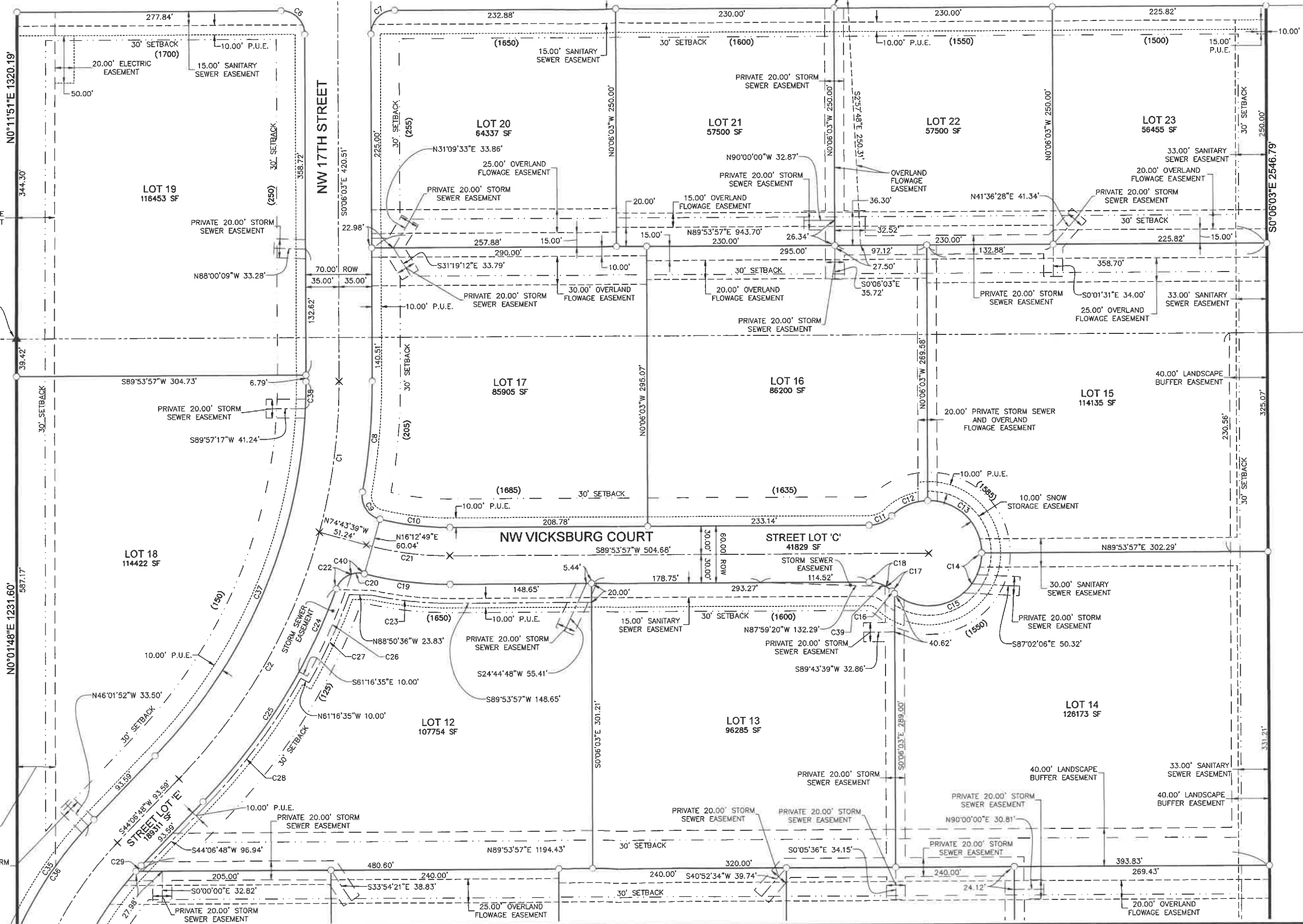
# JAMES POINTE PLAT 1

FINAL PLAT



SEE SHEET 4

NW GETTYSBURG LANE



SEE SHEET 2

FILE: J:\2019\20190808\JAMES POINTE PLAT 1\20190808\_01.DWG  
 DATE PLOTTED: 08/20/2020 8:35 AM  
 PLOTTED BY: JON GRIMALI

DATE	REVISIONS
06/25/20	SECOND SUBMITTAL
04/20/20	FIRST SUBMITTAL

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



WAUKEE, IOWA

## JAMES POINTE PLAT 1

### FINAL PLAT

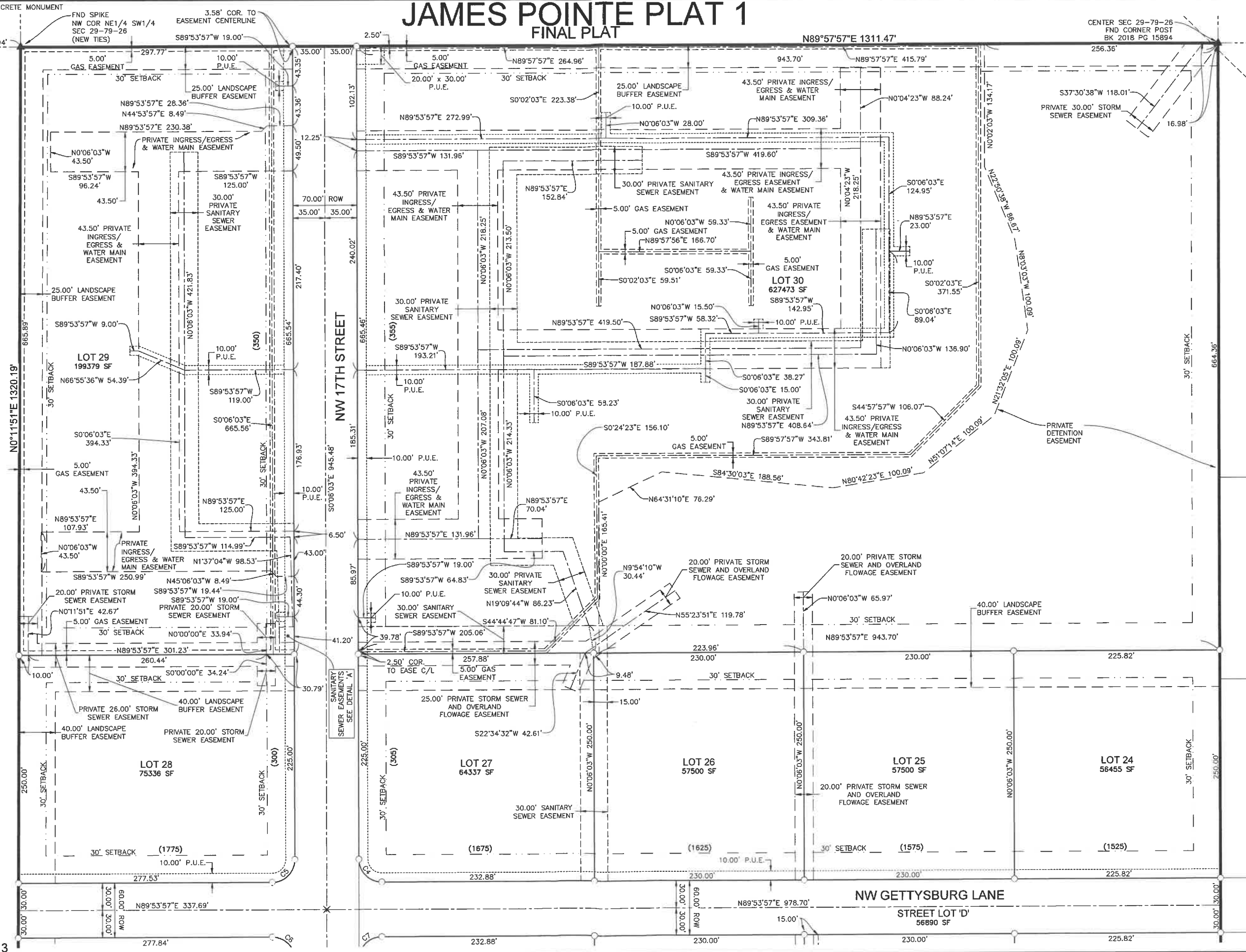
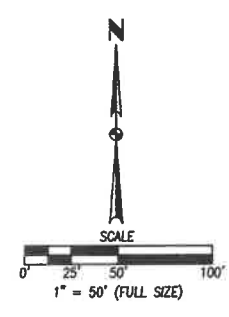
# JAMES POINTE PLAT 1 FINAL PLAT

CENTER SEC 29-79-26  
FND CORNER POST  
BK 2018 PG 15894

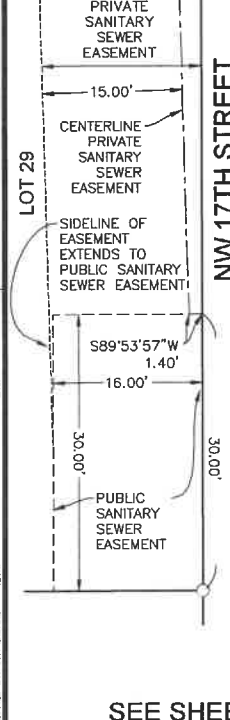
FND 1/2" REBAR IN CONCRETE MONUMENT  
W 1/4 CORNER  
SEC 29-79-26  
BK 2018 PG 15895

FND SPIKE  
NW COR NE1/4 SW1/4  
SEC 29-79-26  
(NEW TIES)

3.58' COR. TO  
EASEMENT CENTERLINE  
S89°53'57"W 19.00'



**DETAIL 'A'**



DATE	REVISIONS
06/25/20	
04/20/20	

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PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

## JAMES POINTE PLAT 1 FINAL PLAT

FILE: I:\2019\1804\1804-195\1804-195-1.dwg  
 PLOT DATE: 04/20/2020 8:35 AM  
 COMPILE: ENG  
 PLOTTED BY: JON BRADY

SEE SHEET 3