

# WILLIAMS POINTE PLAT 11

## FINAL PLAT

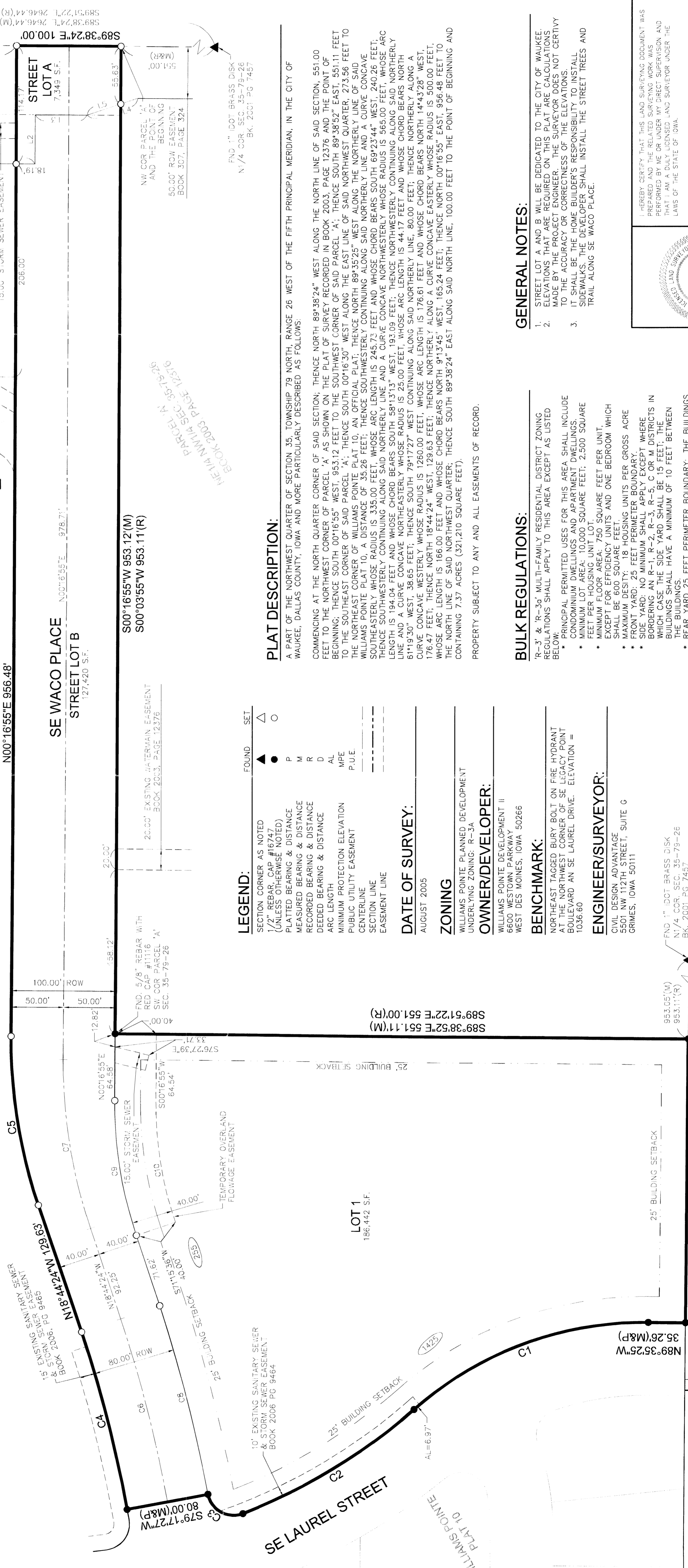
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 Carol "Cindy" Holt, Recorder  
 Dallas County Iowa

### CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M&P)	42°01'42"	335.00	245.73	S89°23'44"W	240.26
C2(M&P)	19°40'40"	585.00	194.04	S89°38'27"E	193.09
C3(M&P)	10°11'35"	25.00	44.17	N00°21'33"E	38.65
C4	8°01'52"	1260.00	176.61	N14°43'28"W	176.47
C5	19°01'19"	500.00	166.00	N09°13'45"W	165.24
C6	8°01'52"	1300.00	182.22	N14°43'28"W	182.07
C7	19°01'19"	500.00	166.00	N09°13'45"W	165.24
C8	8°01'52"	1340.00	187.82	N14°43'28"W	187.67
C9	19°01'19"	400.00	132.80	N09°13'45"W	132.19
C10	19°01'19"	360.00	119.52	S09°13'45"E	118.97

### LINE TABLE:

LINE	LENGTH	BEARING
L1(M)	131.87	S89°38'27"E
L1(R)	131.23	S89°36'50"E
L2(M)	47.56	N00°21'33"E
L2(R)	47.56	N00°23'07"E
L3(M)	49.21	S89°38'24"E
L3(R)	49.21	S89°36'50"E
L4(M)	51.94	N71°42'40"E
L4(R)	51.94	N71°44'14"E
L5	34.33	N71°42'40"E



### LEGEND:

- SECTION CORNER AS NOTED
- 1/2" REBAR, CAP #16747 (UNLESS OTHERWISE NOTED)
- PLATTED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DEEDED BEARING & DISTANCE
- ARC LENGTH
- MINIMUM PROTECTION ELEVATION
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- SECTION LINE
- EASEMENT LINE

### DATE OF SURVEY:

AUGUST 2005

### ZONING

WILLIAMS POINTE PLANNED DEVELOPMENT  
 UNDERLYING ZONING: R-3A

### 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

### ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE  
 5501 NW 112TH STREET, SUITE G  
 GRIMES, IOWA 50011

### 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°38'24" WEST ALONG THE NORTH LINE OF SAID SECTION, 551.00 FEET TO THE NORTHWEST CORNER OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003, PAGE 12376 AND THE POINT OF BEGINNING; THENCE SOUTH 00°16'55" WEST, 953.12 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 89°38'52" EAST, 551.11 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 00°16'50" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 273.56 FEET TO WILLIAMS POINTE PLAT 10, AN OFFICIAL PLAT; THENCE NORTH 89°35'25" WEST ALONG THE NORTHERLY LINE OF SAID WILLIAMS POINTE PLAT 10, A DISTANCE OF 35.26 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 245.73 FEET AND WHOSE CHORD BEARS SOUTH 69°23'44" WEST, 240.26 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 194.04 FEET AND WHOSE CHORD BEARS SOUTH 58°13'13" WEST, 193.09 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 44.17 FEET AND WHOSE CHORD BEARS NORTHERLY 6°11'19'30" WEST, 38.65 FEET; THENCE SOUTH 79°17'27" WEST CONTINUING ALONG SAID NORTHERLY LINE, 80.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 176.61 FEET AND WHOSE CHORD BEARS NORTH 14°43'28" WEST, 176.47 FEET; THENCE NORTH 18°44'24" WEST, 129.63 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 166.00 FEET AND WHOSE CHORD BEARS NORTH 9°13'45" WEST, 165.24 FEET; THENCE NORTH 00°16'55" EAST, 956.48 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°38'24" EAST ALONG SAID NORTH LINE, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.37 ACRES (321,210 SQUARE FEET).

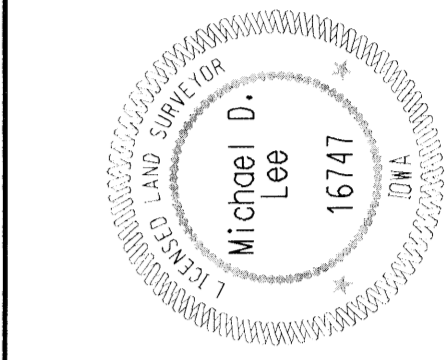
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BULK REGULATIONS:

- 'R-3' & 'R-3S' MULTI-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM DWELLINGS AND APARTMENT DWELLINGS
- MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,500 SQUARE FEET PER HOUSING UNIT LOT.
- MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM WHICH SHALL BE 600 SQUARE FEET.
- MAXIMUM DENSITY: 18 HOUSING UNITS PER GROSS ACRE
- FRONT YARD: 25 FEET PERIMETER BOUNDARY.
- SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-1, R-2, R-3, R-5, C OR M DISTRICTS IN WHICH CASE THE SIDE YARD SHALL BE 15 FEET; THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET BETWEEN THE BUILDINGS.
- REAR YARD: 25 FEET PERIMETER BOUNDARY; THE BUILDINGS SHALL HAVE A MINIMUM OF 20 FEET BETWEEN THE BUILDINGS.
- 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.

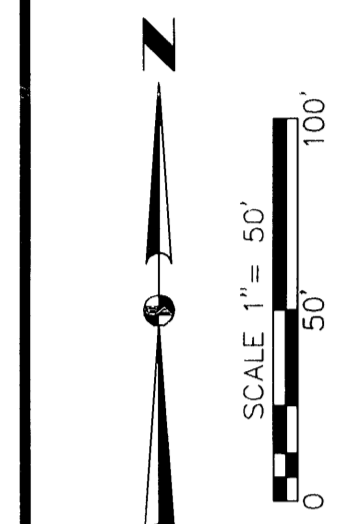
### GENERAL NOTES:

1. STREET LOT A AND B WILL BE DEDICATED TO THE CITY OF WAUKEE. 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.
2. IT SHALL BE THE HOME BUILDER'S RESPONSIBILITY TO INSTALL SIDEWALKS. THE DEVELOPER SHALL INSTALL THE STREET TREES AND TRAIL ALONG SE WACO PLACE.
- 3.



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.  
 LICENSE NUMBER 16747  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY



REVISIONS	DATE

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



WAUKEE, IOWA

# WILLIAMS POINTE PLAT 11

## FINAL PLAT

0508162