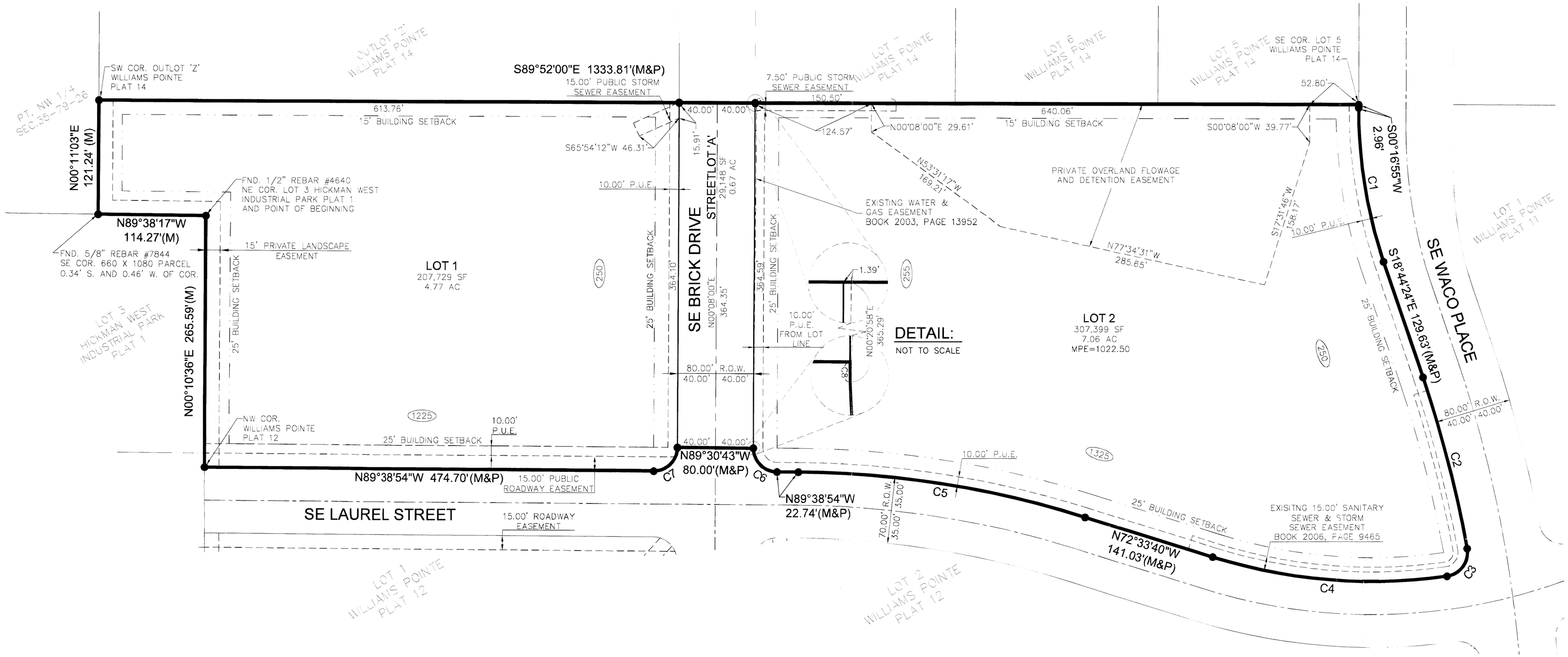
WILLIAMS POINTE PLAT 13

FINAL PLAT



PLAT DESCRIPTION:

A PART OF 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 NORTHEAST CORNER OF HICKMAN WEST INDUSTRIAL PARK PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°38'17" WEST ALONG THE NORTH LINE OF SAID HICKMAN WEST INDUSTRIAL PARK PLAT 1, A DISTANCE OF 114.27 FEET TO THE SOUTHEAST CORNER OF DEED DESCRIPTION THE NORTH 1,080 FEET OF THE WEST 660 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 00°11'03" EAST ALONG THE EAST LINE OF SAID DEED DESCRIPTION THE NORTH 1,080 FEET OF THE WEST 660 FEET OF SAID NORTHWEST QUARTER, 121.24 FEET; THENCE SOUTH 89°52'00" EAST, 1333.81 FEET TO THE WESTERLY LINE OF WILLIAMS POINTE PLAT 11; THENCE SOUTH 00°16'55" WEST ALONG SAID WESTERLY LINE, 2.96 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 166.00 FEET AND WHOSE CHORD BEARS SOUTH 9°13'45" EAST, 165.24 FEET; THENCE SOUTH 18°44'24" EAST ALONG SAID WESTERLY LINE, 129.63 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY OF SOUTHEAST WACO PLACE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 186.58 FEET AND WHOSE CHORD BEARS SOUTH 14°29'52" EAST, 186.41 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF WILLIAMS POINTE PLAT 10, AN OFFICIAL PLAT AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.22 FEET AND WHOSE CHORD BEARS SOUTH 35°50'13" WEST, 36.02 FEET; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF SOUTHEAST LAUREL STREET AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 251.55 FEET AND WHOSE CHORD BEARS NORTH 85°18'57" WEST, 249.48 FEET; THENCE NORTH 72°33'40" WEST ALONG THE NORTHERLY LINE OF WILLIAMS POINTE PLAT 12, AN OFFICIAL PLAT, 141.03 FEET; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 308.67 FEET AND WHOSE CHORD BEARS NORTH 81°06'17" WEST, 307.52 FEET; THENCE NORTH 89°38'54" WEST ALONG SAID NORTHERLY LINE, 22.74 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.17 FEET AND WHOSE CHORD BEARS NORTH 44°45'27" WEST, 35.29 FEET; THENCE NORTH 89°30'43" WEST ALONG SAID NORTHERLY LINE, 80.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.37 FEET AND WHOSE CHORD BEARS SOUTH 45°14'33" WEST, 35.42 FEET; THENCE NORTH 89°38'54" WEST, 474.70 FEET TO THE NORTHWEST CORNER OF SAID WILLIAMS POINTE PLAT 12; THENCE NORTH 00°10'36" EAST ALONG SAID HICKMAN WEST INDUSTRIAL PARK PLAT 1, A DISTANCE OF 265.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.49 ACRES (544,276 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS \ ZONING:

'R-3' & 'R-3a' 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.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M&P)	19°01'19"	500.00	166.00	S09°13'45"E	165.24
C2(M&P)	8°29'03"	1260.00	186.58	S14°29'52"E	186.41
C3(M&P)	92°11'07"	25.00	40.22	S35°50'13"W	36.02
C4(M&P)	25°30'34"	565.00	251.55	N85°18'57"W	249.48
C5(M&P)	17°05'14"	1035.00	308.67	N81°06'17"W	307.52
C6(M&P)	89°46'54"	25.00	39.17	N44°45'27"W	35.29
C7(M&P)	90°13'06"	25.00	39.37	S45°14'33"W	35.42

DATE OF SURVEY:

SEPTEMBER, 2006

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 AND SE LAUREL DRIVE. ELEVATION = 1036.60

GENERAL NOTES:

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

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111

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		

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Date 9/28/2007 Time 11:35 AM
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SLIDE # 2007-15321
Carol "Cindy" Hol. Recorder
Dallas County IOWA

MTG
PCRF
BKRF
ODD
AUD

FINAL PLAT
APPROVED BY
DATE
SIGNED

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, 2008
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

REVISIONS	DATE
THIRD SUBMITTAL	06/19/07
SECOND SUBMITTAL	06/05/07
FIRST SUBMITTAL	05/22/07

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

WILLIAMS POINTE PLAT 13
FINAL PLAT

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