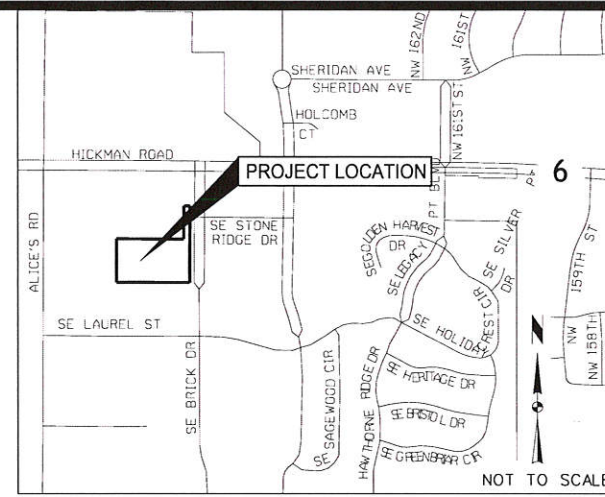


MCGREGOR PLAT 1 FINAL PLAT



INDEX LEGEND
 SURVEYOR'S NAME:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 E.GRIFFIN@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 OUTLOT "Z", WILLIAMS POINTE PLAT 14
 PT. NW 1/4
 SECTION 35-79N-26W
 REQUESTED BY:
 MCGREGOR INTERESTS, LLC
 11750 STRONGATE CIRCLE
 OMAHA NE 68164
 CONTACT: GEOFF MCGREGOR
 PH: 402-334-2123
 RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023

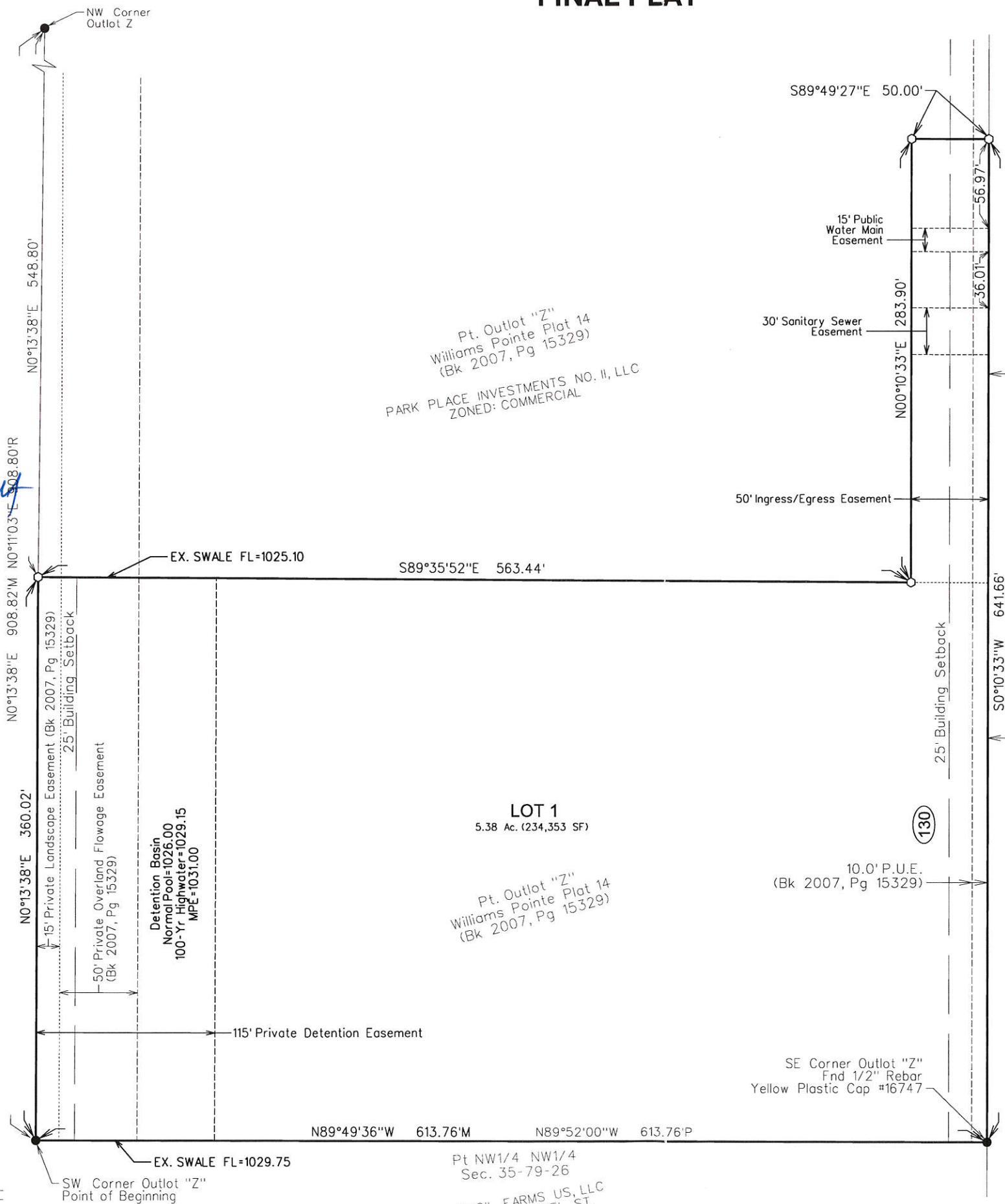
APPROVED
 APPROVED BY *[Signature]*
 DATE *03/20/2017*
 SIGNED *[Signature]*

Pt NW1/4 NW1/4
 Sec. 35-79-26
 ATLANTIC BOTTLING COMPANY
 16200 HICKMAN ROAD
 ZONED: COMMERCIAL

Pt. Outlot "Z"
 Williams Pointe Plat 14
 (Bk 2007, Pg 15329)
 PARK PLACE INVESTMENTS NO. II, LLC
 ZONED: COMMERCIAL

Pt. Outlot "Z"
 Williams Pointe Plat 14
 (Bk 2007, Pg 15329)

TOPSOIL FARMS US, LLC
 1225 SE LAUREL ST.
 ZONED: COMMERCIAL



PLAT DESCRIPTION
 A PART OF OUTLOT "Z", WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "Z"; THENCE NORTH 00°13'38" EAST ALONG THE WEST LINE OF SAID OUTLOT "Z", 360.02 FEET; THENCE SOUTH 89°55'52" EAST, 563.44 FEET; THENCE NORTH 00°10'33" EAST, 283.90 FEET; THENCE SOUTH 89°49'27" EAST, 50.00 FEET TO THE EAST LINE OF SAID OUTLOT "Z"; THENCE SOUTH 00°10'33" WEST ALONG SAID EAST LINE, 641.66 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "Z"; THENCE NORTH 89°49'36" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Z", 613.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.38 ACRES (234,353 S.F.).
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

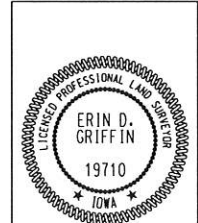
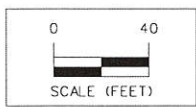
DATE OF SURVEY
 JULY 25, 2016
DEVELOPER
 MCGREGOR INTERESTS, LLC
 11750 STRONGATE CIRCLE
 OMAHA, NE 68164
 CONTACT: GEOFF MCGREGOR
 PH: 402-334-2123
OWNER
 PARK PLACE INVESTMENTS NO. II, LLC.
 14914 BROOKVIEW DR.
 URBANDALE, IA 50323

ZONING
 WILLIAM POINTE PLANNED UNIT DEVELOPMENT
 UNDERLYING ZONING: C-1 COMMUNITY HIGHWAY SERVICE
 COMMERCIAL DISTRICT. ORDINANCE PD. (2829)

BULK REGULATIONS
 FRONT YARD: 25 FEET
 REAR YARD: 25 FEET
 SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN "R" DISTRICT IN WHICH CASE THE SIDE YARD SHALL BE 15 FEET.
 EACH COMMERCIAL LOT WILL HAVE A MINIMUM OF A 20% OPEN SPACE REQUIREMENT.

BASIS OF BEARING
 THE SOUTH LINE OF OUTLOT "Z" IS ASSUMED TO BEAR N89°49'36"W.

NOTES
 1. ALL ELEVATIONS BEING SHOWN WERE PROVIDED BY THE PROJECT ENGINEER.
 2. THE SITE ADDRESS FOR LOT 1 IS, 130 SE BRICK DRIVE.
 3. M.I.I. WAUKEE, LLC SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE BUFFERING, STREET TREES, AND DETENTION POND.



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.
 Erin D. Griffin, PLS Date *3/24/17*
 License Number 19710
 My License Renewal Date is December 31, 2017
 Pages or sheets covered by this seal:
 Sheet 1 of 1

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #15980	●	○
1/2" Rebar, Orange Plastic Cap #19710 (Unless Otherwise Noted)	■	□
ROW Marker	—	—
ROW Rail	—	—
Calculated Point	+	+
Plotted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

MCGREGOR PLAT 1 FINAL PLAT		WAUKEE, IA	
SNYDER & ASSOCIATES, INC.		2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Project No:	116.0614	Revision:	
Date:	12-15-16	Field Bk:	1197
Checked By:	EDG	Scale:	1" = 40'
Technician:	SGK	Project No.:	116.0614
Sheet 1 of 1		Sheet 1 of 1	