

M:\Land Projects 3\PROJECTS\CC1100\CC1145 FP.dwg, Final Plat, 4/8/2010 1:37:42 PM, Dave Eppel, 1:2:19048

# FINAL PLAT WILLIAMS POINTE LAND PLAT 1

1301 SE UNIVERSITY AVENUE

## OWNER/APPLICANT

FAMILY HOMES  
CONSTRUCTION  
453 7th STREET  
DES MOINES, IOWA 50309

## ZONING

PD-1 (PLANNED DEVELOPMENT OVERLAY DISTRICT)

## LEGAL DESCRIPTION

A part of Lot 2, Williams Pointe Plat 5, an Official Plat, Waukee, Dallas County, Iowa, all of which is more particularly described as follows:

Beginning at the Southeast Corner of Lot 2, Williams Pointe Plat 5, an Official Plat, Waukee, Dallas County, Iowa, said point being on the North Right-of-Way Line of University Avenue as it is presently established; thence S89°45'48"W, 774.55 feet along the South Line of said Lot 2 and along said North Right-of-Way Line, to a point of curvature of a 25.00 feet radius curve concave to the Northeast; thence Northwesterly, 39.37 feet along said South Line, North Right-of-Way Line and said curve, said curve has a chord length of 35.43 feet and a chord bearing of N45°07'17"W, to the West Line of said Lot 2 and to the East Right-of-Way Line of Brick Drive as it is presently established; thence N00°00'23"W, 588.69 feet along said West Line and said East Right-of-Way Line, to a point of curvature of a 1215.00 feet radius curve concave to the East; thence Northeasterly, 141.90 feet along said West Line, East Right-of-Way Line and said curve, said curve has a chord length of 141.82 feet and a chord bearing of N03°20'21"E; thence S82°30'00"E, non-tangent to the previous call, a distance of 80.54 feet, to a point of curvature of a 168.00 feet radius curve concave to the Northwest; thence Northeasterly 74.20 feet along said curve, said curve has a chord length of 73.60 feet and a chord bearing of N84°50'50"E, to a non-tangent 313.00 feet radius curve concave to the East; thence Southwesterly, 8.07 feet along said curve, said curve has a chord length of 8.07 feet and a chord bearing of S00°31'47"W; thence S00°12'31"E, 281.36 feet; thence N89°47'29"E, 26.00 feet; thence N00°12'31"W, 166.84 feet; thence N89°47'29"E, 105.83 feet; thence N88°11'32"E, 215.01 feet; thence N89°47'29"E, 103.74 feet; thence N00°48'28"W, 22.55 feet; thence N89°11'32"E, 183.28 feet, to the East Line of said Lot 2; thence S00°08'17"E, 250.78 feet along said East Line; thence S00°08'17"E, 407.59 feet along said East Line, to the Southeast Corner of said Lot 2, and to the Point of Beginning.

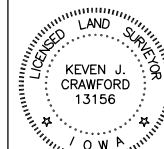
Said tract of land subject to all easements of record.

Said tract of land contains 11.998 acres more or less.

## LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ③③③ ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- N.R. NOT RADIAL

## CERTIFICATION



KEVEN J. CRAWFORD  
13156

I HEREBY CERTIFY THAT THIS 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.

KEVEN J. CRAWFORD, LS IOWA LICENSE NO. 13156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010  
PAGES OR SHEETS COVERED BY THIS SEAL:  
This sheet only

# COOPER CRAWFORD & ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-31-2010  
REVISIONS: 4-8-2010

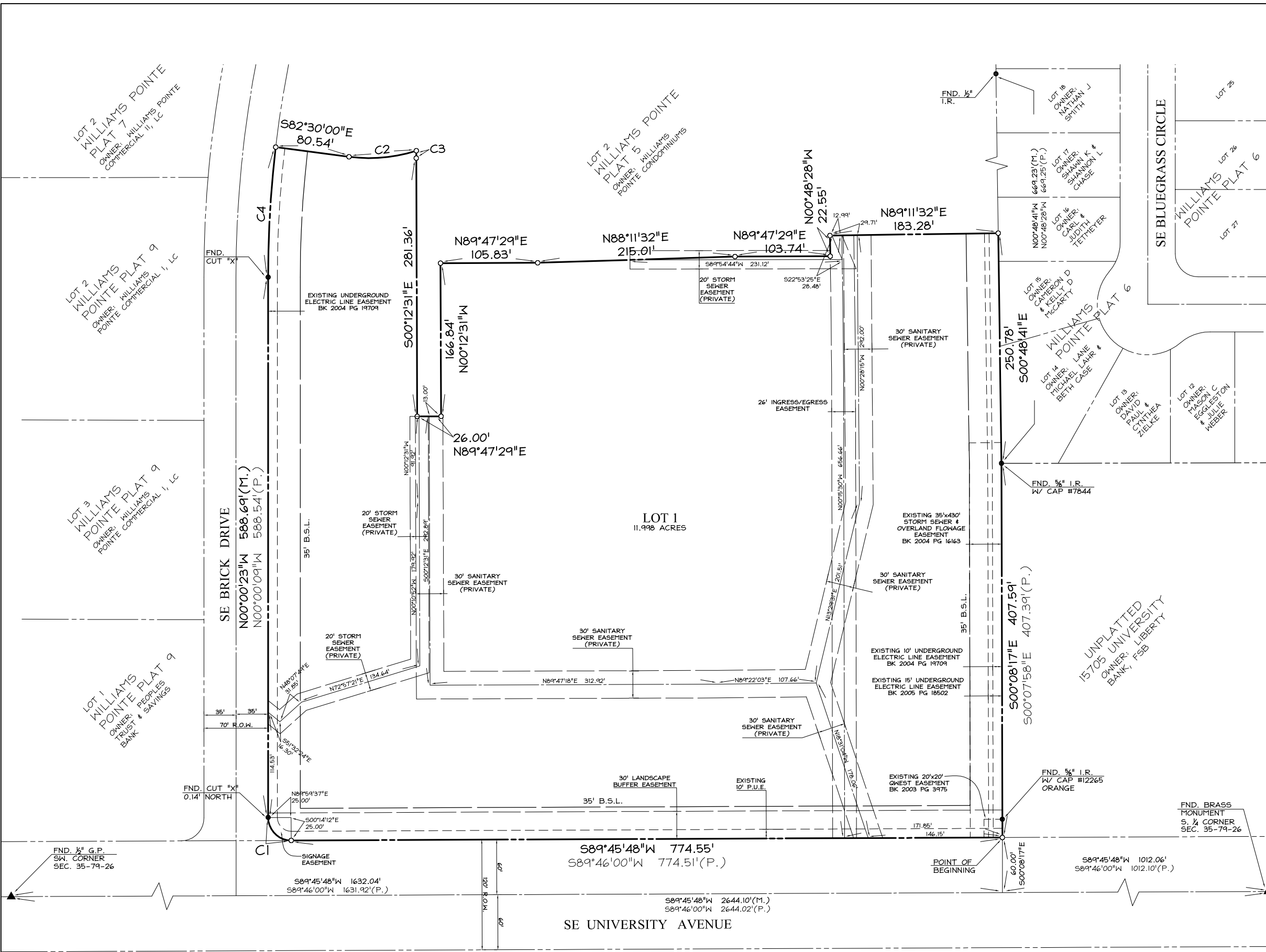


SCALE: 1"=50'

CC  
1145

FINAL PLAT  
Williams Pointe Land Plat 1

SHEET  
1 OF 1



## NOTES

1. AT THE TIME OF THE DEVELOPMENT OF LOT 1 OF WILLIAMS POINTE LAND PLAT 1, THE OWNER WILL BE REQUIRED TO OBTAIN NECESSARY EASEMENTS FROM THE OWNER OF LOT 2 OF WILLIAMS POINTE PLAT 5 RELATED TO ANY ADDITIONAL SHARED UTILITY INFRASTRUCTURE.
2. THIS SITE IS SUBJECT TO AN UNDERGROUND ELECTRIC LINE EASEMENT WHICH IS NOT PLOTTABLE. REFER TO BOOK 2005 PAGE 16092, EXHIBIT "A".

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	90°13'48"	25.00	39.37	25.10	35.43	N45°07'17"W
C2	25°18'19"	168.00	74.20	37.71	73.60	N84°50'50"E
C3	1°28'36"	313.00	8.07	4.03	8.07	S00°31'47"W
C4	6°41'29"	1215.00	141.90	71.03	141.82	N03°20'21"E