

M:\Land Projects\3\PROJECTS\CC1100\CC1145\dwg\CC1145 PP.dwg, PP 1, 4/8/2010 1:36:20 PM, Dave Eppel, 1:2.19048

PRELIMINARY PLAT WILLIAMS POINTE LAND PLAT 1 SHEET 1 OF 2

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

ZONING
PD-1 (PLANNED DEVELOPMENT OVERLAY DISTRICT)

LAND USE
EXISTING: VACANT
PROPOSED: 412 CONDOMINIUM UNITS

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:

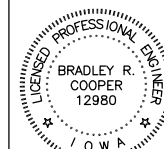
Beginning at the Southeast Corner of Lot 2, Williams Pointe Plat 5, an Official Plat, Waukee, Dallas County, Iowa, said point being on the North Right-of-Way Line of University Avenue as it is presently established; thence S89°45'48"W, 774.55 feet along the South Line of said Lot 2 and along said North 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 500°31'47"W; thence S00°12'31"W, 281.36 feet; thence N89°47'29"E, 105.83 feet; thence N00°12'31"W, 166.84 feet; thence N89°57'29"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°48'41"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

- | | |
|-------------------|--|
| EXISTING/PROPOSED | |
| | PLAT BOUNDARY |
| | STORM SEWER # SIZE |
| | SANITARY SEWER # SIZE |
| | WATER MAIN # SIZE |
| | MANHOLE |
| | STORM INTAKE |
| | FIRE HYDRANT |
| | VALVE |
| | F.E.S. |
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
| | SILT FENCE OR APPROVED FILTRATION SOCK |

CERTIFICATION



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

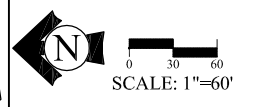
BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

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"=60'

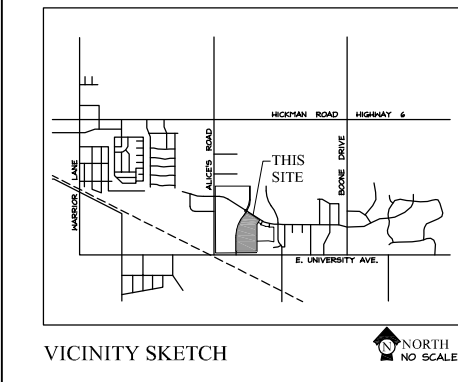
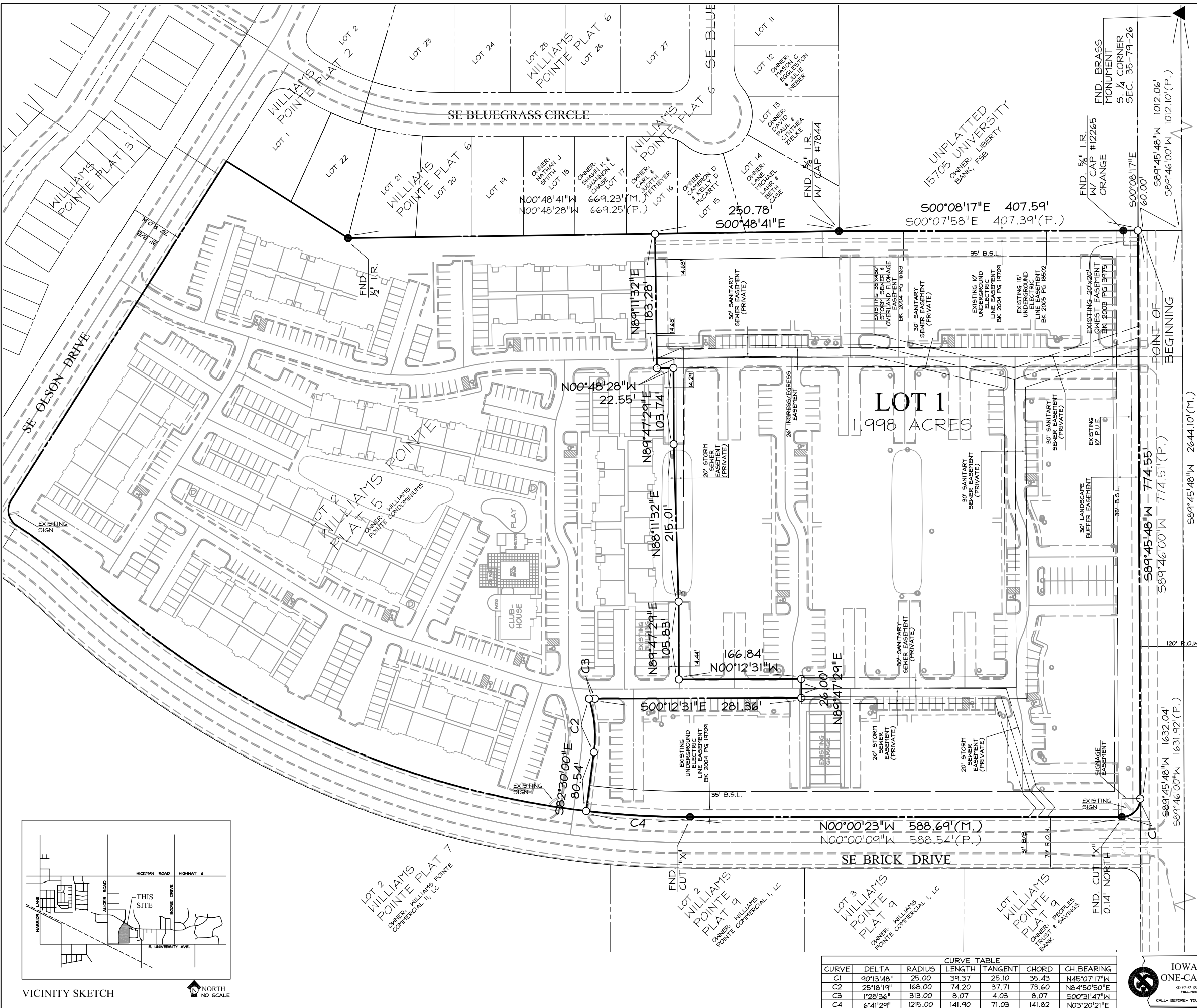
CC 1145

JOB NUMBER

CC
1145

PRELIMINARY PLAT
Williams Pointe Land Plat 1

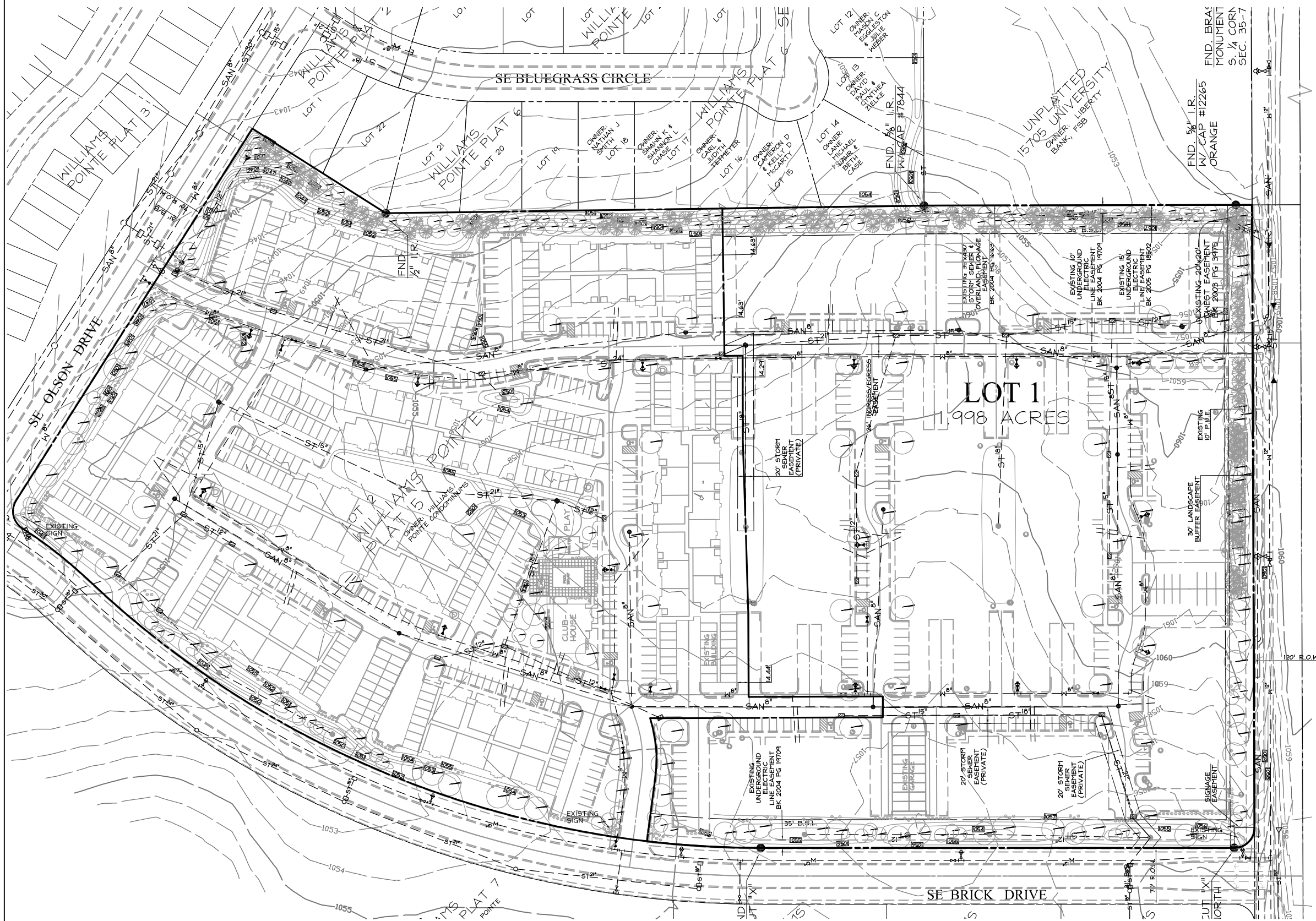
SHEET
1 OF 2



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



PRELIMINARY PLAT
 WILLIAMS POINTE
 LAND PLAT 1
 SHEET 2 OF 2



- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER # SIZE
 - SAN 8" SANITARY SEWER # SIZE
 - W 8" WATER MAIN # SIZE
 - MANHOLE
 - STORM INTAKE
 - △ FIRE HYDRANT
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 - - - EXISTING CONTOURS
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CURVE TABLE

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