

# JAMES POINTE PLAT 2

FINAL PLAT

**INDEX LEGEND**  
 LOCATION: LOTS 22 AND 23, JAMES POINTE PLAT 1  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: NADAREVIC INVESTMENTS V, LLC  
 8424 PRAIRIE RIDGE DRIVE  
 JOHNSTON, IOWA 50131  
 PROPRIETOR: BOYSEN PROPERTIES, LLC  
 32598 WOODLAND COURT  
 ADEL, IOWA 50003  
 NADAREVIC INVESTMENTS V, LLC  
 8424 PRAIRIE RIDGE DRIVE  
 JOHNSTON, IOWA 50131  
 SURVEYOR: MATTHEW J. THOMAS  
 PREPARED BY: CIVIL DESIGN ADVANTAGE  
 & RETURN TO: 4121 NW URBAN DALE DRIVE  
 URBAN DALE, IOWA 50322  
 PH: 515-369-4400

Doc ID: 008751220015 Type: PLAT  
 Recorded: 03/15/2022 at 09:46:26 AM  
 Fee Amt: \$77.00 Page 1 of 15  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK 2022 PG 5554  
 Slide G51

FINAL PLAT  
 APPROVED BY: Waukee City Council  
 DATE: 02/07/2022  
 SIGNED: *[Signature]*

**OWNER / DEVELOPER**  
 NADAREVIC INVESTMENTS V, LLC BOYSEN PROPERTIES, LLC  
 8424 PRAIRIE RIDGE DR 32598 WOODLAND COURT  
 JOHNSTON, IOWA 50131 ADEL, IOWA 50003  
 AJDIN NADAREVIC  
 PH. (515) 419-1882

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE, LLC  
 4121 NW URBAN DALE DRIVE  
 URBAN DALE, IOWA 50322

**ZONING**

EXISTING ZONING:  
 M-1: LIGHT INDUSTRIAL DISTRICT

**BULK REGULATIONS**

**M-1 LIGHT INDUSTRIAL DISTRICT SETBACKS**  
 FRONT YARD: 30 FEET; WHEN FRONTING ON THE  
 RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON  
 THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD  
 SHALL BE MEASURED FROM THE PROPOSED  
 RIGHT-OF-WAY LINE.  
 SIDE YARD: NONE REQUIRED EXCEPT WHEN ADJACENT  
 TO AN "R" OR "C-1" DISTRICT OR STREET  
 RIGHT-OF-WAY LINE. A SIDE YARD OF 25 FEET  
 SHALL BE REQUIRED.  
 REAR YARD: 30 FEET, UNLESS THE REAR LOT LINE  
 ADJOINS A RAILROAD RIGHT-OF-WAY, IN WHICH CASE,  
 NONE REQUIRED.

**DATE OF SURVEY**

NOVEMBER 23, 2021

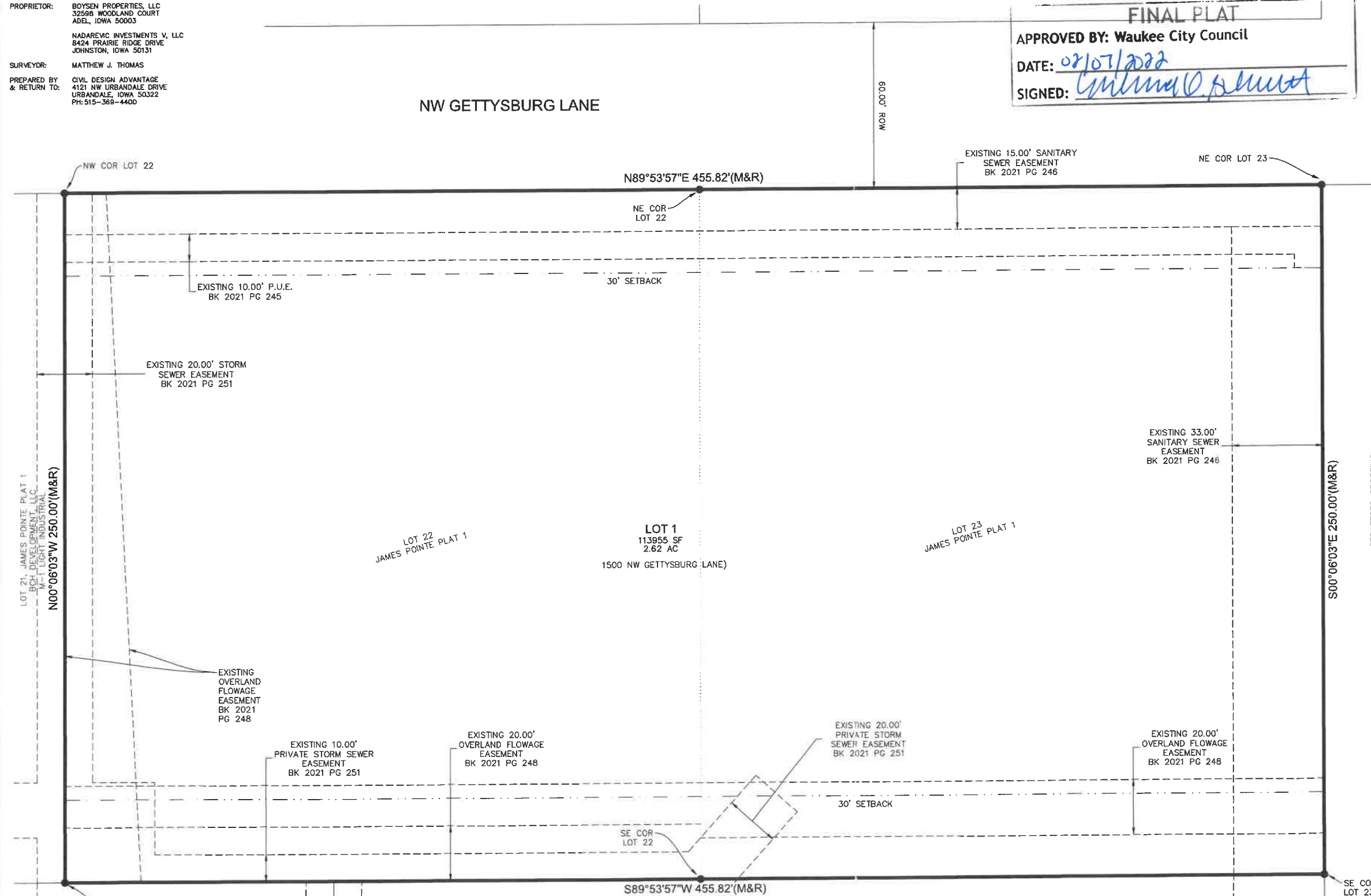
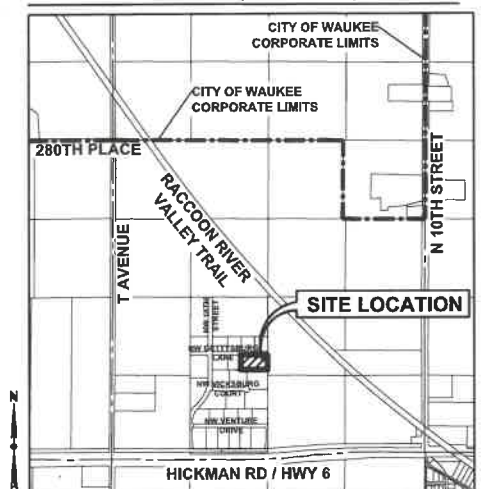
**PLAT DESCRIPTION**

LOTS 22 AND 23 IN JAMES POINTE PLAT 1, AN OFFICIAL  
 PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA  
 AND CONTAINING 2.62 ACRES (113,955 SQUARE FEET),  
 SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND  
 COVENANTS OF RECORD.

**NOTES**

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL  
 BE COMPLETED WITHIN ONE YEAR FROM THE DATE  
 THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION  
 ELEVATIONS AND OTHER ELEVATION RESTRICTIONS  
 NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED  
 PROJECT ENGINEERING DOCUMENTS FOR ANY  
 ELEVATION RESTRICTIONS.

**VICINITY MAP (NOT TO SCALE)**



LEGEND	FOUND
1/2" REBAR W/YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
PUBLIC UTILITY EASEMENT	P.U.E.
CURVE ARC LENGTH	AL
LOT ADDRESS	(1234)
CENTERLINE	_____
SECTION LINE	_____
EASEMENT LINE	_____
BUILDING SETBACK LINE	_____
PLAT BOUNDARY	_____



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.  
*[Signature]* 03/02/22  
 MATTHEW J. THOMAS, P.L.S. DATE  
 LICENSE NUMBER 19968  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET



FILE: H:\3021\3021040\3021040\3021040\_FINAL\_PLAT2.DWG  
 COMMENT: ENC  
 DATE PLOTTED: 3/2/2022 1:08 PM  
 PLOTTED BY: MATT THOMAS TECH

GA  
 DATE: 03/02/22  
 2ND SUBMITTAL  
 1ST SUBMITTAL  
 REVISIONS  
 4121 NW URBAN DALE DRIVE  
 URBAN DALE, IOWA 50322  
 PHONE: (515) 369-4400  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA  
**JAMES POINTE PLAT 2**  
**FINAL PLAT**  
 1/1  
 2109.740  
 GA