

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
PART: PARCEL 'AA' OF LOT 2, WILLIAMS POINTE PLAT 7	
PART: PT OF LOT 2, WILLIAMS POINTE PLAT 9	
PROPRIETOR: CORALVILLE, AAP, LLC	
REQUESTED BY: CORALVILLE, AAP, LLC	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: PATRICK SHELQUIST	
335 SE CRALABOR ROAD	
ANKENY, IOWA 50021 / 515-512-1361	

WILLIAMS POINTE COMMERCIAL PLAT 1 WAUKEE, IOWA FINAL PLAT

OWNERS:
DSDS WAUKEE, LLC
1360 NW 121ST STREET
9251 WILLOW LANE
FREMONT, WI 54940
ATTN: DAVE HERBECK
PHONE # 920-428-9028
DAVE@HERBECKDEVELOPMENT.COM

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

ZONING:
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

LEGAL DESCRIPTION:
WARRANTY DEED FILED IN BOOK 2018 PAGE 15732:
PARCEL "AA" OF THE SURVEY OF PART OF LOT 2 WILLIAMS POINTE PLAT 7, AN OFFICIAL PLAT LOCATED IN WAUKEE, DALLAS COUNTY, IOWA AS RECORDED IN BOOK 2014, PAGE 11668. EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AS RECORDED IN BOOK 2017, PAGE 4500. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AND
LOT 2 IN WILLIAMS POINTE PLAT 9, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, EXCEPT WILLIAMS POINTE PLAT 15 AND EXCEPT LAND DEEDED TO THE CITY OF WAUKEE AS RECORDED IN BOOK 2017, PAGE 4495. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

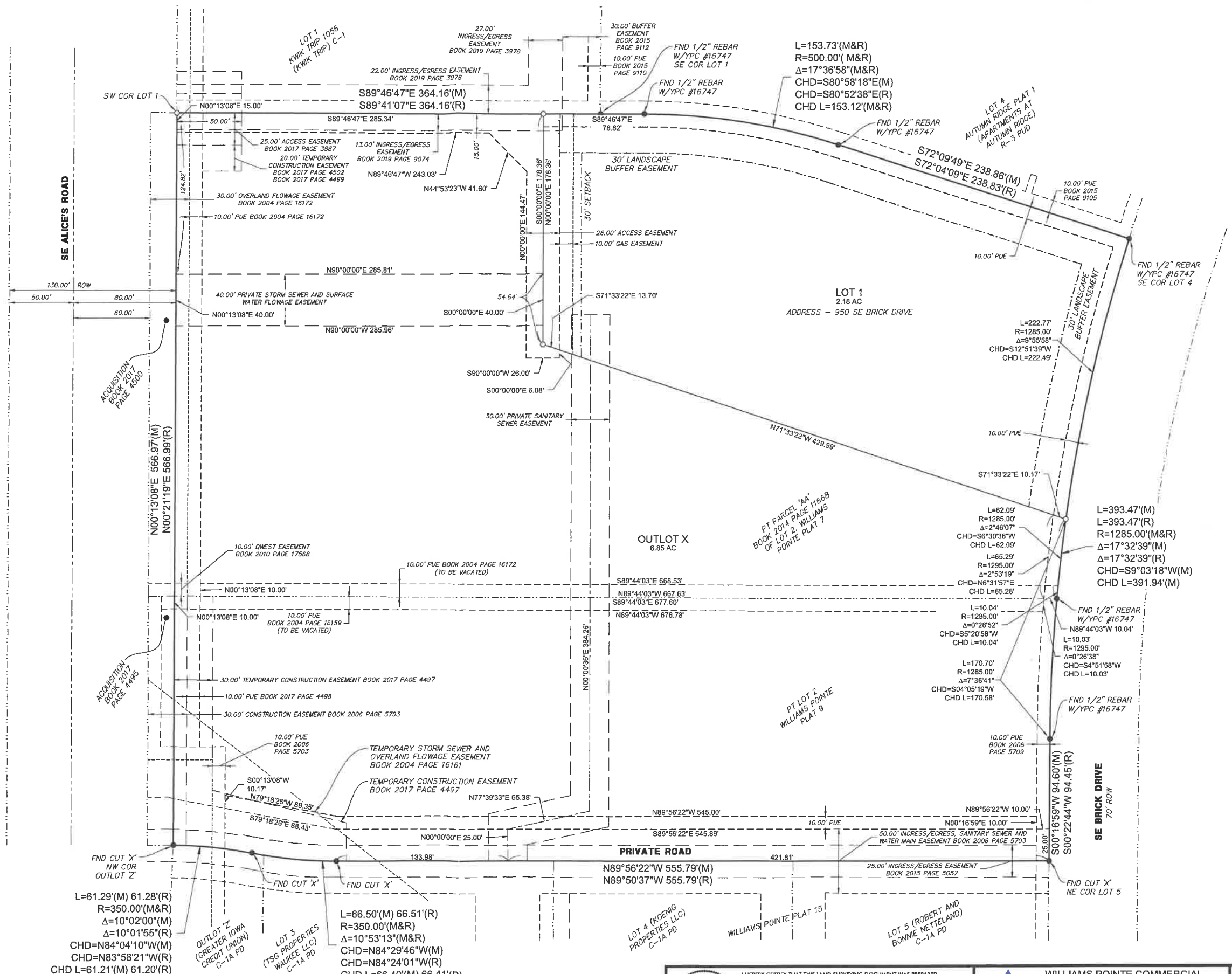
TOTAL ACRES: 9.03 AC

FINAL PLAT
 APPROVED BY: Waukeee City Council
 DATE: 11/16/2022
 SIGNED: *[Signature]*

Doc ID: 008950510015 Type: PLAT
Recorded: 11/17/2022 at 08:11:04 AM
Fee Amt: \$77.00 Page 1 of 15
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2022 pg 23693
Slide G19a

GENERAL LEGEND	
	SURVEY BOUNDARY
	PROPOSED LOT
	EXIST PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXIST EASEMENT
MONUMENTS FOUND:	
	SECTION CORNER (TYPE AS NOTED)
	12" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
	SECTION CORNER
	12" REBAR W/YPC #24477
	12" REBAR W/YPC #24477
	CUT X
	FOUND
	BOOK AND PAGE
	MEASURED, RECORDED
	RIGHT-OF-WAY
	PUBLIC UTILITY EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCEMENT



	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.			WILLIAMS POINTE COMMERCIAL PLAT 1 WAUKEE, IOWA DALLAS COUNTY DATE: 5-13-2022	
	DRAWN BY: TS SURVEYOR: ML CHECKED: PS DATE: 11/16/2022	REVISIONS: 7/1/2022 8/22/2022			