

JAMES POINTE PLAT 4 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP.

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 EGRIFFIN@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 LOT 18 & LOT 19
 JAMES POINTE PLAT 1
 SEC. 29-79-26
 REQUESTED BY:
 WAUKEE LAND INVESTMENT, LLC

PROPERTY DESCRIPTION

LOT 18, AND LOT 19, JAMES POINTE PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY ADDRESS

230 NW 17TH STREET
 WAUKEE, IA 50263

ZONING

M-1: LIGHT INDUSTRIAL

AREA SUMMARY

LOT 1 GROSS AREA: 5.30 AC (230,896 SF)

OWNER

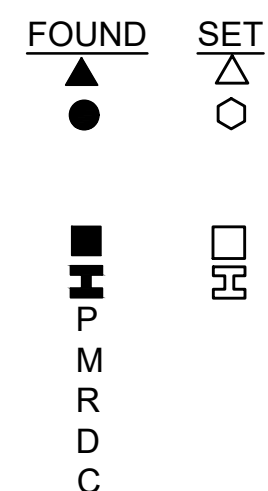
WAUKEE LAND INVESTMENT, LLC.
 9235 SWANSON BLVD
 CLIVE, IA 50325
 CONTACT: CASEY SHELTON
 PHONE: (515) 499-6194

BULK REGULATIONS

LOT AREA = NONE
 FRONT YARD = 30 FEET
 SIDE YARD = NONE EXCEPT FOR WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET R.O.W. LINE, THEN 25 FEET
 REAR YARD = 30 FEET
 MINIMUM OPEN SPACE = 15%

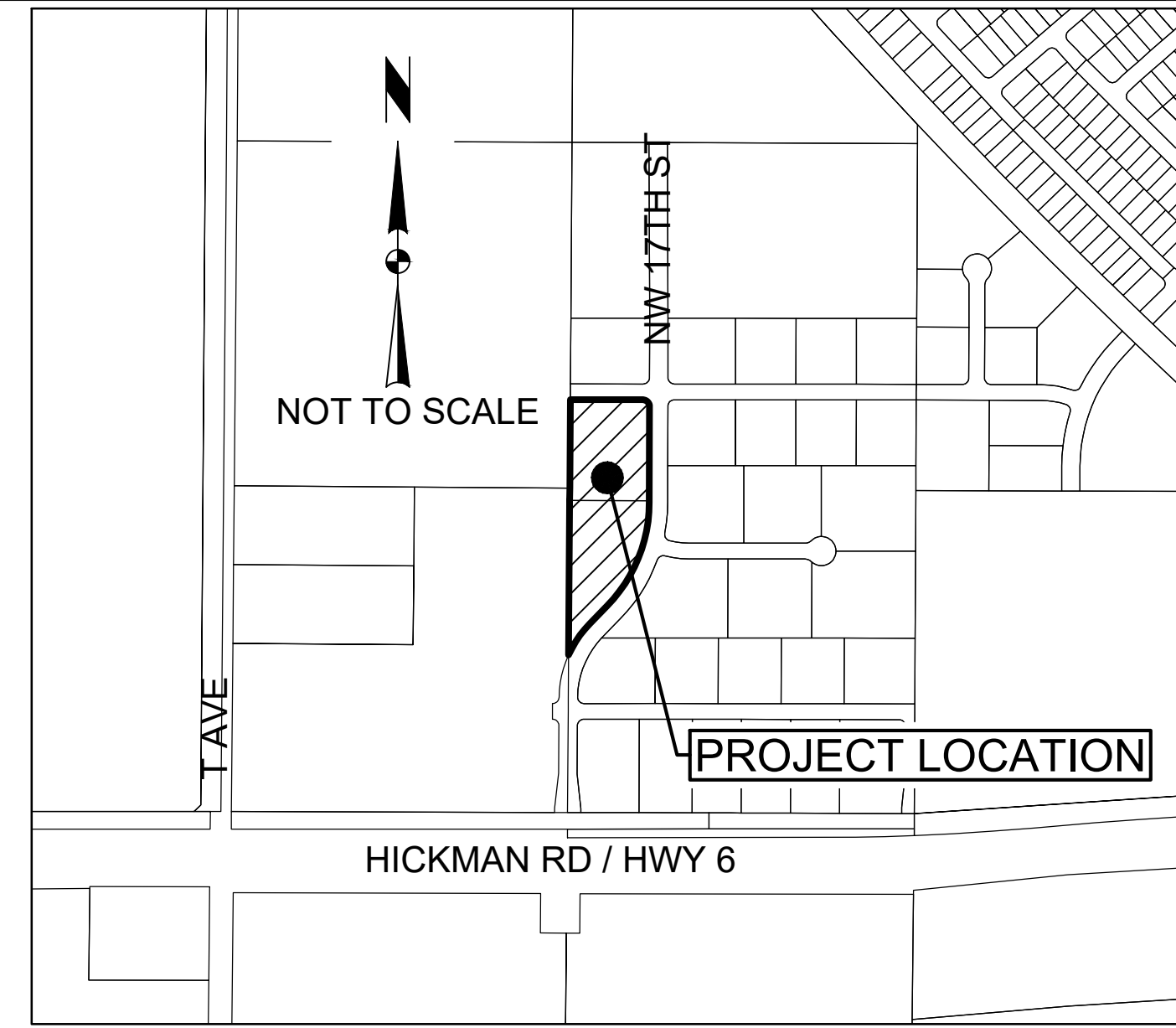
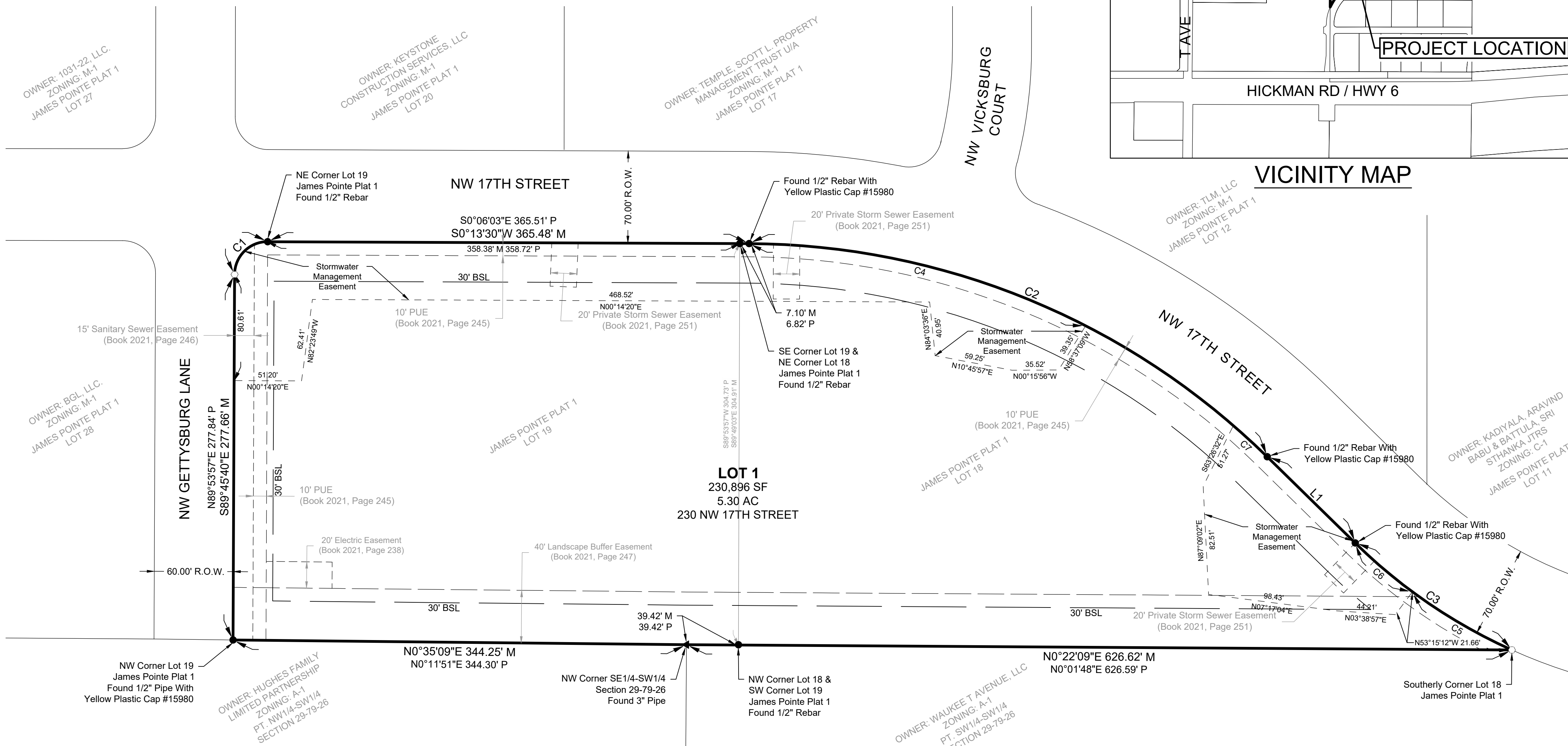
LEGEND

FEATURES
 Section Corner
 1/2" Rebar, Cap #19710
 w/Yellow Plastic Cap
 (Unless Otherwise Noted)
 ROW Marker
 ROW Rail
 Platted 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



LINE #	LENGTH (FT)	DIRECTION
L1 M	93.59	S44° 25' 08"W
L1 P	93.59	S44° 06' 48"W

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	89°55'30"	25.00'	39.24'	24.97'	S44°45'13"E 35.33'
C1 P	90°00'00"	25.00'	39.27'		N45°06'03"W 35.36'
C2 M	44°13'15"	565.00'	436.07'	229.54'	S22°22'27"W 425.32'
C2 P	44°12'52"	565.00'	436.00'		N22°00'23"E 425.26'
C3 M	20°14'16"	410.00'	144.82'	73.17'	S34°20'02"W 144.07'
C3 P	20°14'14"	410.00'	144.82'		N33°59'41"E 144.06'
C4	26°55'10"	565.00'	265.46'	135.22'	S13°43'25"W 263.02'
C5	12°15'08"	410.00'	87.67'	44.00'	N30°20'28"E 87.51'
C6	7°59'08"	410.00'	57.14'	28.62'	S40°27'35"W 57.10'
C7	3°32'09"	565.00'	34.87'	17.44'	S42°43'01"W 34.86'



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	12-05-23	LJM

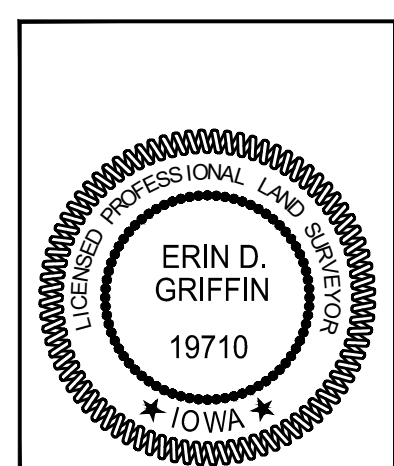
Checked By: EDG
 Engineer: KMM
 Technician: LJM
 Date: 11-21-23
 Scale: 1" = 50'
 T-R-S: TTN-RRW-SS
 Project No: 121.0973.01
 Sheet 1 OF 1

**JAMES POINTE PLAT 4
FINAL PLAT**

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



I hereby certify that this land surveying document was prepared 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 _____
 License Number 19710
 My License Renewal Date is December 31, 2023
 Pages or sheets covered by this seal:
 Sheet 1 of 1



Project No: 121.0973.01
 Sheet 1 OF 1

I:\Projects\2023\121.0973.01\CD\CDP - 1210973.DWG, AUSTIN DAVENPORT, 2/24/2024, 8:23 AM, ANSI FULL BLEED, 0.40 X 22.00 (INCHES)