

MCGREGOR PLAT 1 FINAL PLAT

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

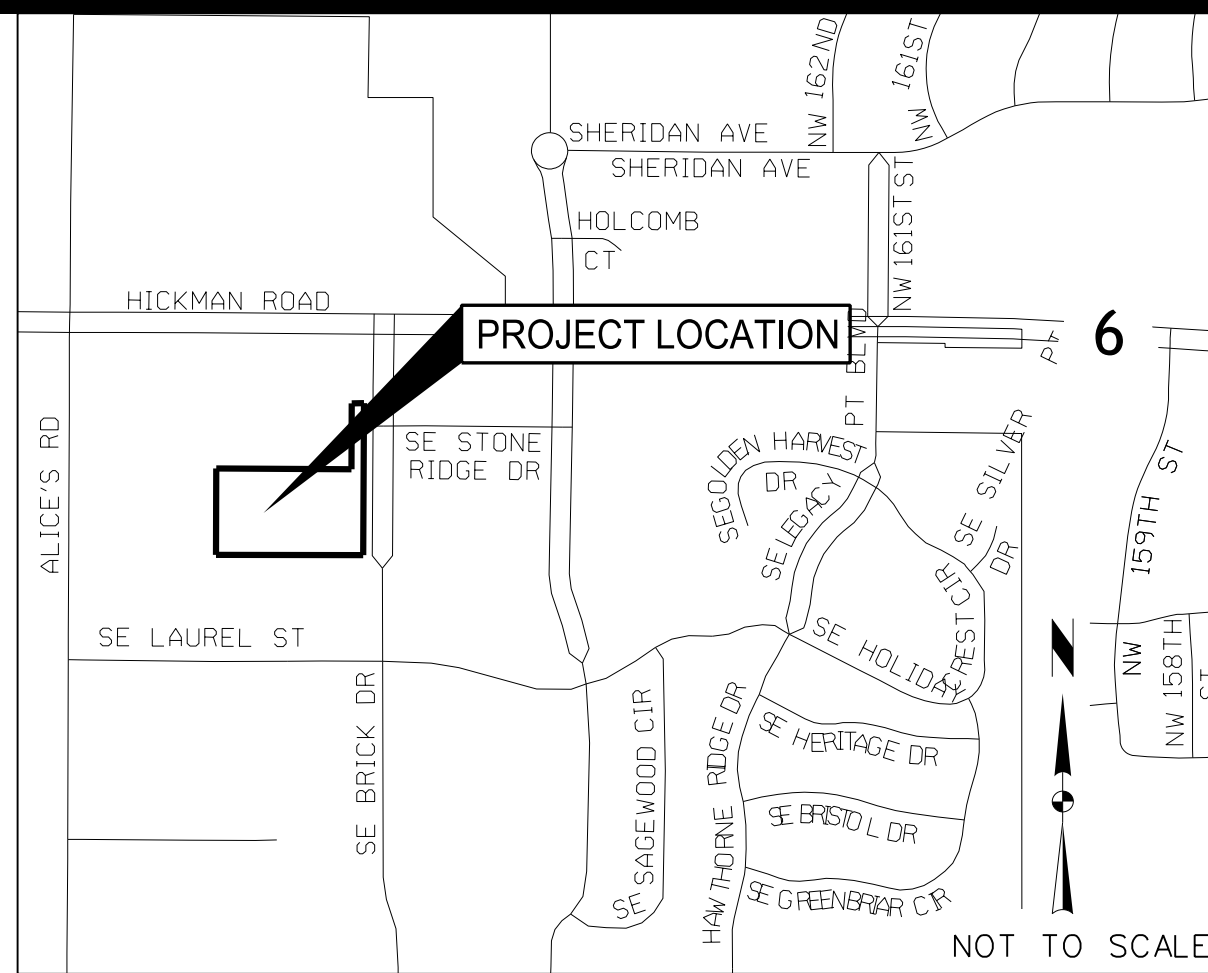
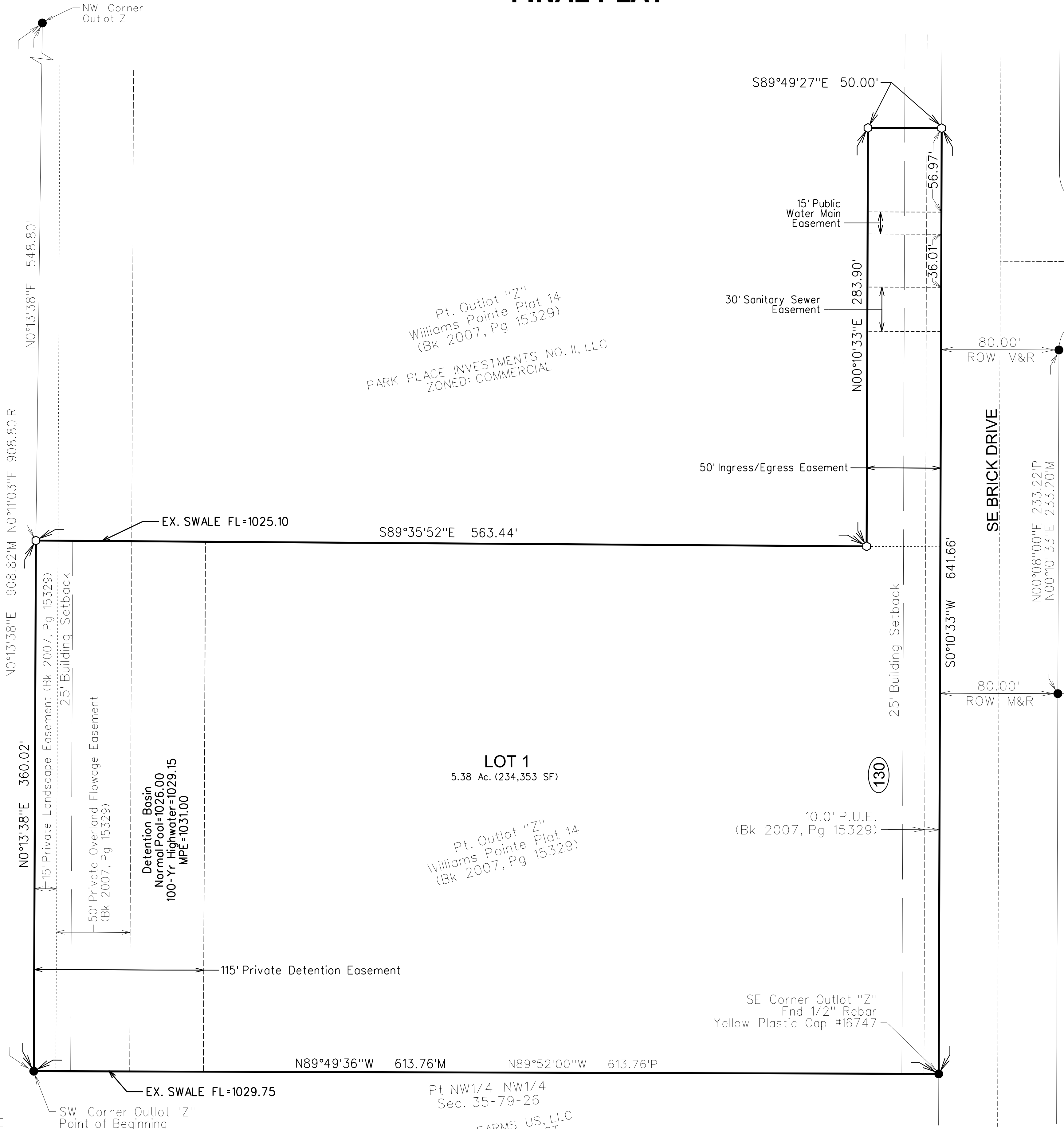
SURVEY LOCATED:
OUTLOT "Z", WILLIAMS POINTE PLAT 14
PT. NW 1/4
SECTION 35-79N-26W

REQUESTED BY:
MCGREGOR INTERESTS, LLC
11750 STRONGATE CIRCLE
OMAHA NE 68164
CONTACT: GEOFF MCGREGOR
PH: 402-334-2123

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

LEGEND

Survey	Found	Set
Section Corner	●	▲
1/2" Rebar, Yellow Plastic Cap #15980	○	○
1/2" Rebar, Orange Plastic Cap #19710 (Unless Otherwise Noted)	■	□
ROW Marker	+	
ROW Rail	P	
Calculated Point	M	
Platted Distance	R	
Measured Bearing & Distance	C	
Recorded As		
Deed Distance		
Calculated Distance		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



PLAT DESCRIPTION

A PART OF OUTLOT "Z", WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "Z"; THENCE NORTH 00°13'38" EAST ALONG THE WEST LINE OF SAID OUTLOT "Z", 360.02 FEET; THENCE SOUTH 89°35'52" EAST, 563.44 FEET; THENCE NORTH 00°10'33" EAST, 283.90 FEET; THENCE SOUTH 89°49'27" EAST, 50.00 FEET TO THE EAST LINE OF SAID OUTLOT "Z"; THENCE SOUTH 00°10'33" WEST ALONG SAID EAST LINE, 641.66 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "Z"; THENCE NORTH 89°49'36" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "Z", 613.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.38 ACRES (234,353 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

JULY 25, 2016

DEVELOPER

MCGREGOR INTERESTS, LLC
11750 STRONGATE CIRCLE
OMAHA, NE 68164
CONTACT: GEOFF MCGREGOR
PH: 402-334-2123

OWNER

PARK PLACE INVESTMENTS NO. II, LLC.
1491 BROOKVIEW DR.
URBANDALE, IA 50323

ZONING

WILLIAM POINTE PLANNED UNIT DEVELOPMENT
UNDERLYING ZONING: C-1 COMMUNITY HIGHWAY SERVICE
COMMERCIAL DISTRICT. ORDINANCE PD. (.2829)

BULK REGULATIONS

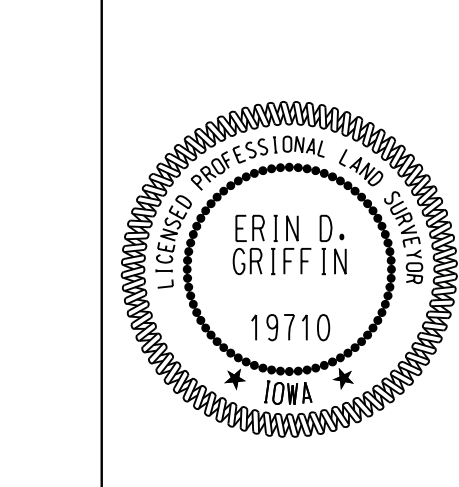
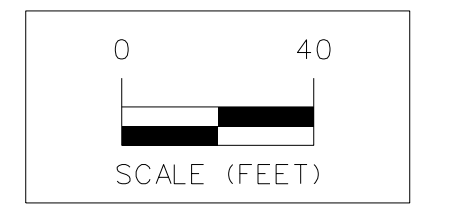
FRONT YARD: 25 FEET
REAR YARD: 25 FEET
SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN "R" DISTRICT IN WHICH CASE THE SIDE YARD SHALL BE 15 FEET.
EACH COMMERCIAL LOT WILL HAVE A MINIMUM OF A 20% OPEN SPACE REQUIREMENT.

BASIS OF BEARING

THE SOUTH LINE OF OUTLOT "Z" IS ASSUMED TO BEAR N89°49'36"W.

NOTES

- ALL ELEVATIONS BEING SHOWN WERE PROVIDED BY THE PROJECT ENGINEER.
- THE SITE ADDRESS FOR LOT 1 IS, 130 SE BRICK DRIVE.
- M.I.I. WAUKEE, LLC SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE BUFFERING, STREET TREES, AND DETENTION POND.



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, 2017
Pages or sheets covered by this seal: _____
Sheet 1 of 1

MARK	REVISION	DATE	BY

Date: 12-15-16 Field Bk: 1197 Pg: 33 Scale: 1" = 40'
Technician: SGK Checked By: EDG
Project No: 116.0614

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Sheet 1 of 1