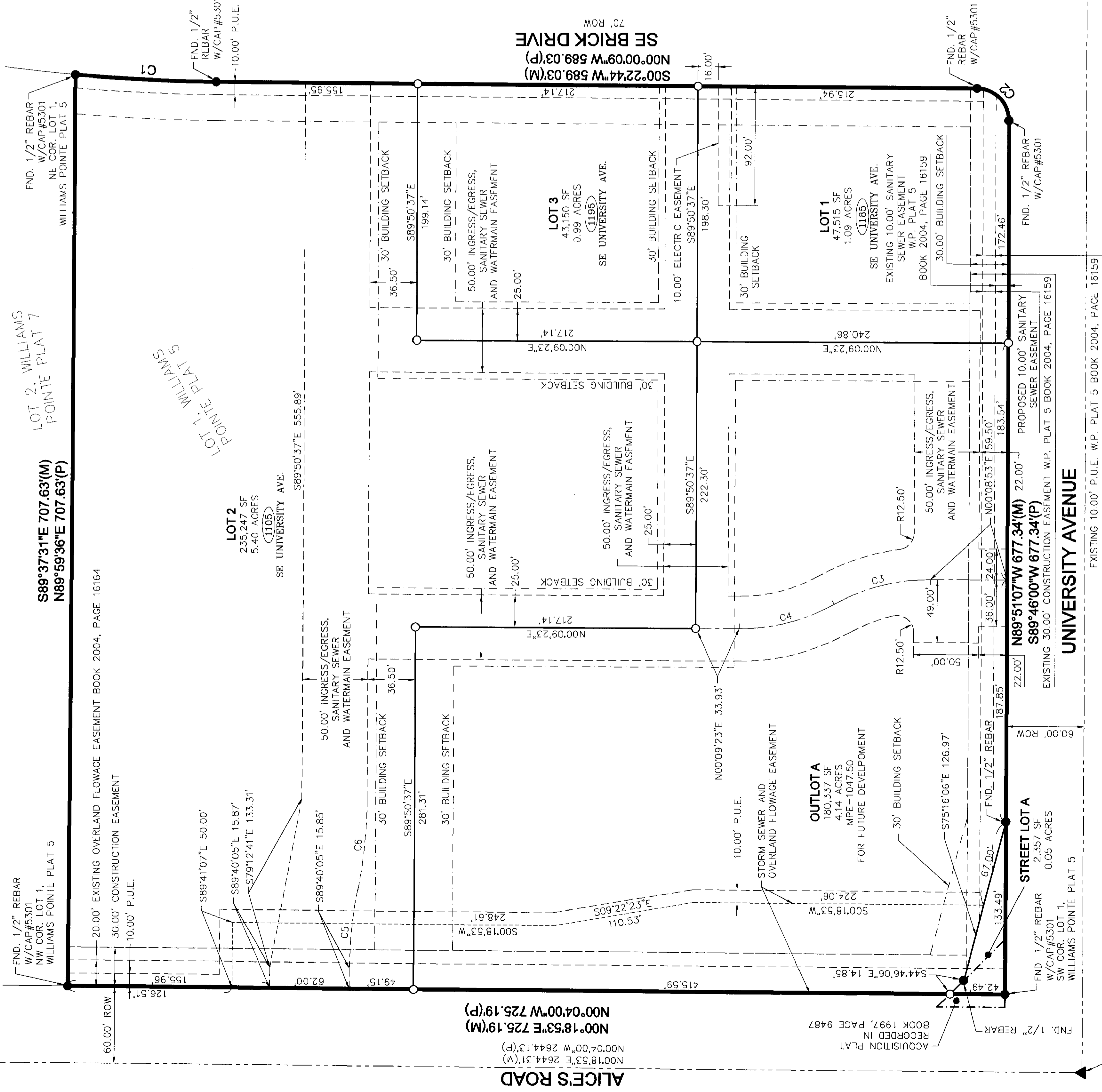


WILLIAMS POINTE PLAT 9 FINAL PLAT



PLAT DESCRIPTION:
LOT 1, WILLIAMS POINTE PLAT 5, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 508.606 S.F. (11.68 ACRES).
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES:
1. WITH THE DEVELOPMENT OF EACH LOT, SIDEWALKS SHALL BE PROVIDED ALONG THE PRIVATE ROADWAYS ON THE NORTH AND WEST SIDE OF THE STREETS. IT SHALL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO INSTALL THE PUBLIC SIDEWALKS ALONG SE BRICK DRIVE AND ALICE'S ROAD, AND THE PUBLIC BIKE TRAIL ALONG UNIVERSITY AVENUE AT THE TIME THE LOT IS DEVELOPED.
2. ELEVATIONS THAT ARE REQUIRED ON THIS PLAT ARE CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS.
3. MPE=MINIMUM 100-YR FLOOD PROTECTION ELEVATION
4. THE DEVELOPER SHALL INSTALL THE TREES ALONG ALICE'S ROAD FOLLOWING THE CITY OF WAUKEE'S 2006 ALICE'S ROAD AND UNIVERSITY AVENUE RECONSTRUCTION PROJECT.

BULK REGULATIONS:
SIDEYARD - NONE
REARYARD - 30 FEET
FRONTYARD - 30 FEET

OWNER/DEVELOPER:
WILLIAMS POINTE COMMERCIAL I, L.C.
6600 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ZONING:
WILLIAMS POINTE PLAT 9 PLANNED DEVELOPMENT
ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
5501 NW 112TH STREET, SUITE G
GRIMES, IOWA 50111
(515) 369-4400

DATE OF SURVEY:
MAY 2005

BENCHMARK:
SANITARY MANHOLE 100 FEET EAST AND 48 FEET NORTH OF THE INTERSECTION OF ALICE'S ROAD AND UNIVERSITY AVENUE = 1046.38

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M)	4°50'34"	1285.00	108.61	S02°48'02"W	108.58
C1(P)	4°50'35"	1285.00	108.62	N02°25'08"E	108.58
C2(M)	89°46'09"	25.00	39.17	N45°15'49"E	35.28
C2(P)	89°46'09"	25.00	39.17	N44°52'55"E	35.28
C3	29°26'15"	150.00	77.07	N14°34'14"W	76.22
C4	29°26'44"	150.00	77.09	S14°33'59"E	76.24
C5	10°42'41"	325.00	60.76	N84°18'45"W	60.67
C6	10°53'13"	375.00	71.26	S84°24'01"E	71.15

LEGEND:
SECTION CORNER AS NOTED
1/2" REBAR, CAP #16747 (UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE
MEASURED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE

FOUND SET
▲ ○
● P M R D MPE P.U.E.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee
16147
IOWA
LICENSED LAND SURVEYOR

Michael Lee
MICHAEL D. LEE, P.L.S.
4-12-06
DATE
LICENSE NUMBER 18747
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

5501 NW 112th Suite G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: --- TECH: ---
ADDED 20' EASEMENT TO WEST SIDE 4-12-06

REVISIONS
DATE

APPROVED BY: *[Signature]*
DATE: 4/18/2006
Document 5703 Type SUBD1 Pages 28
Date 4/18/2006 Time 1:15 PM
Book 2006 Page 5703
SLIDE # 2006-5703
Carol "Cindy" Hill, Recorder
Dallas County Iowa

WILLIAMS POINTE PLAT 9
FINAL PLAT
0505.101

SCALE 1" = 50'
0 50 100

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