



SE BRICK DRIVE
72.497' SF
SE BRICK DRIVE
72.497' SF

SE WACO PLACE
500.1655' W 953.52' (M&P)
100' ROW

SE STONE RIDGE DRIVE
45,440' SF
SE STONE RIDGE DRIVE
45,440' SF

STREET LOT C
45,440' SF
STREET LOT C
45,440' SF

STREET LOT B
100' PUE
STREET LOT B
100' PUE

STREET LOT A
66,770' SF
STREET LOT A
66,770' SF

LOT 1
204,112 GROSS SF
7,293 R.O.W. EASEMENT
196,819 NET SF
4.69 AC
MPE=1014.50

LOT 2
55,103 SF
1.26 AC
MPE=1022.50

LOT 3
55,147 SF
1.26 AC
MPE=1022.50

LOT 4
55,012 SF
1.26 AC
MPE=1022.50

LOT 5
55,147 SF
1.27 AC
MPE=1022.50

LOT 6
55,147 SF
1.27 AC
MPE=1022.50

LOT 7
55,064 SF
1.26 AC
MPE=1022.50

OUTLET Z
COMMERCIAL DEVELOPMENT
556,667 GROSS SF
1,965 R.O.W. EASEMENT
554,702 NET SF
12.78 AC

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°08'55"	25.00	39.33	N44°47'33"W	35.40
C2	90°00'00"	25.00	39.27	S45°08'00"W	35.36
C3	90°00'00"	25.00	39.27	S44°52'00"E	35.36
C4	89°51'05"	25.00	39.21	N45°12'27"E	35.31
C5	93°48'51"	30.00	48.12	S42°44'57"E	43.81
C6	29°42'51"	25.00	12.97	S14°59'25"W	12.82
C7	47°41'08"	25.00	20.81	S23°42'34"E	20.21

LINE DATA:

LINE	BEARING	LENGTH
L1	S00°08'00"W	23.83
L2	S44°24'55"W	37.82
L3	S44°24'55"W	23.00
L4	S00°08'00"W	23.83
L5	N59°17'54"W	59.32
L6	N59°17'54"W	53.72
L7	N21°16'24"E	60.04
L8	N28°25'47"E	38.14
L9	N21°56'32"E	96.69
L10	N05°34'28"E	64.39
L11	N12°12'20"W	10.28

LEGEND:

FOUND	SET
	△
	○
	P
	M
	R
	D
	MPE
	P.U.E.

BENCHMARK:
NORTHEAST TAGGED BURY BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF SE LEGACY POINT BOULEVARD AN SE LAUREL DRIVE. ELEVATION = 1036.60

GENERAL NOTES:

- STREET LOT A, B AND C WILL BE DEDICATED TO THE CITY OF WAWKEE. 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.
- 12" WATER MAIN SHALL BE INSTALLED ADJACENT TO OUTLOT Z AND OUTLOT X.
- U.S. HIGHWAY 6 (HICKMAN ROAD) AT THE TIME OF DEVELOPMENT OF DETENTION FOR LOT 1 AND OUTLOT Z SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN.
- IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO INSTALL SIDEWALKS AT THE TIME OF THE SITE PLAN.

OWNER/DEVELOPER:
WILLIAMS POINTE DEVELOPMENT II
6600 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

ZONING:
WILLIAMS POINTE PLANNED DEVELOPMENT
UNDERLYING ZONING: C-1 COMMERCIAL DISTRICT

ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:
9-1-06

ENGINEER/SURVEYOR:
MICHAEL D. LEE, P.L.S.
LICENSE NUMBER: 16747
DATE: 9-1-06

THE SURVEYOR CERTIFIES 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.