

**PLATTING WORKSHEET  
DALLAS COUNTY, IOWA**

Book 2007 Page 15329

Document 15329 Type SUBDI Pages 15  
Date 9/28/2007 Time 12:00 PM  
Rec Amt \$77.00

MTG -  
PCRF -  
BKRE -  
ODD -  
AUD -

SLIDE # 2007-15329

Carol "Cindy" Hol, Recorder  
Dallas County IOWA

BILL & RETURN TO:  
City of Wauke  
230 Highway 6  
Wauke, Iowa 50263

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # 2007-15329

SUBDIVISION NAME:

Williams Pointe Plat 14

BREIF LEGAL:

Part NW 1/4 Section 35-79-26, Wauke

CONTACT NAME Joel D. Huston

ADDRESS 3101 Ingersoll Avenue

CITY/STATE/ZIP Des Moines, Iowa 50312

PHONE NUMBER 515-279-9059

Documents Required - Iowa Code Section 354

- 1. **County Auditor** - statement approving the name of a subdivision - HF 2177 (effective date 7/1/2006)
- 2. **FINAL PLAT** - Four (4) original drawings (FULL SIZE) (Five (5) if rural) plus one (1) original no greater than 11" X 17" or no less than 8 1/2" X 11" in size
- 3. **ACCEPTANCE** by City, County or both depending on location. The stamp and signature of the Planning & Zoning Administrator must be affixed to surveyor's drawings for rural subdivisions. **If within two miles of a city, check if city consent is required.**
- 4. **SURVEYOR'S CERTIFICATION** - An original signature by a registered land surveyor, surveyor's registration number and legible seal affixed to final drawings.
- 5. **DEDICATION OF OWNER** - Statement signed by both husband and wife consenting to the property being subdivided. In addition, if any property within these boundaries has been sold, the consent of the titleholders or contract purchasers will be needed.
- 6. **RESTRICTIVE COVENANTS** - if applicable
- 7. **RECORDER'S CERTIFICATE** - to include subdivision name, legal description & current ownership. Document certifies these are no liens or encumbrances unless so stated. This document is prepared by the party initiating the subdivision & is submitted to the County Recorder along with a copy of the attorney's opinion for review & signature. This is a Dallas County Zoning Ordinance requirement.
- 8. **ACCEPTANCE OF MORTGAGE HOLDER(S)** - if applicable
- 9. **TREASURER'S CERTIFICATE** - To include subdivision name, legal description & current ownership. Document certifies the property is free of encumbrances & taxes are paid unless so stated. This document is prepared by the party initiating the subdivision and is submitted to the County Treasurer along with a copy of the attorney's opinion for review & signature.
- 10. **ATTORNEY'S OPINION** - Document stating that the property is free of liens and encumbrances or listing applicable liens and encumbrances. Also denoting who is the owner of the platted land.
- 1. **GROUNDWATER HAZARD STATEMENT** - Subdivision name & owners listed as Transferor  
(NO LISTING FOR TRANSFEREE IS NEEDED)

CONTACT PERSON SIGNATURE

TYPED OR PRINTED CLARIFICATION OF ABOVE Joel D. Huston, Attorney for Developer

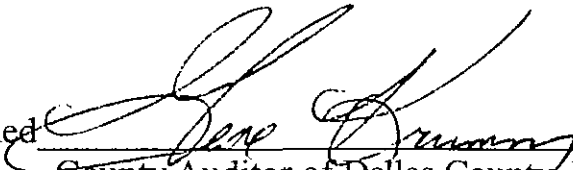
**APPROVAL OF SUBDIVISION PLAT NAME  
BY DALLAS COUNTY**

Date April 24, 2007

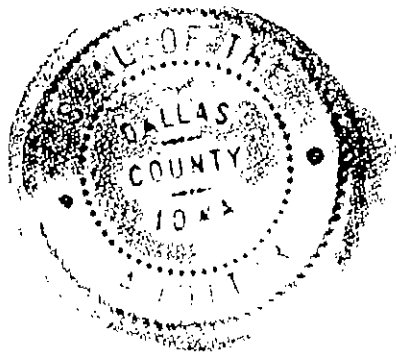
The Dallas County Auditor's Office has reviewed the final plat of

WILLIAMS POINTE PLAT 14

Pursuant to Iowa Code §354.6(2) and §354.11 (6), we approve of the Subdivision name or title and have no objections to this subdivision plat being recorded.

Signed   
County Auditor of Dallas County, Iowa

(SEAL)



BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

Bill/Return Document to: Bradly M. Deets, City of Waukee, 230 Highway 6, Waukee, IA 50263; 987-4522

THE CITY OF WAUKEE, IOWA

RESOLUTION 07-170

APPROVING THE FINAL PLAT FOR WILLIAMS POINTE PLAT 14

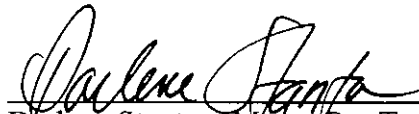
IN THE NAME AND BY THE AUTHORITY OF THE CITY OF WAUKEE, IOWA

WHEREAS, the City of Waukee, Dallas County, State of Iowa, is a duly organized Municipal Organization; AND,

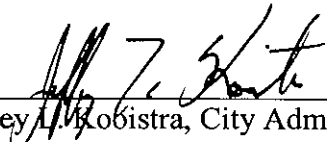
WHEREAS, the City of Waukee Planning and Zoning Commission approved the Final Plat for Williams Pointe Plat 14 on June 26, 2007; AND,

WHEREAS, the Final Plat for Williams Pointe Plat 14 is in general conformance with section §303 - Land Subdivision Ordinance of the Waukee Municipal Code;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Waukee, Iowa on this 20<sup>th</sup> day of August 2007 that the Final Plat for Williams Pointe Plat 14 is approved subject to final review and approval by the City Attorney of all legal documents associated with the plat.

  
Darlene Stanton, Mayor Pro Tem

Attest:

  
Jeffrey M. Robistra, City Administrator/Clerk

ROLL CALL VOTE	AYE	NAY	ABSENT
Donald L. Bailey, Jr.	X		
Isaiah McGee			X
Jeff Mertz			X
Darlene Stanton	X		
Mike Watts	X		

BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

Prepared by & Return to: Joel D. Huston, 3101 Ingersoll Avenue, Des Moines, IA 50312 515-279-9059

**CONSENT TO PLAT BY OWNER AND DEDICATION**

THE UNDERSIGNED, acting pursuant to Iowa Code § 354.11(1) (2007), hereby states that it is the proprietor of the real estate described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

that the real estate is to be subdivided and platted as WILLIAMS POINTE PLAT 14, an Official Plat, Waukee, Dallas County, Iowa; and that the real estate is platted with the free consent of and in accordance with the desires of the undersigned.

FURTHER, the undersigned dedicates to the public for full public use all of the streets and street right-of-ways and other land designated as Dedicated to Public, and grants utility and drainage easements as shown on the plat.

Dated: March 21, 2007.

**WILLIAMS POINTE DEVELOPMENT II, L.C.**

By: \_\_\_\_\_  
John D. Gamble, Secretary

STATE OF IOWA        )  
                                  )ss:  
COUNTY OF DALLAS )

On this 21 day of March, 2007, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JOHN D. GAMBLE, to me personally known who, being by me duly sworn, did say that he is the Secretary of the Iowa limited liability company executing the foregoing instrument; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers and that JOHN D. GAMBLE acknowledged execution of the instrument to be the voluntary act and deed of the limited liability company by it voluntarily executed.



By: Angela Pfannkuch  
Printed Name: Angela Pfannkuch  
Notary Public in and for said State

BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

**EXHIBIT "A"**  
**WILLIAMS POINTE PLAT 14**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT; THENCE SOUTH  $00^{\circ}16'55''$  WEST ALONG THE WESTERLY LINE OF WILLIAMS POINTE PLAT 11, A DISTANCE OF 953.52 FEET; THENCE NORTH  $89^{\circ}52'00''$  WEST, 1333.81 FEET TO THE EAST LINE OF THE NORTH 1080 FEET OF THE WEST 660 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH  $00^{\circ}11'03''$  EAST ALONG SAID EAST LINE, 958.80 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH  $89^{\circ}38'24''$  EAST ALONG SAID NORTH LINE, 1335.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.30 ACRES (1,276,107 SQUARE FEET)...

Prepared by & Return to: Joel D. Huston, 3101 Ingersoll Avenue, Des Moines, IA 50312 (515) 279-9059

**RECORDER'S CERTIFICATE**

THE UNDERSIGNED, hereby certifies that she is the duly elected and acting Recorder of Dallas County, Iowa, and that the real estate described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

is to be subdivided and platted as WILLIAMS POINTE PLAT 14, an Official Plat, Waukee, Dallas County, Iowa, and the same is titled in the name of WILLIAMS POINTE DEVELOPMENT II, L.C. and is free from all liens and encumbrances except the following:

Mortgage. There is a Mortgage executed by Williams Pointe Development II, L.C. in favor of Valley Bank dated January 24, 2005 and recorded January 27, 2005 in Book 2005 at Page 1274.

Dated April 24<sup>th</sup>, 2007.

By: Carol Hol  
Printed Name: Carol Hol  
Carol Hol, Recorder, Dallas County, Iowa

STATE OF IOWA            )  
  )ss:  
COUNTY OF DALLAS    )

On this 24<sup>th</sup> day of April, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Carol Hol, to me personally known who, being by me duly sworn, did say that she is the \_\_\_\_\_ Recorder of Dallas County, Iowa, executing the within and foregoing instrument; that the instrument was signed on behalf of Dallas County, Iowa; and that Carol Hol, as Recorder of Dallas County, Iowa, acknowledged the execution of said instrument to be the voluntary act and deed of Dallas County, Iowa, by it and by her voluntarily executed.



By: Tonya Husen  
Printed Name: Tonya Husen  
Notary Public in and for said State

BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

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Prepared by & Return to: Joel D. Huston, 3101 Ingersoll Avenue, Des Moines, IA 50312 515-279-9059

**CONSENT TO PLAT BY LENDER AND DEDICATION**

THE UNDERSIGNED, acting pursuant to Iowa Code § 354.11(2) (2007), hereby states that it is a mortgage holder of the real estate described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

that the real estate is to be subdivided and platted as WILLIAMS POINTE PLAT 14, an Official Plat, Waukee, Dallas County, Iowa; and that the real estate is platted with the free consent of and in accordance with the desires of the undersigned mortgage holder.

FURTHER, the undersigned dedicates to the public for full public use all of the streets and street right-of-ways and other land designated as Dedicated to Public, and grants utility and drainage easements as shown on the plat, and subordinates any interest in the easements to the City's rights under those easements.

Dated: ~~March~~, 2006.  
May 2, 2007

VALLEY BANK

By: *Scott A. Menke*  
Scott A. Menke, Senior Vice President

STATE OF IOWA            )  
                                  )ss:  
COUNTY OF POLK        )

On this 2nd day of ~~March~~ <sup>May</sup>, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared SCOTT A. MENKE, to me personally known who, being by me duly sworn, did say that he is SENIOR VICE PRESIDENT of the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that SCOTT A. MENKE as such officer, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily



By: *Debra A. Austin*  
Printed Name: Debra A Austin  
Notary Public in and for said State



**EXHIBIT "A"**  
**WILLIAMS POINTE PLAT 14**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Prepared by & Return to: Joel D. Huston, 3101 Ingersoll Avenue, Des Moines, IA 50312 (515) 279-9059

### TREASURER'S CERTIFICATE

THE UNDERSIGNED, acting pursuant to Iowa Code § 354.11(5) (2007), hereby states that he is the duly elected and acting Treasurer of Dallas County, Iowa, and that the real estate described as follows:

#### SEE EXHIBIT "A" ATTACHED HERETO

is to be subdivided and platted as WILLIAMS POINTE PLAT 14, an Official Plat, Waukee, Dallas County, Iowa; that the same is free from all certified taxes, special assessments, special rates and charges. Nor are there any taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land.

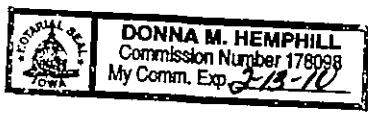
Dated this 5<sup>th</sup> day of Sept, 2007.

By: Darrell Bauman

Printed Name: \_\_\_\_\_  
Darrell Bauman, Treasurer, Dallas County, Iowa

STATE OF IOWA            )  
                                  )ss:  
COUNTY OF DALLAS    )

On this 5<sup>th</sup> day of Sept, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Darrell Bauman, to me personally known who, being by me duly sworn, did say that he is the County Treasurer of Dallas County, Iowa, executing the within and foregoing instrument; that the instrument was signed on behalf of Dallas County, Iowa; and that Darrell Bauman, as Treasurer of Dallas County, Iowa, acknowledged the execution of said instrument to be the voluntary act and deed of Dallas County, Iowa, by it and by him voluntarily executed.



By: Donna M Hemphill  
Notary Public in and for said State

BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

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**WILLIAMS POINTE PLAT 14**

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**HOGAN LAW OFFICE**  
3101 INGERSOLL AVENUE  
DES MOINES, IOWA 50312  
(515) 279-9059  
FAX (515) 277-5836

TIMOTHY C. HOGAN  
JOEL D. HUSTON

August 22, 2007

City of Waukee  
230 Highway 6  
Waukee, Iowa 50263-0720

RE: **WILLIAMS POINTE PLAT 14**

Gentlepersons:

Pursuant to Iowa Code § 354.11(3) (2007), I have examined the abstract of title numbered 133039 showing record title from the government entry and the root of title to and including August 13, 2007, at 7:00 A.M., last certified by Iowa Title Company for the real estate located in Dallas County, Iowa described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO.**

As of the date of the last continuation of the abstract, I certify that record title to the real estate is vested in

**WILLIAMS POINTE DEVELOPMENT II, L.C., an Iowa limited liability company,**

subject to the following:

1. Pursuant to Iowa Code § 354.11(3) (2007), I certify that there are no mortgages, liens, or other encumbrances on the real estate hereinabove described, except for:

Mortgage. There is a mortgage executed by Williams Pointe Development II, L.C. in favor of Valley Bank dated January 24, 2005 and recorded January 27, 2005 in Book 2005 at Page 1274.

2. Real estate taxes for fiscal year 2005-2006 and all prior years are paid. Real estate taxes for fiscal year 2006-2007 are due for the first half installment in the amount of \$991.00 and due for the second half installment in the amount of \$991.00. The property is assessed in District (515) as Parcel No. 1235100010.

Insofar as this opinion is prepared pursuant to Iowa Code § 354.11(3) (2007), certain items such as utility easements have been omitted from this opinion. This opinion is given strictly for platting purposes, and no opinion is expressed herein with respect to utility easements or similar matters that affect the property under examination herein.

In issuing this opinion, I pass only on the title as shown in the above-described description. I can give no report on (a) location of all public utility lines that service the property and the necessary easements therefor; (b) easements existing by virtue of usage, as the same does not appear on the abstract; (c) location of boundary lines; (d) stolen or forged documents; (e) rights of undisclosed spouses; and (f) rights of parties in possession.

August 22, 2007

Page -2-

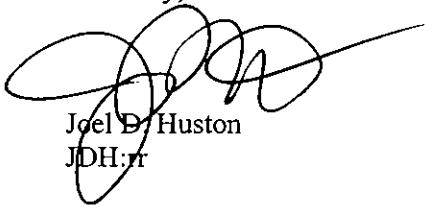
You should ascertain also that no improvements either in the form of labor or materials, which have been placed on the premises in the last ninety days, still remain unpaid, as they would constitute liens without being shown of record.

You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the conditions, and acquired the property without knowing about it.

No report is made by the abstractor of special assessments not yet shown on the tax books of Dallas County, Iowa and, therefore, no examination is made as to these. Special assessments against any property within a municipality should be determined by checking with the City Clerk of said municipality.

This opinion is rendered solely for the benefit of the addressee or addressees named herein. No other persons shall be entitled to rely upon the contents of this opinion or the conclusions expressed herein without the prior written consent of the undersigned examining attorney.

Sincerely,



Joel D. Huston  
JDH:rr

Enclosure

**EXHIBIT "A"**  
**WILLIAMS POINTE PLAT 14**

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT; THENCE SOUTH 00°16'55" WEST ALONG THE WESTERLY LINE OF WILLIAMS POINTE PLAT 11, A DISTANCE OF 953.52 FEET; THENCE NORTH 89°52'00" WEST, 1333.81 FEET TO THE EAST LINE OF THE NORTH 1080 FEET OF THE WEST 660 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 00°11'03" EAST ALONG SAID EAST LINE, 958.80 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°38'24" EAST ALONG SAID NORTH LINE, 1335.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.30 ACRES (1,276,107 SQUARE FEET).

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-

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WEST

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FIN. 1' D.I.T. BRASS BSK  
NW COR. SEC. 35-79-26  
BOOK 2001 PAGE 7457

FINAL PLAT

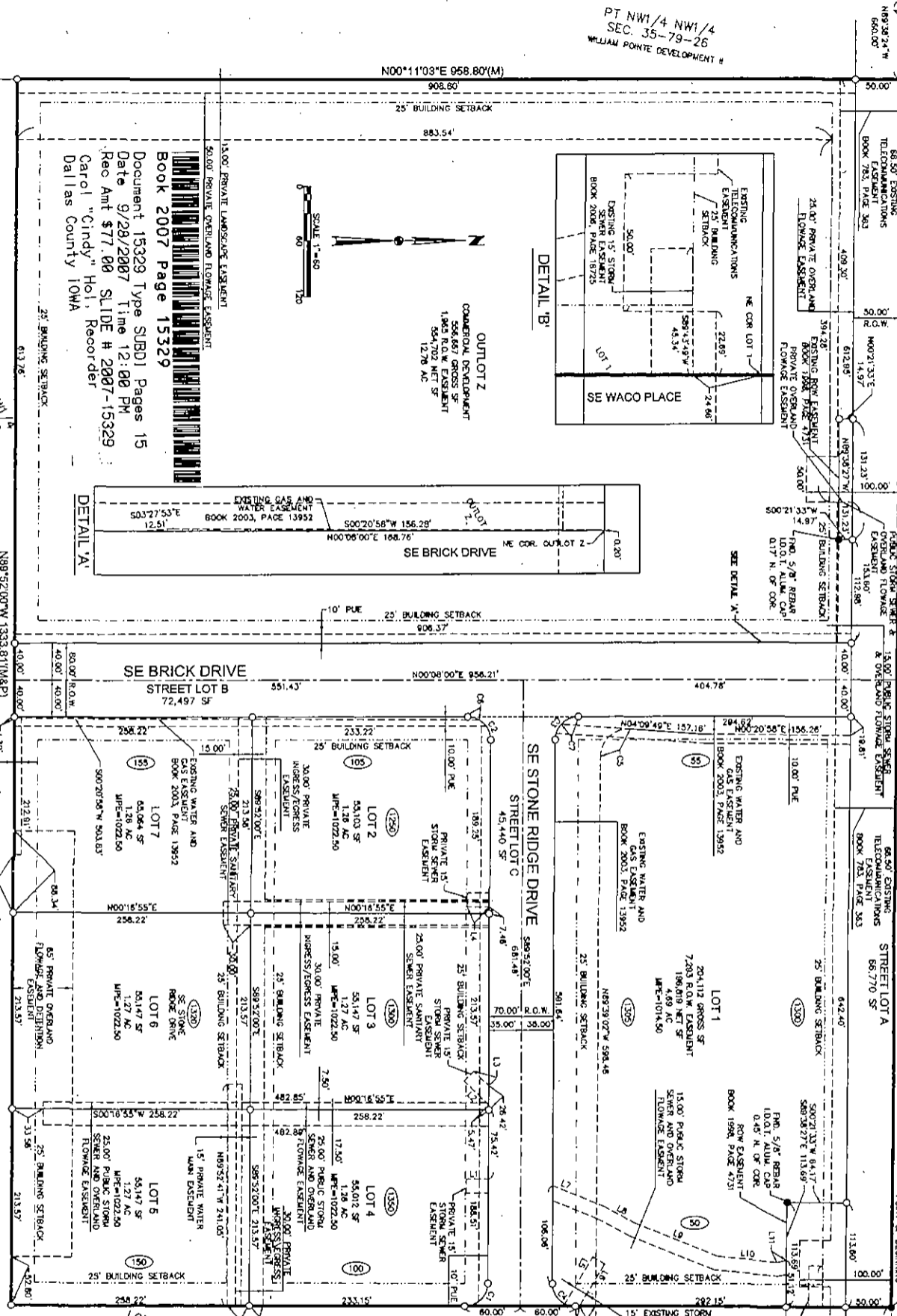
589393.7'E 2646.44'(N) S89.3127'E 2946.44'(E)  
S89.3624'E 1355.44'(N) U.S. HIGHWAY 6 (HICKMAN ROAD)

FIN. 1' D.I.T. BRASS BSK  
NW COR. SEC. 35-79-26  
BOOK 2001 PAGE 7457

BILL & RETURN TO:  
City of Waukee  
230 Highway 6  
Waukee, Iowa 50263

REVISIONS	DATE
SIXTH CONSTRUCTION PLAN SUBMITTAL	06/15/07
FIFTH CONSTRUCTION PLAN SUBMITTAL	06/06/07
FOURTH CONSTRUCTION PLAN SUBMITTAL	04/23/07
THIRD CONSTRUCTION PLAN SUBMITTAL	03/10/07
SECOND CONSTRUCTION PLAN SUBMITTAL	02/11/07
FIRST CONSTRUCTION PLAN SUBMITTAL	01/22/07

# WILLIAMS POINTE PLAT 14



OWNER/DEVELOPER:  
WILLIAMS POINTE DEVELOPMENT #  
6500 WESTERN PARKWAY  
WEST DES MOINES, IOWA 50366

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

PT NW1/4 NW1/4  
SEC. 35-79-26  
WILLIAMS POINTE DEVELOPMENT #

Document 15329 Type SUBD1 Pages 15  
Date 9/28/2007 Time 12:00 PM  
Rec Amt \$77,00 SLIDE # 2007-15329  
Carol "Cindy" Holt, Recorder  
Dallas County IOWA

Book 2007 Page 15329

SCALE 1"=60'

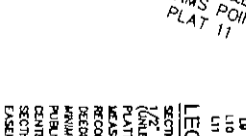
ENGINEER/SURVEYOR:  
CIVIL DESIGN ADVANTAGE  
P.C. PREST, STATE 6  
GRIMES, IOWA 50111

DATE OF SURVEY:  
9-1-06

GENERAL NOTES:  
1. STREET LOT A, B AND C WILL BE DEDICATED TO THE CITY OF WAUKEE  
2. THE CITY OF WAUKEE WILL BE RESPONSIBLE FOR THE INSTALLATION  
3. THE CITY OF WAUKEE WILL BE RESPONSIBLE FOR THE INSTALLATION  
4. THE CITY OF WAUKEE WILL BE RESPONSIBLE FOR THE INSTALLATION

BENCHMARK:  
NORTHEAST FACED BERRY BOAT ON FINE HYDROANT  
AT THE NORTHWEST CORNER OF SE LEGACY POINT  
ELEVATION = 1039.60  
ELEVATION = 1039.60

Book 2007 Page 15329  
15 of 15



APPROVED BY City Council  
DATE 9/25/07  
SIGNED [Signature]

FINAL PLAT

LEGEND:

SYMBOL	FOUND	SET
▲	FOUND	SET
△	FOUND	SET
○	FOUND	SET
□	FOUND	SET
▭	FOUND	SET
▯	FOUND	SET
▮	FOUND	SET
▸	FOUND	SET
▹	FOUND	SET
►	FOUND	SET
▻	FOUND	SET
▼	FOUND	SET
▽	FOUND	SET
▾	FOUND	SET
▿	FOUND	SET

CURVE DATA:

CHURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90.00	25.00	15.71	330.00	25.00
C2	90.00	25.00	15.71	330.00	25.00
C3	90.00	25.00	15.71	330.00	25.00
C4	90.00	25.00	15.71	330.00	25.00
C5	90.00	25.00	15.71	330.00	25.00
C6	90.00	25.00	15.71	330.00	25.00
C7	90.00	25.00	15.71	330.00	25.00
C8	90.00	25.00	15.71	330.00	25.00
C9	90.00	25.00	15.71	330.00	25.00
C10	90.00	25.00	15.71	330.00	25.00

PLAT DESCRIPTION:  
A PART OF THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH  
PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS  
COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF WILLIAMS  
POINTE PLAT 11, AN OFFICIAL PLAT, THENCE SOUTH  
WEST ALONG THE WEST LINE OF WILLIAMS  
POINTE PLAT 11, A DISTANCE OF 133.81 FEET TO THE EAST LINE  
OF THE NORTH 1000 FEET OF THE WEST 880 FEET OF SAID  
NORTHWEST QUARTER, THENCE NORTH DORTON EAST  
ALONG SAID EAST LINE, 388.0 FEET TO THE NORTH LINE  
OF SAID SAID SAID NORTH LINE, 133.84 FEET TO THE  
POINT OF BEGINNING AND CONTAINING 29.30 ACRES  
(1.276,107 SQUARE FEET).

BULK REGULATIONS:  
FRONT YARD SETBACK - 10'  
REAR YARD SETBACK - 10'  
MINIMUM OPEN SPACE - 100'  
ALL LOTS WITHIN 600' OF HIGHWAY 6 AND ADJACENT  
ROAD SHALL ADHERE TO THE APPLICABLE ZONING  
ORDINANCE (1276.107) OF THE WAUKEE ZONING CODE

## WILLIAMS POINTE PLAT 14

FINAL PLAT



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