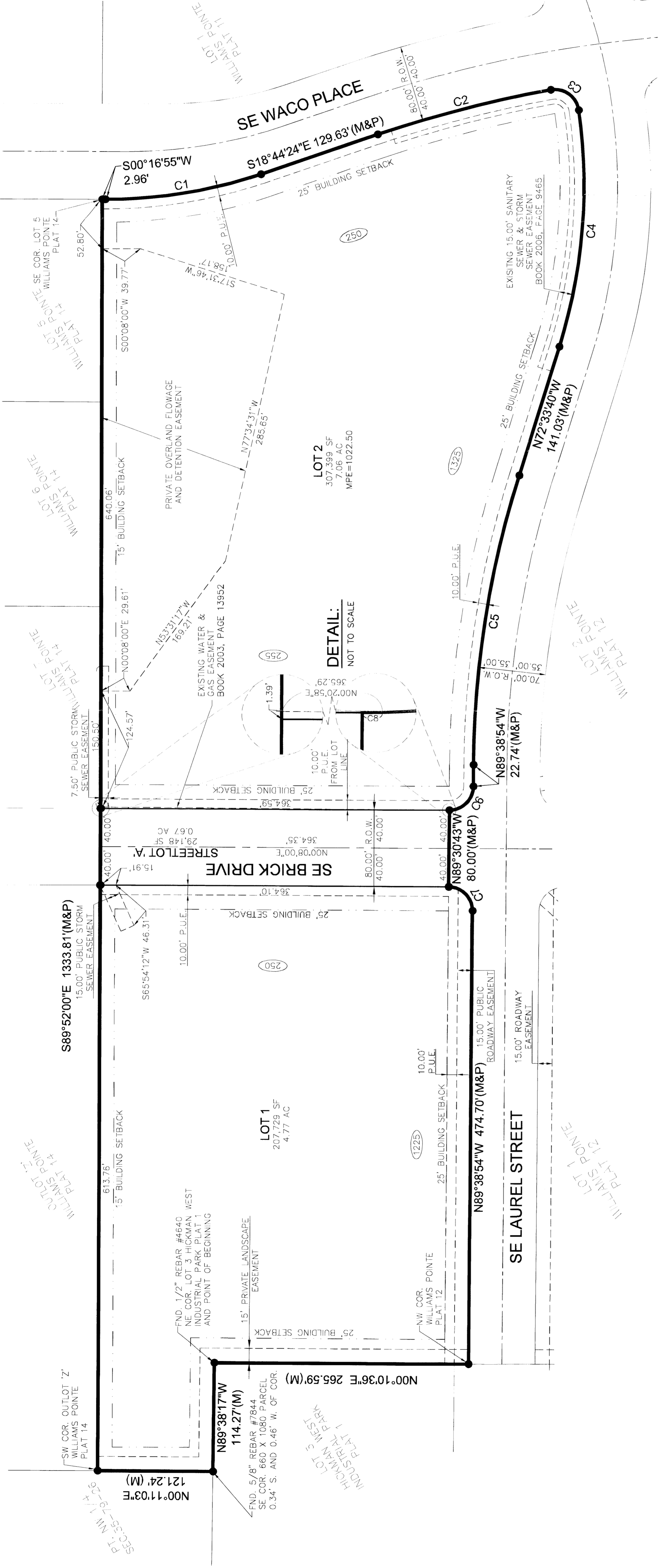


WILLIAMS POINTE PLAT 13

FINAL PLAT



PLAT DESCRIPTION:

A PART OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HICKMAN WEST INDUSTRIAL PARK PLAT 1, AN OFFICIAL PLAT, THENCE NORTH 89°38'17\"/>

BULK REGULATIONS \ ZONING:

"R-3" & "R-36" MULTI-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
 * PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM DWELLINGS AND APARTMENT DWELLINGS.
 * MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,500 SQUARE FEET PER HOUSING UNIT
 * MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS
 * NO MORE THAN ONE BEDROOM WHICH SHALL BE 500 SQUARE FEET
 * MAXIMUM DENSITY: 18 HOUSING UNITS PER GROSS ACRE
 * FRONT YARD: 25 FEET PERIMETER BOUNDARY
 * REAR YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-1, R-2, R-3, R-5, C, OR M DISTRICTS IN WHICH CASE THE SIDE YARD SHALL BE 15 FEET, THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET BETWEEN THE BUILDINGS.
 * BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTH BERM AND PLANTINGS.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M&P)	19°01'19"	500.00	166.00	S09°13'45"E	165.24
C2(M&P)	8°29'03"	1260.00	186.58	S14°29'52"E	186.41
C3(M&P)	9°21'10"	25.00	40.22	S35°50'13"W	36.02
C4(M&P)	25°30'34"	565.00	251.55	N85°18'57"W	249.48
C5(M&P)	17°05'14"	1035.00	308.67	N81°06'17"W	307.52
C6(M&P)	89°46'54"	25.00	39.17	N44°45'27"W	35.29
C7(M&P)	90°13'06"	25.00	39.37	S45°14'33"W	35.42

DATE OF SURVEY:

SEPTEMBER, 2006

ZONING

WILLIAMS POINTE PLANNED DEVELOPMENT UNDERLYING ZONING R-3A

OWNER/DEVELOPER:

WILLIAMS POINTE DEVELOPMENT II
 6600 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266

BENCHMARK:

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

GENERAL NOTES:

- STREET LOT A WILL BE DEDICATED TO THE CITY OF WAUKEE.
- IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO INSTALL SIDEWALKS AT THE TIME LOTS 1 AND 2 ARE DEVELOPED.

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
 5501 NW 112th STREET, SUITE G
 GRIMES, IOWA 50111

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
 EASEMENT LINE

SCALE 1"=60'



WILLIAMS POINTE PLAT 13
FINAL PLAT

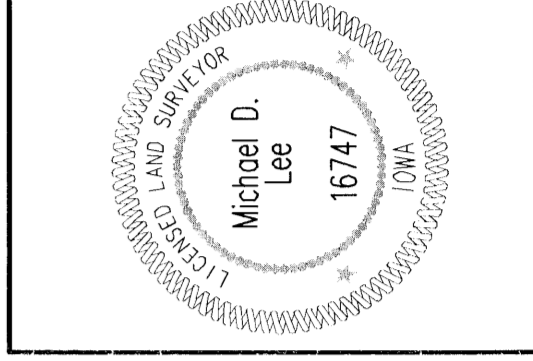
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5501 NW 112th SUITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 ENGINEER: — TECH: —
 REVISIONS
 DATE
 THIRD SUBMITTAL 06/19/07
 SECOND SUBMITTAL 06/05/07
 FIRST SUBMITTAL 05/22/07

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, P.L.S.
 License Number 16747
 My License Renewal Date is December 31, 2008
 Pages or Sheets Covered by this Seal: THIS SHEET ONLY

APPROVED BY: _____ DATE: _____
 FINAL PLAT



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 SLIDE # 2007-15321
 Carol "Cindy" Holt, Recorder
 Dallas County IOWA