

FINAL PLAT ASHNORTH NORTH PLAT I WAUKEE, IOWA

ASHNORTH PROPERTIES, INC.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266



VICINITY SKETCH



BULK REGULATIONS

K-OF KETTLESTONE OFFICE

- LOT AREA: NO MIN.
- LOT WIDTH: NO MIN.
- FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION: 25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
- ACCESSORY BLD SEPARATION: PRINCIPAL BUILDING UNDER 15,000 SF - 1 STORY
ACCESSORY BUILDING OVER 15,000 SF - 2 STORIES
- MAX HEIGHT: 0.35
- FLOOR AREA RATIO: 0.35

K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

- LOT AREA: NO MIN.
- LOT WIDTH: NO MIN.
- FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION: 25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
- ACCESSORY BLD SEPARATION: PRINCIPAL BUILDING UNDER - 4 STORIES.
ACCESSORY BUILDING - 1 STORY.
- MAX HEIGHT: 0.35
- FLOOR AREA RATIO: 0.35

K-MF STACKED MEDIUM DENSITY

- LOT AREA: NO MIN.
- LOT WIDTH: NO MIN.
- FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'.
5' FOR ACCESSORY STRUCTURES.
- REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'.
5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION: 30' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
- ACCESSORY BLD SEPARATION: PRINCIPLE BUILDING - 2 STORIES
PRINCIPAL BUILDING - 3 STORY
ACCESSORY BUILDING - 1 STORIES
- MAX HEIGHT: 14 DWELLINGS PER UNIT ACRE.
600 SF PER UNIT.
- MIN FLOOR AREA: 600 SF PER UNIT.

PROPERTY OWNER / APPLICANT:

ASHNORTH PROPERTIES, INC.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH: 515-223-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PH: 515-276-4884
CONTACT: JERRY OLIVER, P.E., L.S.
EMAIL: OLIVER@CECLAC.COM

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT INCLUDES ALL OF PARCEL 17-44 RECORDED IN BOOK 2016, PAGE 12930, AND A PORTION OF PARCEL 'A-A' RECORDED IN BOOK 2016, PAGE 4042, PLUS ADDITIONAL PROPERTY, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE 583°55'54" N, 1228.41 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE 500°27'54" N, 10.02 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1587.50 FEET AND A CHORD BEARING OF 508°25'40" N, AN ARC LENGTH OF 441.48 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT; THENCE 573°01'48" E, 55.08 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 415.44 FEET AND A CHORD BEARING OF 563°17'02" E, AN ARC LENGTH OF 311.61 FEET TO A POINT OF TANGENCY; THENCE 533°32'16" E, 460.32 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 324.06 FEET AND A CHORD BEARING OF 52°51'21" E, AN ARC LENGTH OF 120.46 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 765.00 FEET AND A CHORD BEARING OF 527°50'16" N, AN ARC LENGTH OF 250.24 FEET TO A POINT OF TANGENCY; THENCE 537°12'52" N, 100.00 FEET TO A POINT; THENCE N52°41'28" N, 11.46 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF N68°19'30" N, AN ARC LENGTH OF 406.67 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING OF N14°14'40" N, AN ARC LENGTH OF 142.34 FEET TO A POINT; THENCE N54°00'54" N, 366.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1587.50 FEET AND A CHORD BEARING OF 536°41'16" N, AN ARC LENGTH OF 230.34 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1412.50 FEET, AND A CHORD BEARING OF 532°01'47" N, AN ARC LENGTH OF 434.84 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF 523°05'03" E, AN ARC LENGTH OF 40.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SE ESKER RIDGE DRIVE; THENCE S64°22'43" E, 287.41 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SE ESKER RIDGE DRIVE TO A POINT; THENCE S20°53'54" N, 411.4 FEET TO A POINT; THENCE S00°31'22" N, 743.00 FEET TO A POINT ON THE NORTH LINE OF DOLMAGE ESTATES PLAT 1 AN OFFICIAL PLAT; THENCE N64°04'10" E, 831.00 FEET ALONG THE NORTH LINE OF DOLMAGE ESTATES PLAT 1 TO A POINT; THENCE N00°24'04" E, 131.60 FEET ALONG THE WEST LINE OF LOT 4, DOLMAGE ESTATES PLAT 2 AN OFFICIAL PLAT; THENCE S84°31'21" E, 200.19 FEET ALONG THE NORTH LINE OF LOT 4, DOLMAGE ESTATES PLAT 2 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE N00°24'44" E, 344.78 FEET TO A POINT; THENCE S84°21'28" E, 547.68 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 4; THENCE N00°28'37" E, 1084.96 FEET ALONG THE EAST LINE OF SAID SECTION 4 THE POINT OF BEGINNING AND CONTAINING 64.4696 ACRES MORE OR LESS.

ZONING

- LOT 1: K-OF KETTLESTONE OFFICE
- OUTLOT '2': K-OF KETTLESTONE OFFICE
K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT
K-MF STACKED MEDIUM DENSITY

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
2. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLATS RECORDING DATE.
3. LOT 'A' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
4. STREET TREES AND STREET LIGHTS ARE REQUIRED ALONG SE ESKER RIDGE DRIVE PER THE KETTLESTONE DESIGN GUIDELINES.

RECORDING INDEX	
SE 1/4 SECTION 4, TOWNSHIP 18N, RANGE 26W	
PARCEL 'A-A'	SE 1/4 SECTION 4, TOWNSHIP 18N, RANGE 26W
PARCEL 17-44	SE 1/4 SECTION 4, TOWNSHIP 18N, RANGE 26W
SUBDIVISION	DOLMAGE ESTATES PLAT 2 LOTS 1 THROUGH 3, LOTS 5 THROUGH 16, LOT 'A' AND LOT 'B'

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0355E MAP REVISED DECEMBER 4, 2007.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED 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.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
sheets 1 & 2

LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/YELLOW CAP #1448 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (1234) ADDRESS



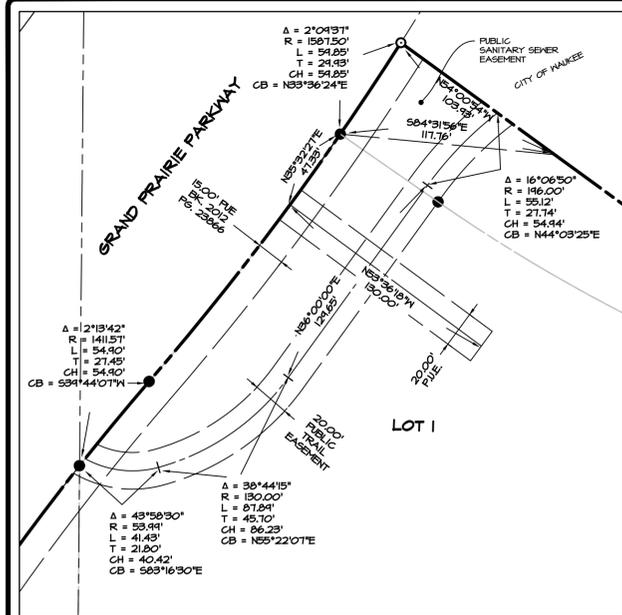
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



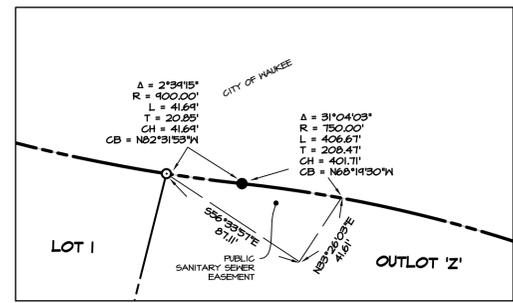
DATE:	REVISIONS	COMMENTS
AUGUST 05, 2016	1	
	2	
	3	
	4	
	5	JFO
	6	KEH

ASHNORTH NORTH PLAT I
WAUKEE, IOWA
FINAL PLAT COVER SHEET

SHEET
01
OF 02



DETAIL 'A'
SCALE: 1"=100'

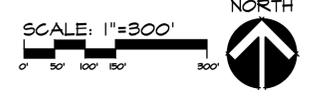
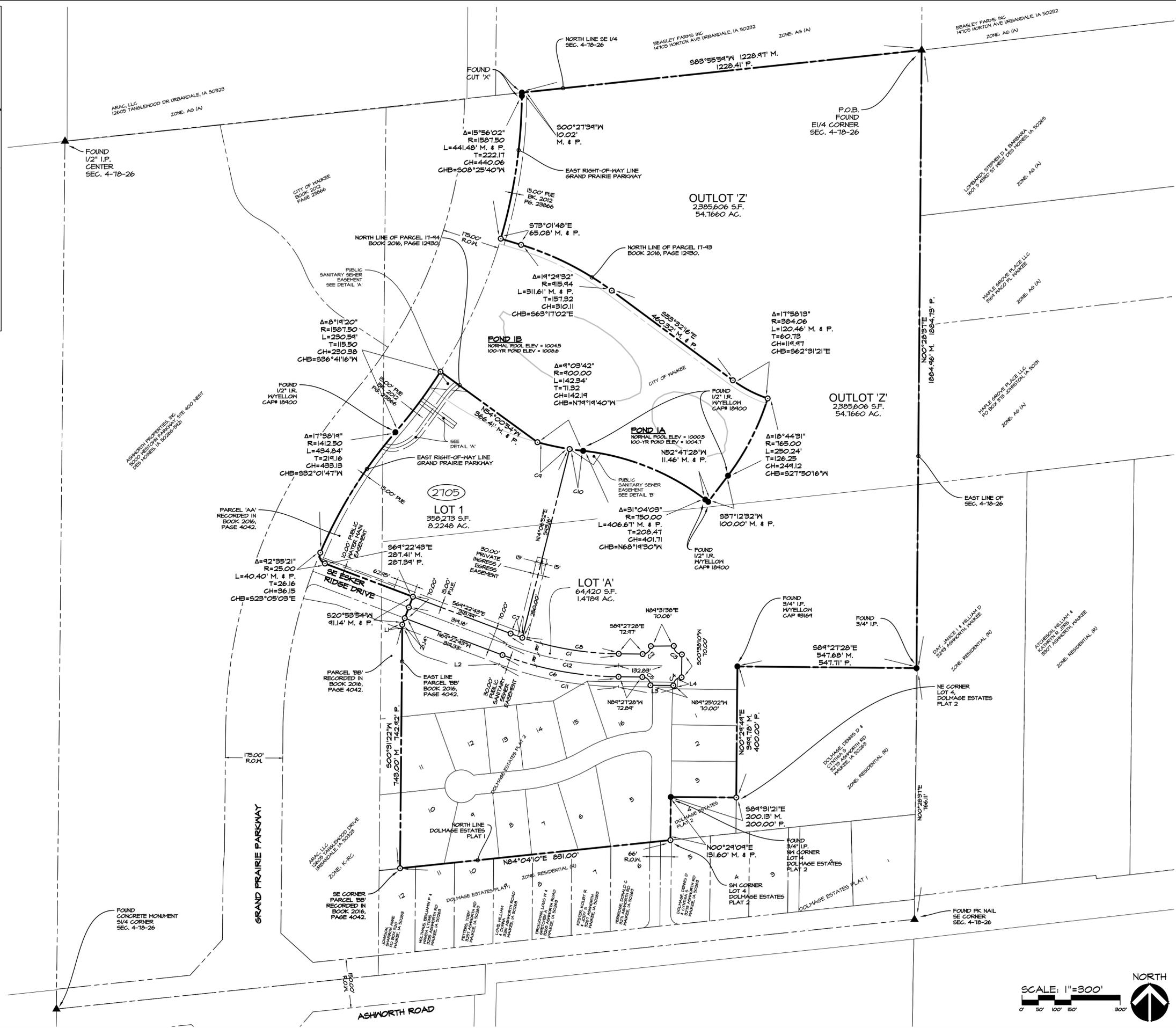


DETAIL 'B'
SCALE: 1"=100'

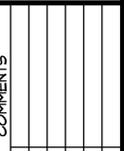
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	20°04'44"	965.00'	330.18'	170.84'	336.45'	N74°25'05"W
C2	08°42'32"	25.00'	38.71'	24.44'	34.95'	N46°11'16"E
C3	41°33'13"	25.00'	34.95'	25.64'	35.83'	S43°40'51"E
C4	40°03'23"	25.00'	34.24'	25.02'	35.37'	S45°30'51"W
C5	84°56'37"	25.00'	34.25'	24.98'	35.34'	N44°24'04"W
C6	20°04'44"	1035.00'	362.71'	183.23'	360.86'	N74°25'05"W
C7	2°15'35"	965.00'	30.06'	14.03'	30.06'	N70°30'31"W
C8	17°44'04"	965.00'	300.12'	151.28'	248.91'	N80°32'53"W
C9	6°24'27"	900.00'	100.65'	50.38'	100.60'	N78°00'02"W
C10	2°34'15"	900.00'	41.64'	20.85'	41.64'	N82°31'53"W
C11	20°04'44"	1065.00'	373.22'	188.55'	371.32'	N74°25'05"W
C12	20°04'44"	1000.00'	350.44'	171.04'	348.65'	S74°25'05"E

LINE #	DIRECTION	LENGTH
L1	S00°31'22"W	4.44'
L2	S64°22'43"E	316.14'
L3	S89°27'28"E	180.16'
L4	N00°32'32"E	26.34'

- LEGEND**
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DATE:	REVISIONS	COMMENTS
AUGUST 05, 2016	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: JFO
DESIGNED BY: JFO
DRAWN BY: MEH

ASHWORTH NORTH PLAT 1
WAUKEE, IOWA
FINAL PLAT

SHEET 02 OF 02
E-6224