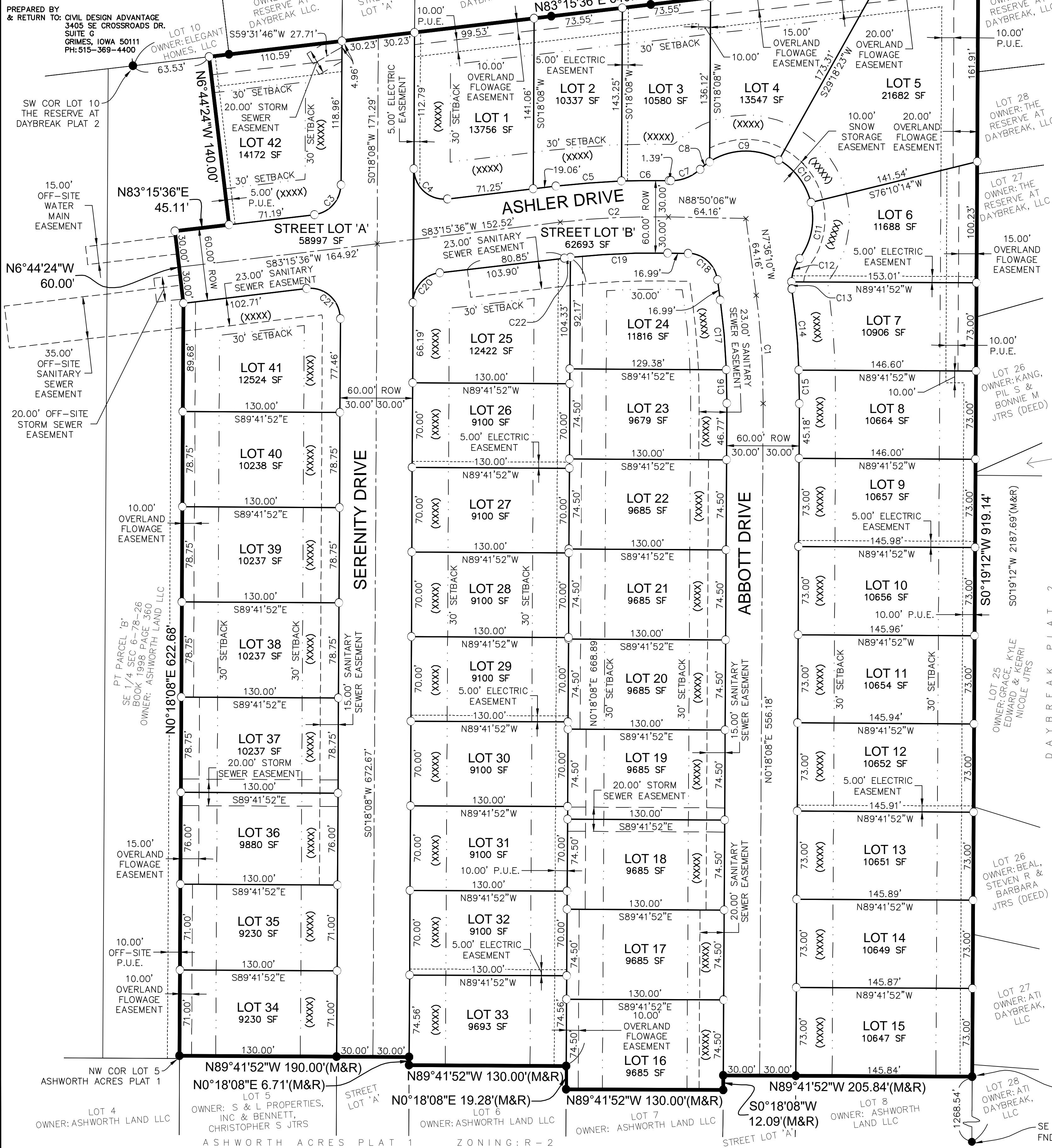


INDEX LEGEND
 LOCATION: PT PARCEL 'B' OF SE 1/4 SEC 6-78-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ASHWORTH LAND, LLC
 PROPRIETOR: ASHWORTH LAND, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR.
 SUITE G
 GRIMES IOWA 50111
 PH: 515-369-4400

ASHWORTH ACRES PLAT 2

FINAL PLAT



NE COR PARCEL 'B'
 BK 1998 PG 360
 FND 3/4" PIPE
 W/YELLOW CAP #3169

OWNER / DEVELOPER

ASHWORTH LAND, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY

SEPTEMBER 15, 2020

ZONING

R-2: ONE AND TWO-FAMILY
 RESIDENTIAL DISTRICT

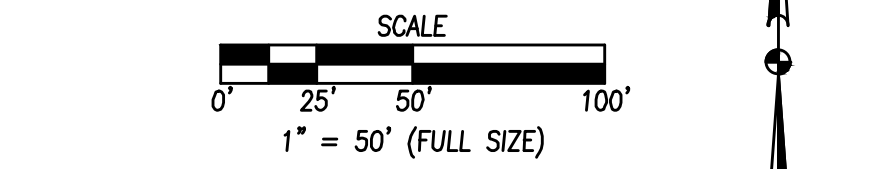
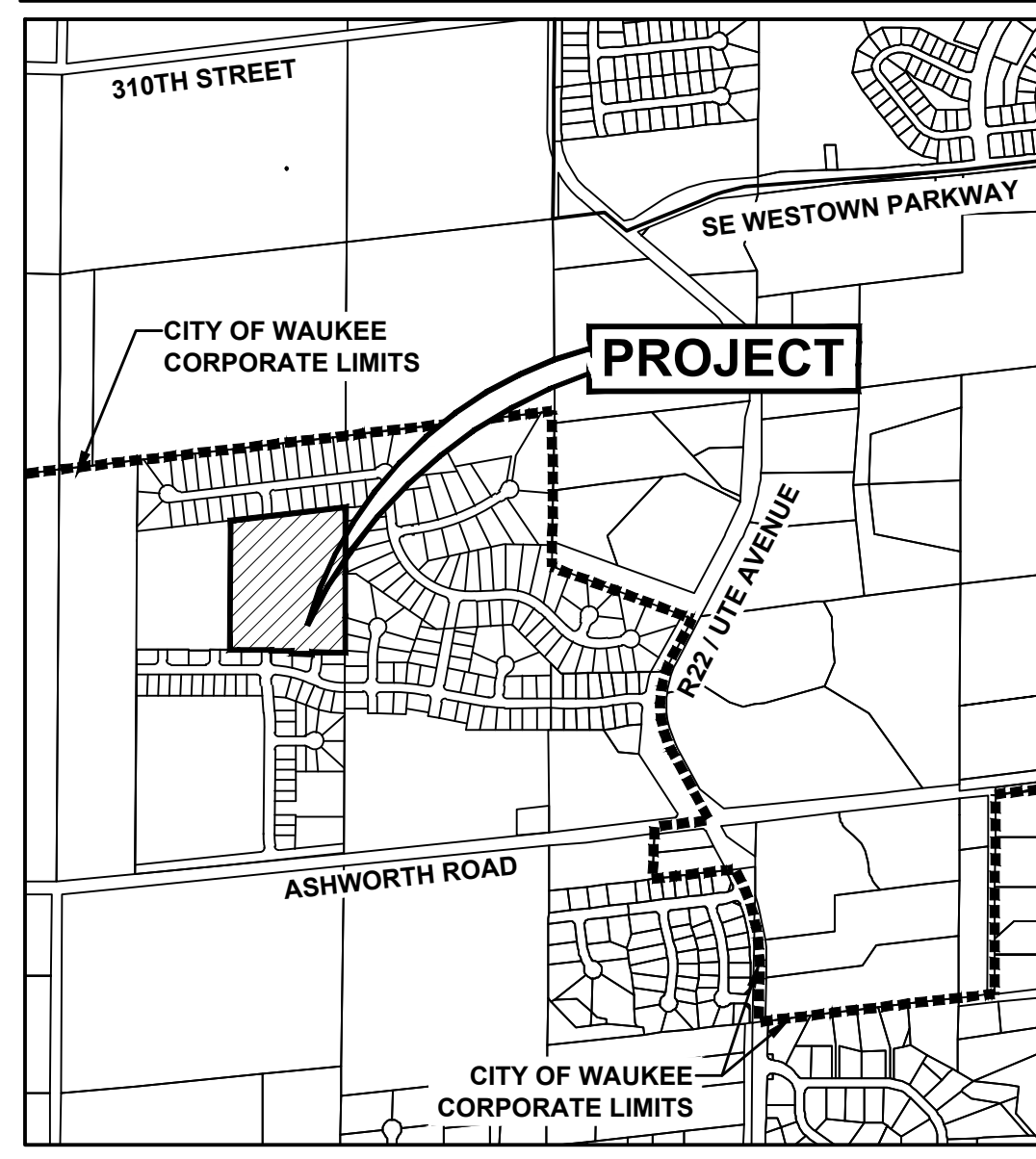
BULK REGULATIONS

R-2
 FRONT YARD: 30 FEET
 SIDE YARD: 15 FEET TOTAL
 (MIN 7' ONE SIDE)
 REAR YARD: 30 FEET

CURVE DATA

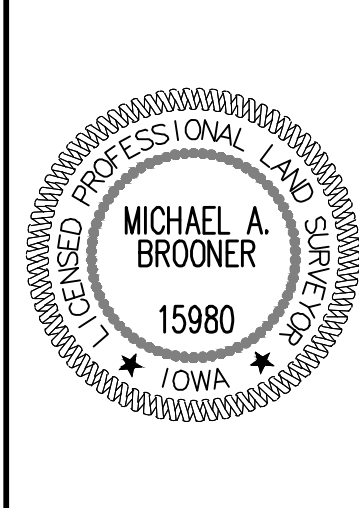
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°54'17"	650.0'	89.68'	N3°39'01"W	89.61'	C12	34°21'47"	34.50'	20.69'	N19°26'09"E	20.38'
C2	7°54'17"	650.0'	89.68'	S87°12'45"W	89.61'	C13	9°58'08"	34.50'	6.00'	N2°43'01"W	6.00'
C3	82°57'29"	25.00'	36.20'	S41°46'52"W	33.12'	C14	5°40'19"	680.00'	67.32'	N4°52'42"W	67.29'
C4	97°02'31"	25.00'	42.34'	N48°13'08"W	37.46'	C15	2°20'40"	680.00'	27.83'	N0°52'13"W	27.82'
C5	4°34'26"	680.00'	54.29'	S85°32'50"W	54.27'	C16	2°33'48"	620.00'	27.74'	S0°58'46"E	27.74'
C6	3°19'51"	680.00'	39.53'	S89°29'58"W	39.52'	C17	5°20'29"	620.00'	57.80'	S4°55'55"E	57.78'
C7	44°13'12"	34.50'	26.63'	S69°03'18"W	25.97'	C18	8°11'57"	25.00'	35.44'	S48°13'08"E	32.55'
C8	10°21'52"	55.50'	10.04'	S52°07'37"W	10.03'	C19	7°26'39"	620.00'	80.55'	N87°26'34"E	80.50'
C9	61°59'50"	55.50'	60.05'	S88°18'28"W	57.17'	C20	82°57'29"	25.00'	36.20'	N41°46'52"E	33.12'
C10	46°51'51"	55.50'	45.40'	N37°15'41"W	44.14'	C21	97°02'31"	25.00'	42.34'	S48°13'08"E	37.46'
C11	50°26'49"	55.50'	48.87'	N11°23'38"E	47.30'	C22	0°27'39"	620.00'	4.99'	N83°29'26"E	4.99'

VICINITY MAP (NOT TO SCALE)



LEGEND

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



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.

MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE: 09/29/2020

REVISIONS: FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: JAE REVIEW:

ENGINEER: MICHAEL A. BROONER

ASHWORTH ACRES PLAT 2

FINAL PLAT

WAUKEE, IOWA

1/1

1807.401