

**INDEX LEGEND**  
 LOCATION: PT PARCELS 'A' AND 'B' OF SE1/4 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

**FINAL PLAT**

APPROVED BY: Waukee City Council

DATE: 08/08/2021

SIGNED: *Michael A. Brooner*

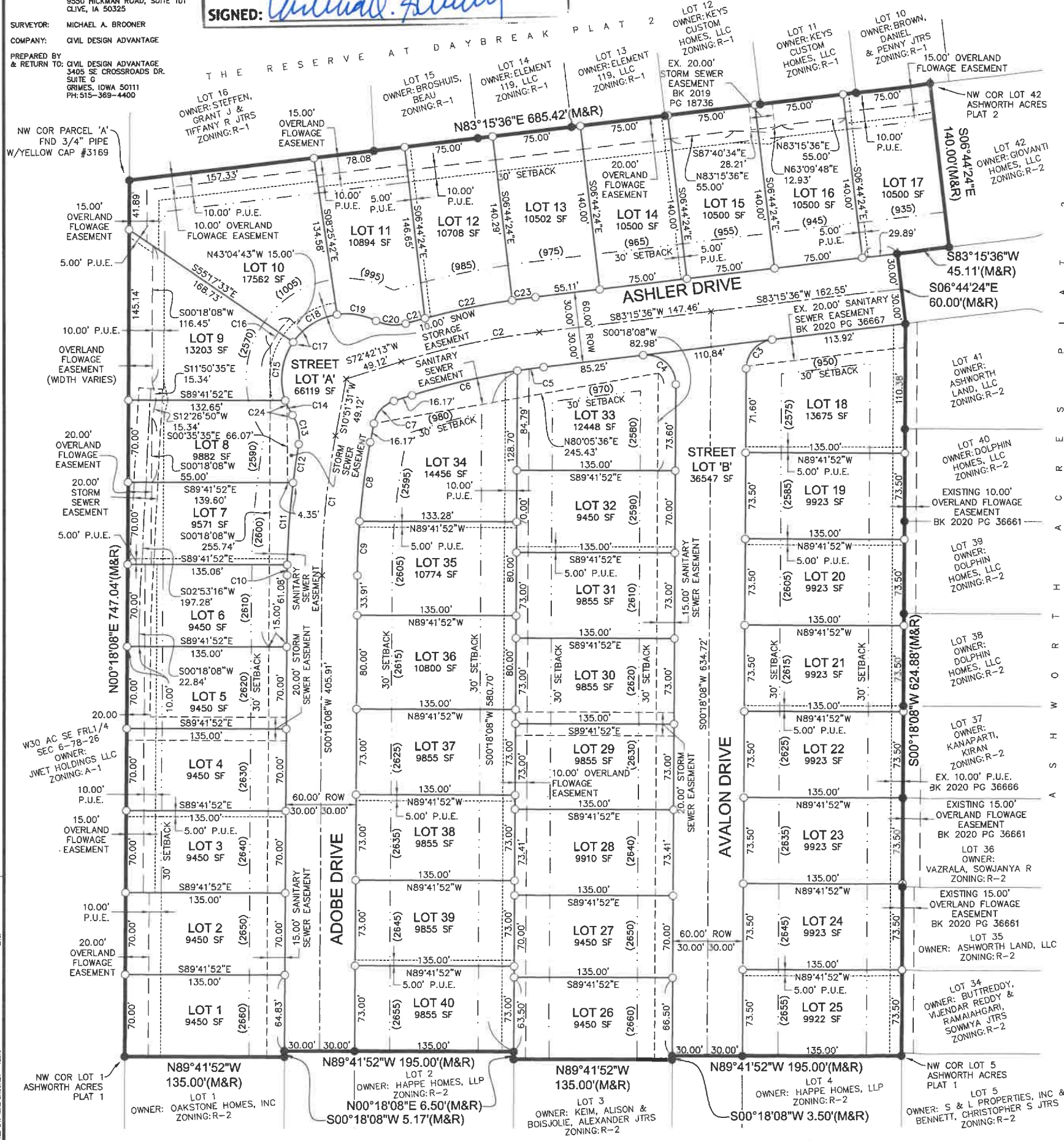
**ASHWORTH ACRES PLAT 3**

FINAL PLAT

Doc ID: 008557680027 Type: PLAT  
 Recorded: 08/20/2021 at 10:10:17 AM  
 Fee Amt: \$137.00 Page 1 of 27  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK 2021 PG 24487  
 Slide F 350

DATE: 08/29/21 05/27/21  
 REVISIONS: SECOND SUBMITTAL FIRST SUBMITTAL  
 REVIEW: TECH: ENGINEER:  
 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA



**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**

MAY 25, 2021

**ZONING**

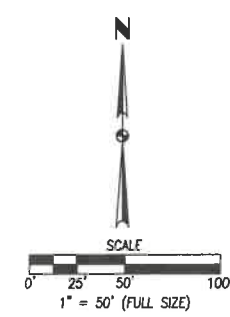
R-2: ONE AND TWO-FAMILY  
 RESIDENTIAL DISTRICT

**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	10°33'24"	650.00'	119.76'	S05°34'49"W	119.59'	C13	43°14'08"	34.50'	26.03'	S11°51'53"E	25.42'
C2	10°33'24"	650.00'	119.76'	S77°58'55"W	119.59'	C14	14°22'25"	55.50'	13.92'	S26°17'45"E	13.89'
C3	82°57'29"	25.00'	36.20'	N41°46'52"E	33.12'	C15	53°49'00"	55.50'	52.13'	S07°47'57"W	50.23'
C4	97°02'31"	25.00'	42.34'	S48°13'08"E	37.46'	C16	23°50'14"	70.50'	29.33'	S35°00'09"W	29.12'
C5	2°05'05"	620.00'	22.56'	N82°13'04"E	22.56'	C17	12°12'49"	55.50'	11.83'	S40°48'52"W	11.81'
C6	8°28'19"	620.00'	91.68'	N76°56'22"E	91.59'	C18	46°51'51"	55.50'	45.40'	S58°08'23"W	44.14'
C7	61°50'41"	25.00'	26.98'	N41°46'52"E	25.69'	C19	35°28'24"	55.50'	34.36'	N80°41'30"W	33.82'
C8	61°7'35"	620.00'	68.10'	N07°42'44"E	68.06'	C20	43°14'08"	34.50'	26.03'	N84°34'23"W	25.42'
C9	4°15'48"	680.00'	46.13'	N02°26'02"E	46.12'	C21	1°25'46"	680.00'	16.97'	S74°31'26"W	16.97'
C10	0°45'07"	680.00'	8.92'	S00°40'41"W	8.92'	C22	6°20'43"	680.00'	75.31'	S78°24'41"W	75.27'
C11	5°54'47"	680.00'	70.18'	S04°00'38"W	70.15'	C23	1°40'34"	680.00'	19.89'	S82°25'20"W	19.89'
C12	2°47'09"	680.00'	33.06'	S08°21'36"W	33.06'	C24	10°00'13"	55.50'	9.69'	S28°28'51"E	9.68'



**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	---	

**PLAT DESCRIPTION**

THAT PART OF PARCEL 'A' AND PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1998, PAGE 360, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN

LYING NORTH OF ASHWORTH ACRES PLAT 1, AN OFFICIAL PLAT

AND

LYING WEST OF ASHWORTH ACRES PLAT 2, AN OFFICIAL PLAT

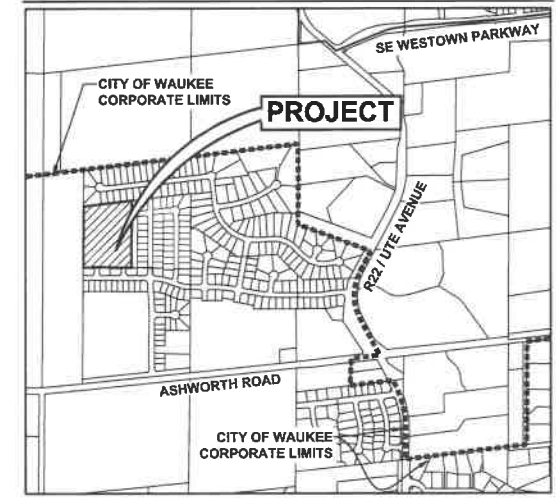
ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 12.00 ACRES (522,542 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

**VICINITY MAP (NOT TO SCALE)**



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* 8-4-2021  
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**ASHWORTH ACRES PLAT 3**  
 FINAL PLAT