

FINAL PLAT ASHWORTH SOUTH PLAT I WAUKEE, IOWA

AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266

RECORDER'S
STAMP

PROPERTY OWNER / APPLICANT:

AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH. 515-223-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPROPERTIES.COM

ENGINEER/PROJECT MANAGER:

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

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH 45 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE S00°46'57"W, 40.63 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE S00°46'57"W, 1348.61 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE SOUTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE S83°34'54"W, 355.06 FEET ALONG THE SOUTH LINE OF SAID NORTH 45 ACRES TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE N04°24'40"W, 85.40 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N85°12'11"W, 75.08 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5086.50 FEET AND A CHORD BEARING OF N12°10'40"W, AN ARC LENGTH OF 215.72 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4419.50 FEET AND A CHORD BEARING OF N07°52'50"W, AN ARC LENGTH OF 445.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N41°07'53"E, 146.47 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N84°02'53"E, 524.11 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 17.0215 ACRES MORE OR LESS.

ZONING

LOTS 1 & 2: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT 'A' & 'Z': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

K-RR KETTLESTONE RETAIL COMMUNITY DISTRICT
LOT AREA: NO MIN.
LOT WIDTH: NO MIN.
FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
SIDE YARD: 20' MIN. FOR ACCESSORY STRUCTURES.
REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
PRINCIPLE BLD SEPARATION: 5' FOR ACCESSORY STRUCTURES.
ACCESSORY BLD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
SEPARATION MAX HEIGHT: 25'
FLOOR AREA RATIO: 0.35

UTILITIES

WATER SUPPLY: WAUKEE PUBLIC WORKS
SANITARY SEWER: WAUKEE PUBLIC WORKS

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #1904C0355E MAP REVISED DECEMBER 4, 2007.

NOTES

- LOT 'A' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
- THE ACCESS DRIVE OFF SE KETTLESTONE BOULEVARD WILL INITIALLY ALLOW FOR A FULL ACCESS POINT TO THE PLATTED AREA. SHOULD TRAFFIC WARRANT, THE ACCESS DRIVE AND THE FULL ACCESS POINT MAY BE RESTRICTED TO A RIGHT-IN/RIGHT-OUT ONLY AFTER AN ADDITIONAL FULL ACCESS POINT, WITH FULL ACCESS MEDIAN BREAK, IS CONSTRUCTED TO THE EAST NOT FARTHER THAN SIX HUNDRED (600) FEET FROM THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND SE KETTLESTONE BOULEVARD AND A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, L.C., OR THE SUCCESSOR OWNER OF THE PLATTED AREA.

BENCHMARKS

HORIZONTAL DATUM INFORMATION
THE HORIZONTAL DATUM FOR THIS PROJECT IS SITE SPECIFIC. ALL USERS OF THESE PLANS MUST USE THE CONTROL POINT COORDINATES AS NOTED ON THESE PLANS. WHEN ESTABLISHING HORIZONTAL LOCATIONS, THE REFERENCE ELLIPSOID USED IS NAD83-84, THE GEOID MODEL IS GEOID 03, AND COORDINATES ARE IN SURVEY FOOT.

CPS 401
N: 576194.645 E: 1542834.610 ELEVATION: 1038.167

CPS 402
N: 576804.293 E: 1542846.139 ELEVATION: 1048.944

CPS 403
N: 577551.541 E: 1542848.845 ELEVATION: 1043.451

VERTICAL DATUM INFORMATION
THE VERTICAL DATUM USED FOR THIS PROJECT IS BASED ON THE NAVD83 DATUM FROM WEST DES MOINES BENCHMARK #43. TO CONVERT FROM WEST DES MOINES DATUM TO NAVD83 DATUM ADD 714.01 FEET.

T&G BOLT 1ST HYDRANT WEST OF THE UNIVERSITY AND GRAND PRAIRIE PARKWAY INTERSECTION.

ELEVATION-----1043.724



VICINITY MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
01	FINAL PLAT COVER
02	FINAL PLAT SHEET 2

INDEX LEGEND

COUNTY: DALLAS				
	SECTION	TOWNSHIP	RANGE	1/4
ALIQUOT PART:	9	78	26	NW
	9	78	26	SW
PROPRIETOR (S): AP GPP, L.C.				
REQUESTED BY: AP GPP, L.C.				
LAND SURVEYOR: JERRY P. OLIVER, PLS				
CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JERRY P. OLIVER COMPANY: 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884				

AREA TABLE

PROPERTY	GROSS AREA	ROAD EASEMENT	NET AREA
NW 1/4, NE 1/4 SEC. 9-78-26	15.61 AC.	0.44 AC.	15.17 AC.
SW 1/4, NE 1/4 SEC. 9-78-26	1.41 AC.	0.01 AC.	1.40 AC.
TOTAL	17.02 AC.	0.45 AC.	16.57 AC.

CERTIFICATIONS

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

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

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

LEGEND

- PROPERTY BOUNDARY
- PARCEL LINES
- - - - - EXISTING LOT LINES
- ORIGINAL LOT LINES
- - - - - SECTION LINES
- EASEMENT LINES
- CENTER LINE
- - - - - BUILDING SETBACK LINE
- ▲ FOUND SECTION CORNER
- △ SET SECTION CORNER
- FOUND PROPERTY CORNER (3/8" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (3/8" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- D. DEEDED BEARING & DISTANCE
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
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DATE:	REVISIONS	COMMENTS
JANUARY 5, 2017	1	
	2	
	3	
	4	
	5	JPO
	6	KEH

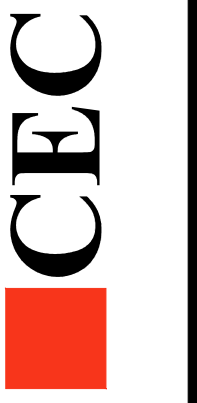
ASHWORTH SOUTH PLAT I
WAUKEE, IOWA
FINAL PLAT COVER



SHEET
01
OF 2

FUNAL PLAT
ASHNORTH PROPERTIES
SOUTH PLAT 1
 WAUKEE, IOWA
 SHEET 2 OF 2

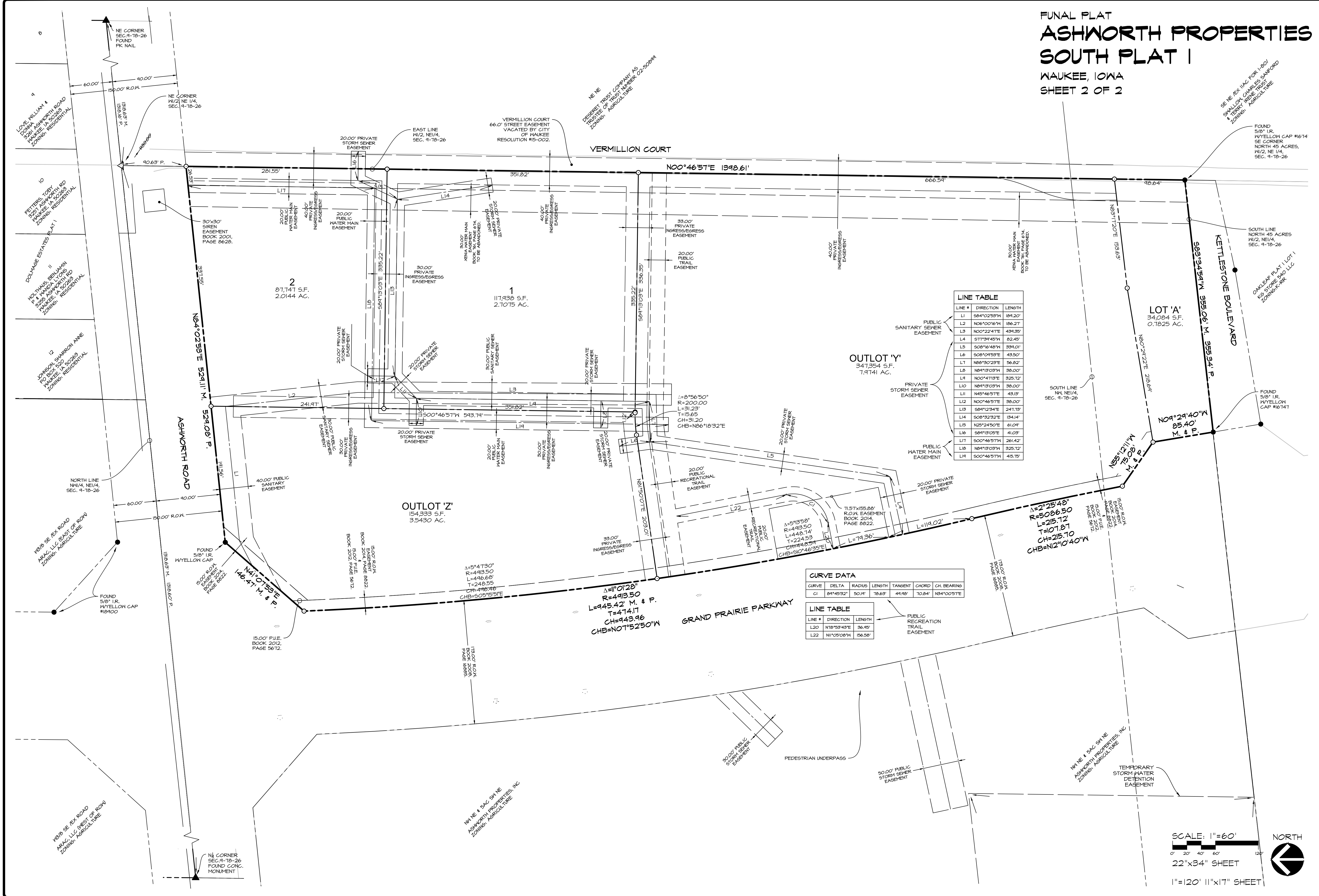
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DATE:	REVISIONS	COMMENTS
JANUARY 5, 2017	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

ASHNORTH SOUTH PLAT 1
 WAUKEE, IOWA
FINAL PLAT

SHEET
02
 OF 2
 E-7447



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S84°02'53"W	184.20'
L2	N06°00'16"W	186.27'
L3	N00°22'47"E	434.35'
L4	S71°38'45"W	82.45'
L5	S08°16'48"W	394.01'
L6	S08°04'53"E	43.50'
L7	N88°30'23"E	56.82'
L8	N84°19'03"W	38.00'
L9	N00°47'18"E	325.72'
L10	N84°19'03"W	38.00'
L11	N45°46'57"E	43.13'
L12	N00°46'57"E	38.00'
L13	S84°12'34"E	247.78'
L14	S08°32'32"E	134.14'
L15	N25°24'50"E	61.04'
L16	S84°13'03"E	41.03'
L17	S00°46'57"W	261.42'
L18	N84°19'03"W	325.72'
L19	S00°46'57"W	415.75'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°49'32"	50.11'	78.63'	44.88'	70.84'	N84°00'57"E

LINE TABLE

LINE #	DIRECTION	LENGTH
L20	N18°59'43"E	36.45'
L22	N11°05'08"W	156.58'

