

FINAL PLAT ASHWORTH SOUTH PLAT 2 WAUKEE, IOWA

AP 6PP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266

PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT / PROJECT MANAGER:
AP 6PP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH: 515-223-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPROPERTIES.COM

LEGAL DESCRIPTION

ALL OF OUTLOT 'Z', ASHWORTH SOUTH PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 2017, PAGE 12494, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 14.2246 ACRES MORE OR LESS.

ZONING

LOT 1: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT 'Z': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

K-RR KETTLESTONE RETAIL REGIONAL
LOT AREA: NO MIN.
LOT WIDTH: NO MIN.
FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
SIDE YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
PRINCIPLE BLD SEPARATION: 25'
ACCESSORY BLD SEPARATION: 0' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
MAX HEIGHT: PRINCIPAL BUILDINGS - 8 STORIES
ACCESSORY BUILDING - 1 STORY
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 #19049C0355E MAP REVISED DECEMBER 4, 2007.

NOTES

- 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 6PP, L.C., OR THE SUCCESSOR OWNER OF THE PLATTED AREA.
- MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.



VICINITY MAP
NO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	FINAL PLAT - COVER
2	FINAL PLAT - PLAN

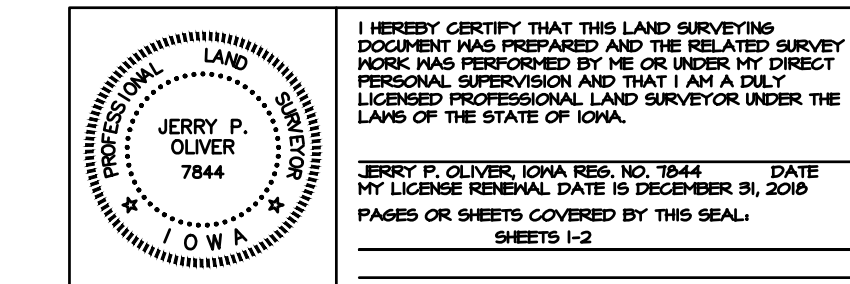
INDEX LEGEND

COUNTY: DALLAS
CITY: WAUKEE
SUBDIVISION: ASHWORTH SOUTH PLAT 1, BOOK 2017, PAGE 12494.
LOTS, OUTLOT 'Z'
PROPRIETOR: AP 6PP, L.C.
REQUESTED BY: AP 6PP, L.C.
LAND SURVEYOR: JERRY P. OLIVER, PLS #7844
CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JERRY P. OLIVER COMPANY: 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

AREA TABLE

PROPERTY	GROSS AREA
NW 1/4, NE 1/4 SEC. 9-18-26	13.51 AC.
SW 1/4, NE 1/4 SEC. 9-18-26	0.63 AC.
TOTAL	14.22 AC.

CERTIFICATION



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 (5/8" I.R. WYELLOW CAP #7844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. WYELLOW 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

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

DATE:	REVISIONS	COMMENTS
AUGUST 14, 2017	1	
	2	
	3	
	4	
	5	JPO
	6	MEH

DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____

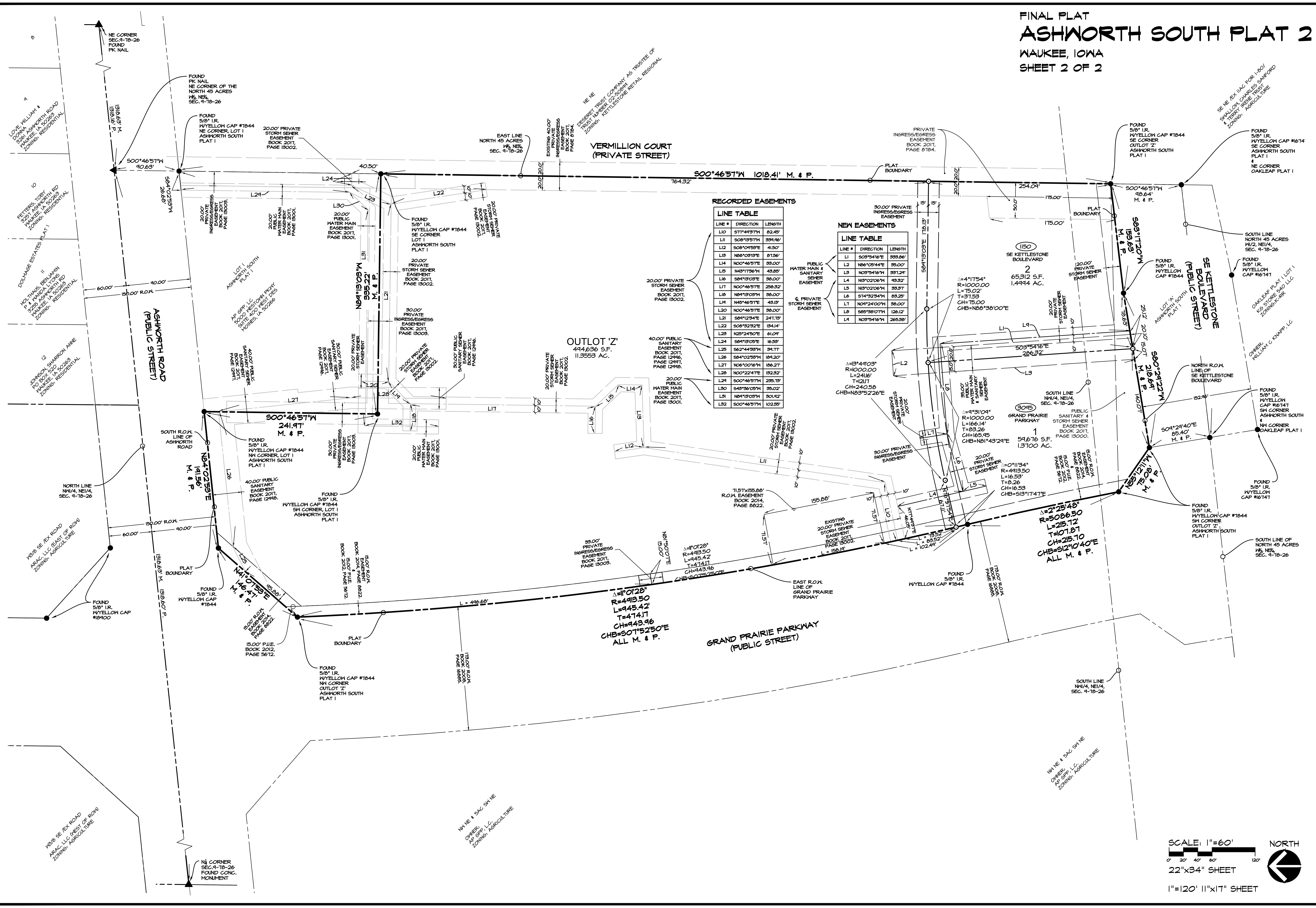
ASHWORTH SOUTH PLAT 2
WAUKEE, DALLAS COUNTY IOWA
FINAL PLAT - COVER

SHEET
OF 2
E-7711



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FINAL FLAT
ASHNORTH SOUTH PLAT 2
 WAUKEE, IOWA
 SHEET 2 OF 2



RECORDED EASEMENTS

LINE #	DIRECTION	LENGTH
L10	S71°44'31"W	82.45'
L11	S08°18'51"W	334.96'
L12	S08°04'55"E	41.50'
L13	N88°03'19"E	87.56'
L14	N00°46'57"E	33.00'
L15	N48°17'36"W	43.85'
L16	S84°18'03"E	36.00'
L17	N00°46'57"E	256.32'
L18	N84°18'03"E	36.00'
L19	N48°17'36"W	43.85'
L20	N00°46'57"E	36.00'
L21	S84°18'03"E	247.73'
L22	S08°04'55"E	134.14'
L23	N25°24'50"E	61.04'
L24	S84°18'03"E	16.33'
L25	S62°44'33"W	34.71'
L26	S84°18'03"E	184.20'
L27	N08°10'23"W	186.27'
L28	N00°22'47"E	182.52'
L29	N84°18'03"E	301.92'
L30	S48°36'05"W	35.02'
L31	N84°18'03"E	301.92'
L32	S00°46'57"W	102.25'

NEW EASEMENTS

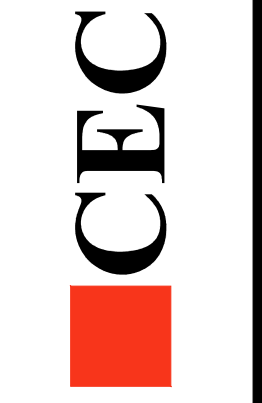
LINE #	DIRECTION	LENGTH
L1	S08°54'16"E	393.86'
L2	N08°10'54"E	35.00'
L3	N08°54'16"W	331.24'
L4	N8°02'06"W	43.32'
L5	N8°02'06"W	33.37'
L6	S74°32'34"W	83.28'
L7	N04°24'00"W	38.00'
L8	S88°38'07"W	126.12'
L9	N08°54'16"W	268.38'

OUTLOT '2'
 44,636 S.F.
 11,355 AC.

$\Delta=2^{\circ}25'48"$
 $R=5086.50$
 $L=215.72$
 $T=107.87$
 $CH=215.70$
 $CHB=S12^{\circ}10'40"E$
 ALL M. & P.

$\Delta=1^{\circ}01'28"$
 $R=4913.50$
 $L=445.42$
 $T=474.17$
 $CH=443.96$
 $CHB=S07^{\circ}52'50"E$
 ALL M. & P.

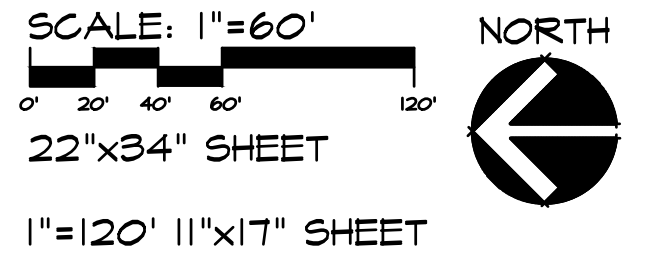
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DATE:	REVISIONS	COMMENTS
AUGUST 14, 2011	1	
	2	
	3	
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	5	
	6	

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

ASHNORTH SOUTH PLAT 2
 WAUKEE, DALLAS COUNTY IOWA
FINAL FLAT
 SHEET 2 OF 2
 E-7711



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