

ASHLEY ACRES PLAT 1

FINAL PLAT

Doc ID: 008598280031 Type: PLAT
 Recorded: 09/28/2021 at 11:57:22 AM
 Fee Amt: \$157.00 Page 1 of 31
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2021 PG 28547

Slide F374-374

INDEX LEGEND
 LOCATION: PT. SE 1/4 SEC 21-79-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ASHLEY ACRES, LLC
 PROPRIETOR: ASHLEY ACRES, LLC 2400 86TH STREET, SUITE 24 URBANDALE, IA 50322
 SURVEYOR: MICHAEL A. BROOKER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

DATE OF SURVEY
 JULY 30, 2021

OWNER / DEVELOPER
 ASHLEY ACRES, LLC
 2400 86TH STREET, SUITE 24
 URBANDALE, IA 50322
 CONTACT: DEREK TEMPLE
 DEREK@VSTARE.COM
 515-778-2601

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

ZONING
 R-2. ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS
 R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 • MINIMUM LOT AREA: 8,000 SF
 • MINIMUM LOT WIDTH: 65 FEET
 • FRONT YARD SETBACK: 30 FEET
 • SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
 • REAR YARD SETBACK: 30 FEET
 • MAXIMUM HEIGHT: 40 FEET
 • MAXIMUM NUMBER OF STORIES: 3 STORIES

LEGEND

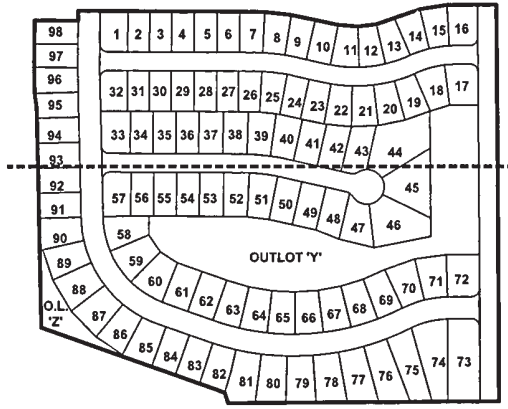
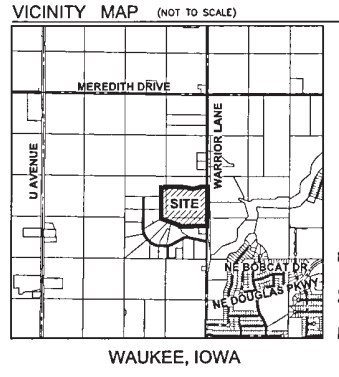
SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	R
DECEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	---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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	159°36'	300.00'	10.44'	N88°42'24"E	10.44'	C44	91°42'32"	25.00'	40.02'	N44°26'57"E	35.88'
C2	22°56'51"	300.00'	120.15'	S76°14'11"W	119.35'	C45	2°44'30"	620.00'	29.87'	S88°19'32"E	29.68'
C3	112°26'	300.00'	6.32'	S64°09'32"W	6.32'	C46	7°34'22"	620.00'	81.95'	S83°10'06"E	81.89'
C4	5°33'59"	835.00'	81.12'	S66°20'19"W	81.09'	C47	2°11'08"	620.00'	23.65'	S78°17'21"E	23.65'
C5	51°59'54"	835.00'	77.70'	N71°47'16"E	77.67'	C48	31°35'54"	480.00'	27.07'	S78°48'44"E	27.07'
C6	5°37'53"	835.00'	82.07'	N77°16'09"E	82.04'	C49	81°03'34"	480.00'	68.50'	S84°30'58"E	68.44'
C7	5°39'55"	835.00'	82.56'	N82°55'03"E	82.53'	C50	81°42'25"	480.00'	69.03'	N87°16'33"E	68.97'
C8	5°39'55"	835.00'	82.56'	N88°34'58"E	82.53'	C51	81°22'29"	480.00'	68.76'	N79°03'06"E	68.71'
C9	5°39'55"	835.00'	82.56'	S85°45'07"E	82.53'	C52	81°22'29"	480.00'	68.76'	N70°50'38"E	68.71'
C10	5°39'55"	835.00'	82.56'	S80°05'12"E	82.53'	C53	1°01'48"	480.00'	8.63'	N66°13'27"E	8.63'
C11	51°59'54"	835.00'	77.70'	S74°35'17"E	77.67'	C54	17°20'46"	305.00'	92.34'	N74°22'56"E	91.99'
C12	12°51'27"	835.00'	20.72'	S71°21'41"E	20.71'	C55	8°32'26"	305.00'	34.82'	N86°19'32"E	34.80'
C13	81°16'12"	370.00'	53.41'	S68°21'57"E	53.36'	C56	90°00'00"	25.00'	39.27'	S45°24'15"E	35.36'
C14	11°37'27"	370.00'	75.07'	S56°25'07"E	74.94'	C57	23°53'12"	335.00'	139.68'	N77°39'09"E	138.65'
C15	13°04'59"	370.00'	84.49'	S44°03'54"E	84.30'	C58	37°05'40"	450.00'	291.34'	N84°15'23"E	288.28'
C16	13°04'59"	370.00'	84.49'	S30°58'55"E	84.30'	C59	12°30'00"	650.00'	141.81'	S83°26'47"E	141.53'
C17	11°37'27"	370.00'	75.07'	S18°37'42"E	74.94'	C60	89°59'59"	25.00'	39.27'	N44°41'47"W	35.36'
C18	11°24'39"	370.00'	73.69'	S07°06'39"E	73.57'	C61	2°41'32"	680.00'	31.95'	N88°21'00"W	31.95'
C19	1°42'32"	785.00'	23.41'	S00°33'03"E	23.41'	C62	6°03'19"	680.00'	71.88'	N83°58'35"W	71.83'
C20	1°42'32"	750.00'	22.37'	N00°33'03"W	22.37'	C63	3°45'09"	680.00'	44.54'	N79°04'21"W	44.53'
C21	69°05'44"	335.00'	403.99'	N35°57'11"W	379.95'	C64	1°34'08"	420.00'	11.50'	N77°58'51"W	11.50'
C22	45°56'38"	800.00'	641.50'	S86°31'38"W	624.45'	C65	12°39'52"	420.00'	92.84'	N85°05'51"W	92.65'
C23	26°08'53"	335.00'	152.88'	S76°37'48"W	151.56'	C66	11°49'02"	420.00'	86.82'	S82°39'42"W	86.47'
C24	89°53'33"	25.00'	39.32'	S45°21'01"E	35.32'	C67	11°33'24"	420.00'	84.72'	S70°58'29"W	84.57'
C25	90°06'27"	25.00'	39.32'	S44°38'59"W	35.39'	C68	10°10'01"	365.02'	64.77'	S71°24'53"W	64.69'
C26	1°32'22"	370.00'	9.94'	S88°56'01"W	9.94'	C69	10°10'01"	365.02'	64.77'	S81°33'00"W	64.68'
C27	11°37'27"	370.00'	75.07'	S82°21'06"W	74.94'	C70	2°57'45"	365.00'	18.87'	S88°08'53"W	18.87'
C28	11°37'27"	370.00'	75.07'	S70°43'39"W	74.94'	C71	90°00'00"	25.00'	39.27'	S44°35'45"W	35.36'
C29	12°13'37"	370.00'	8.78'	S64°14'08"W	8.78'	C72	13°17'17"	680.00'	19.24'	N85°33'08"W	19.24'
C30	5°50'01"	765.00'	77.89'	S66°28'20"W	77.86'	C73	81°75'51"	680.00'	74.74'	N84°55'34"W	74.70'
C31	6°44'40"	765.00'	90.05'	S72°45'41"W	90.00'	C74	4°34'51"	680.00'	54.37'	N79°29'12"W	54.35'
C32	6°44'40"	765.00'	90.05'	S79°30'21"W	90.00'	C75	44°13'12"	34.50'	26.63'	S80°41'37"W	25.97'
C33	6°44'40"	765.00'	90.05'	S86°15'02"W	90.00'	C76	28°49'15"	55.50'	27.82'	S72°59'38"W	27.62'
C34	6°44'40"	765.00'	90.05'	N87°00'18"W	90.00'	C77	61°15'41"	55.50'	59.34'	N61°57'54"W	56.55'
C35	6°44'40"	765.00'	90.05'	N80°15'37"W	90.00'	C78	57°15'33"	55.50'	55.46'	N02°42'16"W	53.19'
C36	6°42'17"	765.01'	89.52'	N73°32'35"W	89.47'	C79	57°15'33"	55.50'	55.46'	N54°33'17"E	53.19'
C37	1°59'46"	300.00'	10.45'	N69°30'10"W	10.45'	C80	63°50'22"	55.50'	61.84'	S64°53'45"E	58.69'
C38	22°48'07"	300.00'	119.39'	N57°06'13"W	118.60'	C81	23°19'08"	34.50'	14.04'	S44°38'08"E	13.94'
C39	22°48'07"	300.00'	119.39'	N34°18'06"W	118.60'	C82	20°54'07"	34.50'	12.59'	S66°44'44"E	12.52'
C40	21°51'04"	300.00'	114.41'	N11°58'41"W	113.72'	C83	1°33'48"	620.00'	16.92'	S77°58'41"E	16.92'
C41	91°42'32"	25.00'	40.02'	N44°26'57"E	35.88'	C84	8°26'23"	620.00'	91.33'	S82°58'46"E	91.25'
C42	88°17'28"	25.00'	38.52'	N45°33'03"W	34.82'	C85	12°30'00"	650.00'	141.81'	S83°26'47"E	141.53'
C43	1°42'32"	715.00'	21.33'	N00°33'03"W	21.32'	C86	2°29'49"	620.00'	27.02'	S88°26'52"E	27.02'

PLAT DESCRIPTION
 PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BORMANN SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 89°42'12" WEST ALONG THE NORTHERLY LINE OF SAID BORMANN SUBDIVISION; 866.15 FEET TO THE NORTHWEST CORNER OF LOT 2, SAID BORMANN SUBDIVISION, ALSO BEING THE EASTERLY LINE OF LOT 14, SAHU ACRES, AN OFFICIAL PLAT; THENCE NORTH 19°30'34" WEST ALONG SAID EASTERLY LINE, 35.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 70°30'03" WEST ALONG THE EASTERLY LINE OF SAID SAHU ACRES AND THE NORTHERLY LINE OF MILO'S RIDGE, AN OFFICIAL PLAT, 824.79 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID SAHU ACRES; THENCE NORTH 01°24'19" WEST CONTINUING ALONG THE EASTERLY LINE OF SAID SAHU ACRES, 702.66 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID SAHU ACRES; THENCE NORTH 07°32'31" WEST, 46.77 FEET; THENCE NORTH 00°51'28" WEST, 83.43 FEET; THENCE NORTH 00°18'13" EAST, 150.00 FEET; THENCE SOUTH 89°41'47" EAST, 140.00 FEET; THENCE NORTH 00°18'13" EAST, 31.00 FEET; THENCE SOUTH 89°41'47" EAST, 518.80 FEET; THENCE SOUTH 89°03'13" EAST, 79.70 FEET; THENCE SOUTH 83°58'35" EAST, 85.56 FEET; THENCE SOUTH 78°26'50" EAST, 79.55 FEET; THENCE SOUTH 77°16'51" EAST, 73.63 FEET; THENCE SOUTH 80°55'51" EAST, 63.97 FEET; THENCE NORTH 82°39'42" EAST, 59.71 FEET; THENCE NORTH 70°47'30" EAST, 60.69 FEET; THENCE NORTH 71°22'58" EAST, 81.72 FEET; THENCE NORTH 81°33'00" EAST, 81.72 FEET; THENCE NORTH 89°35'45" EAST, 158.08 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°24'15" EAST ALONG SAID SOUTHEAST QUARTER, 1269.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.18 ACRES (1,750.404 SQUARE FEET).

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



SHEET 3
 SHEET 2

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 09/20/2021
 SIGNED: *Michael A. Brooker*

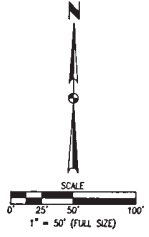
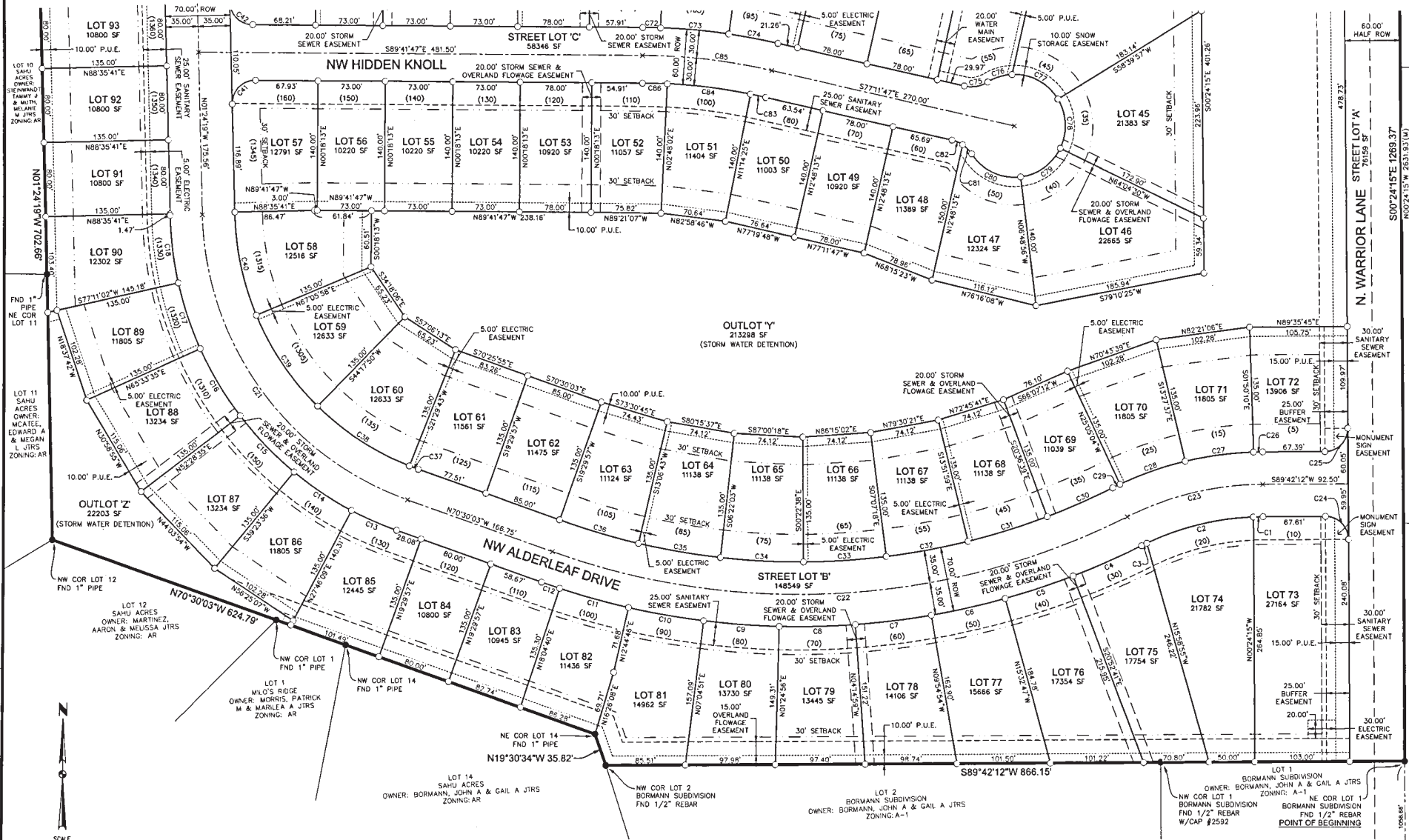


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 Michael Brooker 9-21-2021
 DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

DATE: _____ REVIEW: _____
 TECH: _____
 ENGINEER: _____
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
ASHLEY ACRES PLAT 1
FINAL PLAT
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400
 2003.121

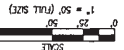
ASHLEY ACRES PLAT 1

FINAL PLAT



DATE:		REVISIONS:		ENGINEER:		TECH:		REVIEW:	
ASHLEY ACRES PLAT 1 FINAL PLAT									
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400									
WAUKEE, IOWA									

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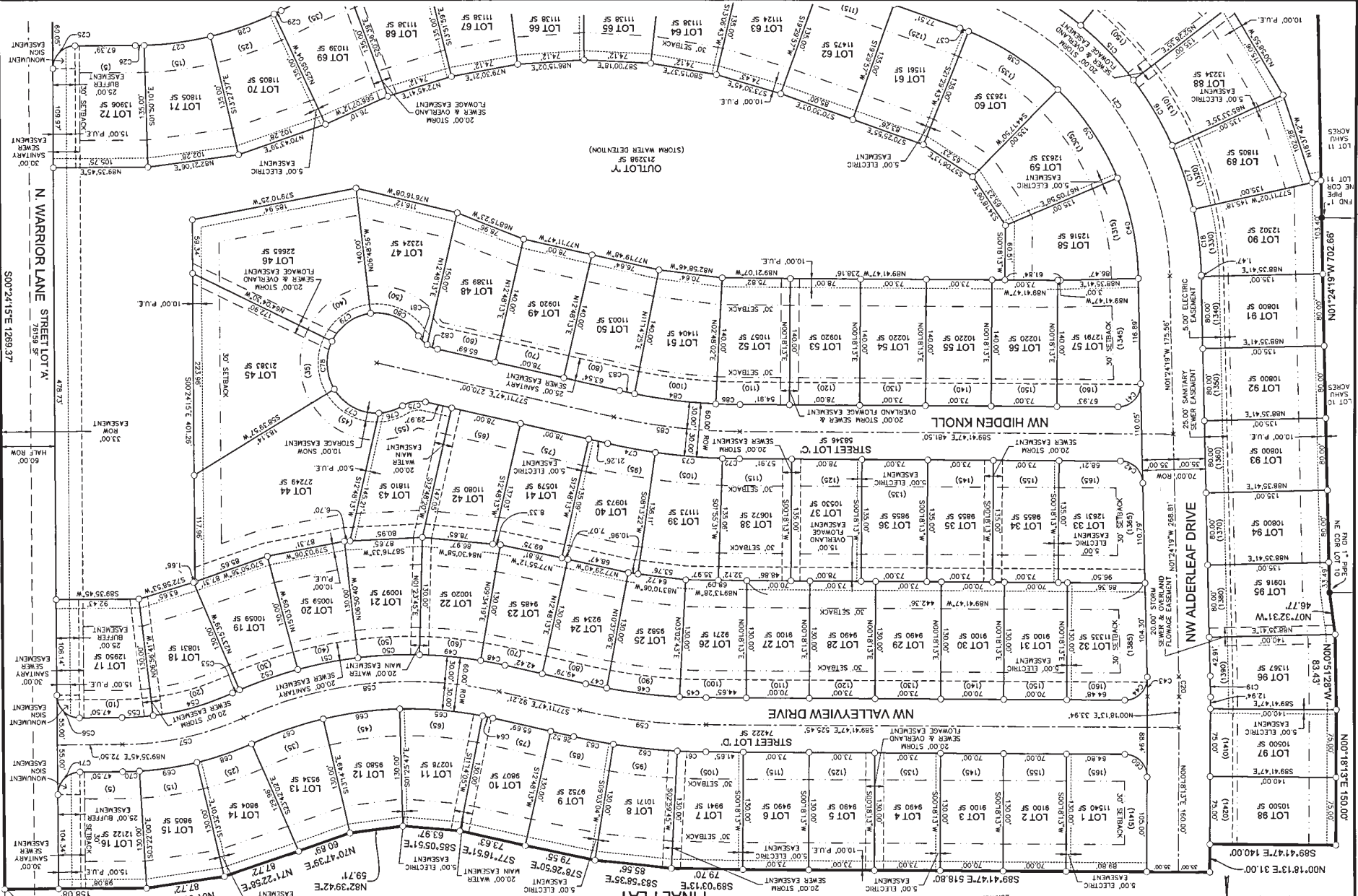
1" = 50' (FULL SIZE)

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ASHLEY ACRES PLAT 1

FINAL PLAT

OWNER: ASHLEY FARMS, LLC
 SEC 21-19-26
 P1 S1/4, R-2



ASHLEY ACRES PLAT 1
FINAL PLAT



3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 389-4400

NO.	DATE	REVISIONS

ENGINEER: [Signature Line]
 TECH: [Signature Line]
 REVIEW: [Signature Line]