INDEX LEGEND

LOCATION:	PT SE1/4 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. BROONER
SURVEYOR COMPANY:	CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO:	CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH:515-369-4400

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 11/07/2022
SIGNED: Anthony O. Schulte

ASHLEY ACRES PLAT 2

FINAL PLAT

Doc ID: 008950580020 Type: PLAT
Recorded: 11/17/2022 at 08:35:03 AM
Fee Amt: $102.00 Page 1 of 20
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 23700

DATE OF SURVEY

JANUARY 31, 2022

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

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

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ASHLEY ACRES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°35'45" WEST ALONG THE NORTHERLY LINE OF ASHLEY ACRES PLAT 1, A DISTANCE OF 158.08 FEET; THENCE SOUTH 81°33'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.72 FEET; THENCE SOUTH 71°22'58" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.72 FEET; THENCE SOUTH 70°47'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.89 FEET; THENCE SOUTH 82°39'42" WEST CONTINUING ALONG SAID NORTHERLY LINE, 59.71 FEET; THENCE NORTH 85°05'51" WEST CONTINUING ALONG SAID NORTHERLY LINE, 63.97 FEET; THENCE NORTH 77°16'51" WEST CONTINUING ALONG SAID NORTHERLY LINE, 73.63 FEET; THENCE NORTH 78°26'50" WEST CONTINUING ALONG SAID NORTHERLY LINE, 79.55 FEET; THENCE NORTH 83°58'35" WEST CONTINUING ALONG SAID NORTHERLY LINE, 85.56 FEET; THENCE NORTH 89°03'13" WEST CONTINUING ALONG SAID NORTHERLY LINE, 79.70 FEET; THENCE NORTH 89°41'47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 518.80 FEET; THENCE SOUTH 00°18'13" WEST CONTINUING ALONG SAID NORTHERLY LINE, 31.00 FEET; THENCE NORTH 89°41'47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 140.00 FEET TO THE NORTHWEST CORNER OF SAID ASHLEY ACRES PLAT 1; THENCE SOUTH 00°18'13" WEST ALONG THE WESTERLY LINE OF SAID ASHLEY ACRES PLAT 1, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°51'28" EAST CONTINUING ALONG SAID WESTERLY LINE, 83.43 FEET; THENCE SOUTH 07°32'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 46.77 FEET TO THE NORTHEAST CORNER OF LOT 10, SAHU ACRES, AN OFFICIAL PLAT; THENCE SOUTH 89°39'50" WEST ALONG THE NORTHERLY LINE OF SAID SAHU ACRES, 1152.64 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID SAHU ACRES; THENCE NORTH 00°13'36" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 653.65 FEET TO THE CENTER OF SAID SECTION 21; THENCE SOUTH 89°41'47" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2628.44 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°24'15" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 303.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.50 ACRES (1,241,544 SQUARE FEET).

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

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		

NOTES

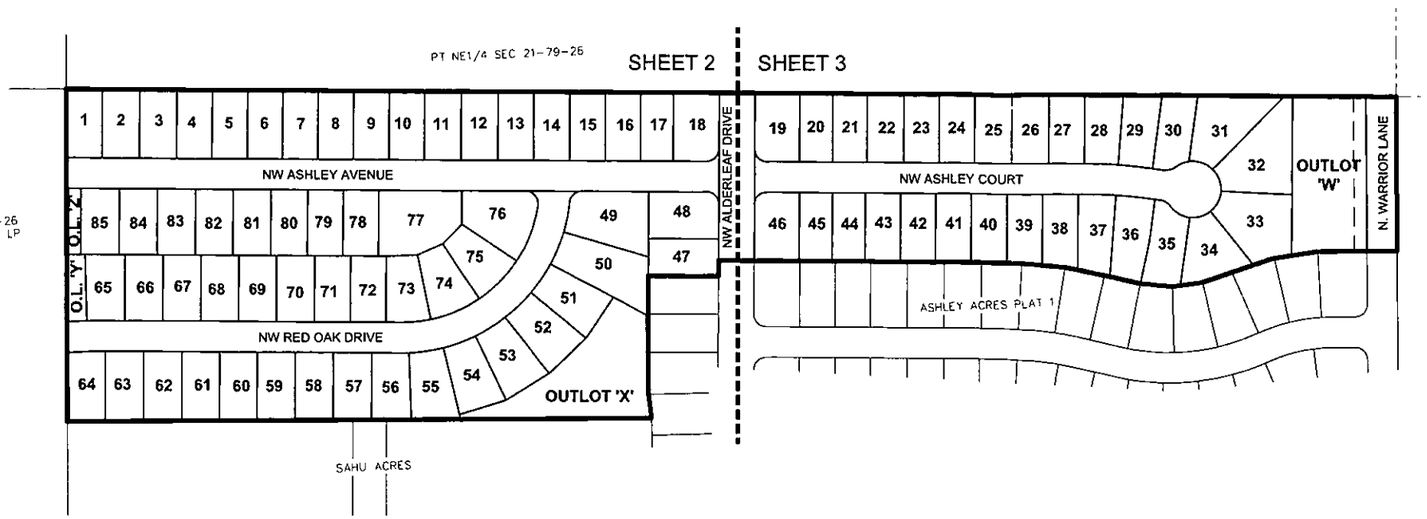
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B', 'C' AND 'D' ARE TO BE DEEDED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY PURPOSES.
4. 5-FOOT SIDEWALKS ARE TO BE CONSTRUCTED ALONG EACH LOT AS THEY ARE DEVELOPED.
5. MAINTENANCE OF LANDSCAPE BUFFER AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. MAINTENANCE OF OUTLOTS 'W', 'X', 'Y' AND 'Z' SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

VICINITY MAP (NOT TO SCALE)

WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°08'30"	750.00'	67.31'	N87°43'58"E	67.28'
C2	90°00'00"	300.00'	471.24'	N45°18'13"E	424.26'
C3	7°24'42"	1000.00'	129.36'	N85°59'26"W	129.27'
C4	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C5	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'
C6	0°09'18"	1030.00'	2.79'	S89°37'08"E	2.79'
C7	3°47'04"	1030.00'	68.03'	S87°38'57"E	68.02'
C8	3°28'20"	1030.00'	62.42'	S84°01'15"E	62.41'
C9	44°13'12"	34.50'	26.63'	N75°36'19"E	25.97'
C10	28°21'58"	55.50'	27.48'	N67°40'42"E	27.20'
C11	52°34'53"	55.50'	50.93'	S71°50'53"E	49.16'
C12	48°21'20"	55.50'	46.84'	S21°22'47"E	45.46'
C13	48°21'20"	55.50'	46.84'	N26°58'33"E	45.46'
C14	45°43'20"	55.50'	44.29'	N74°00'53"E	43.12'
C15	45°03'34"	55.50'	43.65'	S60°35'40"E	42.53'
C16	44°13'12"	34.50'	26.63'	S60°10'29"E	25.97'
C17	3°29'31"	970.00'	59.12'	S84°01'51"E	59.11'
C18	3°55'11"	970.00'	66.36'	S87°44'11"E	66.35'
C19	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C20	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'
C21	84°20'31"	25.00'	36.80'	N48°07'58"E	33.57'
C22	10°17'43"	330.00'	59.30'	N11°06'34"E	59.22'
C23	11°47'54"	330.00'	67.95'	N22°09'22"E	67.83'
C24	11°47'54"	330.00'	67.95'	N33°57'16"E	67.83'
C25	12°11'45"	330.00'	70.24'	N45°57'05"E	70.11'
C26	12°11'45"	330.00'	70.24'	N58°08'50"E	70.11'
C27	11°47'54"	330.00'	67.95'	N70°08'39"E	67.83'
C28	11°57'30"	330.00'	68.87'	N82°01'21"E	68.75'
C29	2°18'07"	330.00'	13.26'	N89°09'10"E	13.26'
C30	5°20'04"	720.00'	67.04'	N87°38'11"E	67.01'
C31	2°53'35"	780.00'	39.38'	S86°47'11"W	39.38'
C32	2°04'15"	780.00'	28.19'	N89°16'06"E	28.19'
C33	12°01'26"	270.00'	56.66'	S84°17'30"W	56.56'
C34	22°25'28"	270.00'	105.67'	S67°04'03"W	105.00'
C35	22°25'28"	270.00'	105.67'	S44°38'35"W	105.00'
C36	24°54'50"	270.00'	117.40'	S20°58'26"W	116.48'
C37	98°12'48"	25.00'	42.85'	S40°35'23"E	37.80'



LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL A. BROONER 15980 IOWA

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 Brooner 11-9-2022
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

REVISIONS	DATE
REVISED	11/03/22
PREPARED	01/31/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ASHLEY ACRES PLAT 2
FINAL PLAT

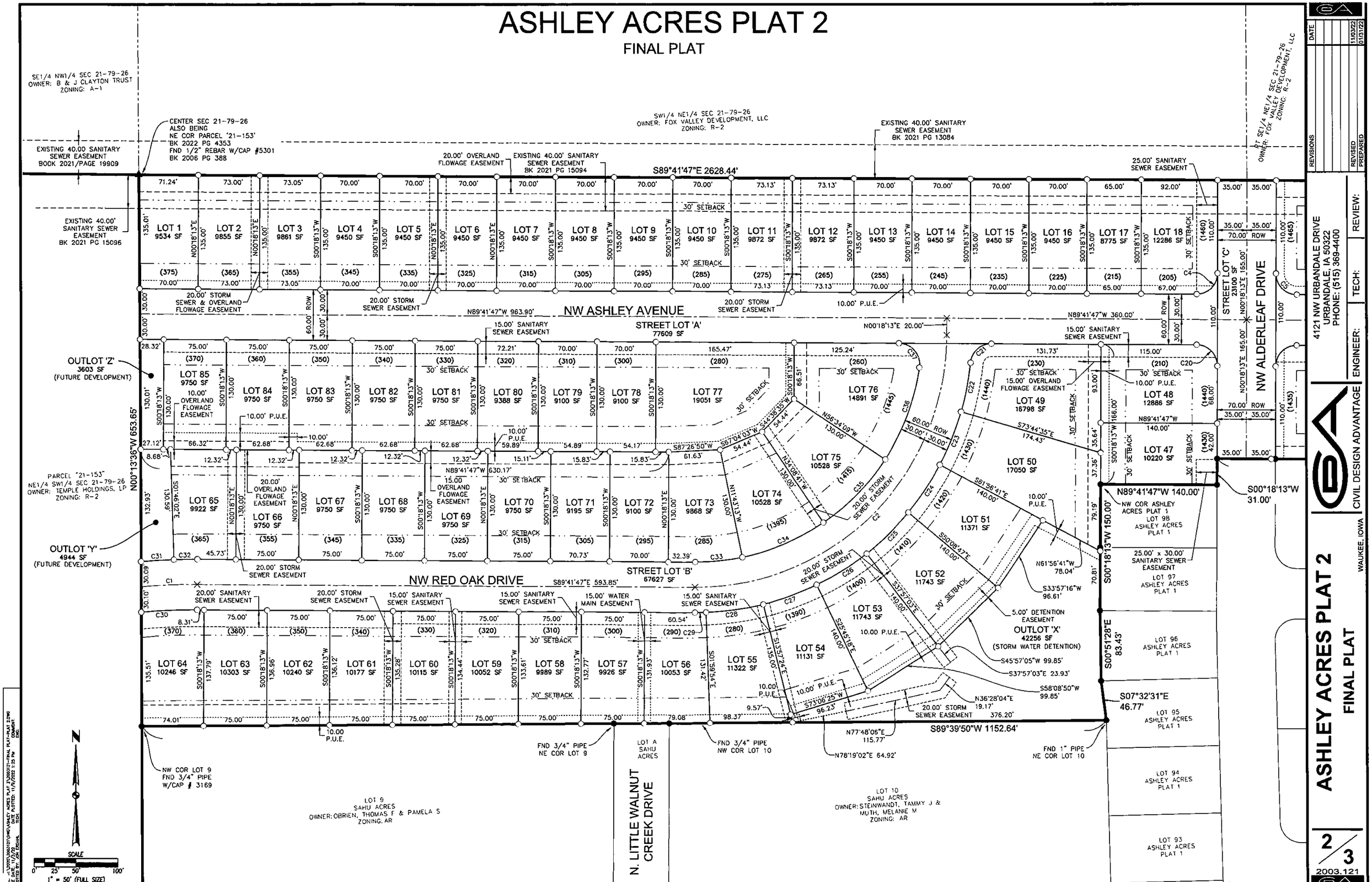
1/3

2003.121

FILE: N:\2003\2003121\DWG\ASHLEY ACRES PLAT 2\2003121 FINAL PLAT-PLAT 2.DWG
LAST REVISED: 11/03/2022 LAST PLOTTED: 11/7/2022 1:23 PM PLOTTED BY: JOE ODHAL TEMPLATE: TEDX: DWG:

ASHLEY ACRES PLAT 2

FINAL PLAT



REVISIONS	DATE
REVISED	11/03/22
PREPARED	01/31/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVIEW:
TECH:
ENGINEER:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

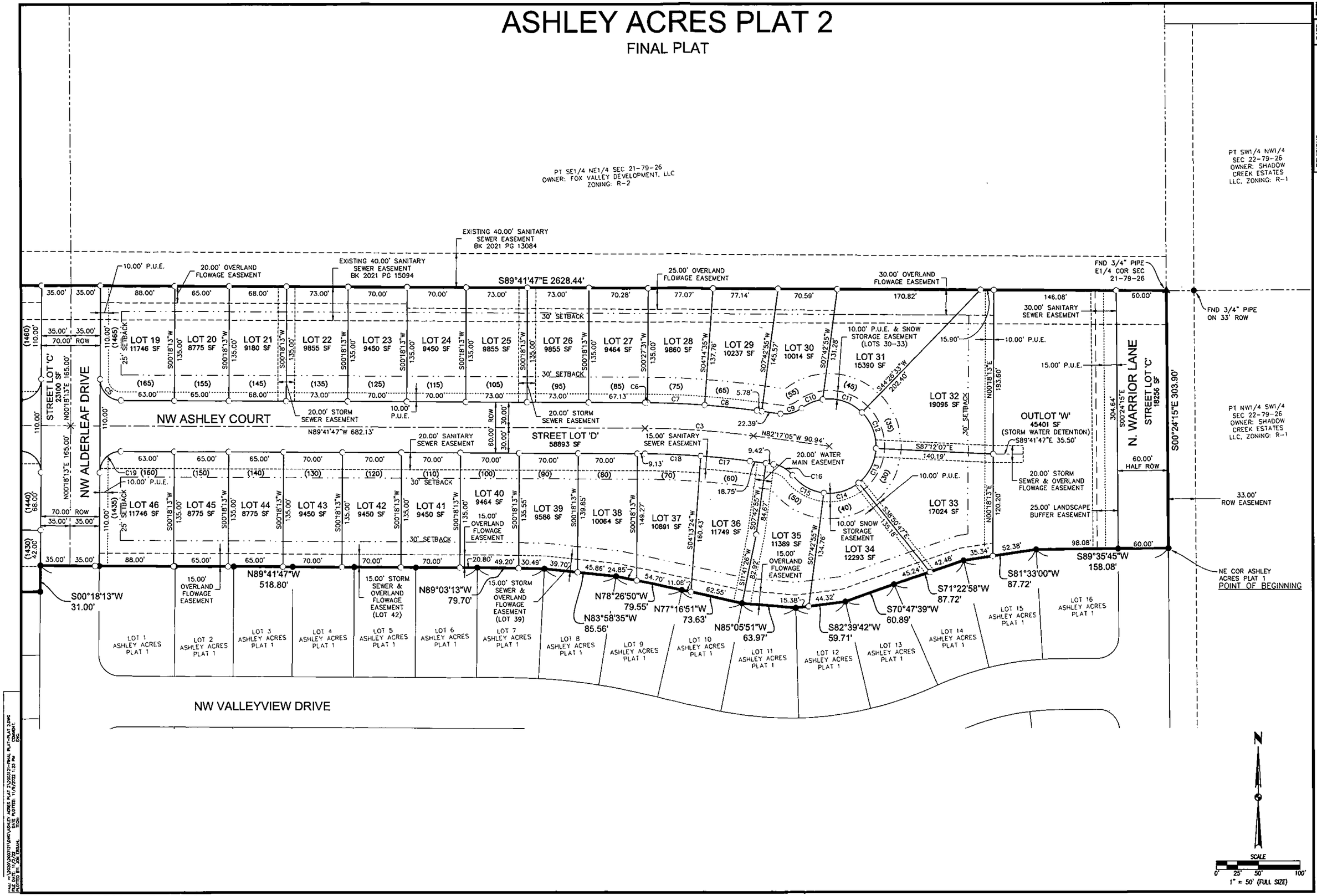
ASHLEY ACRES PLAT 2
FINAL PLAT

2/3

2003.121

ASHLEY ACRES PLAT 2

FINAL PLAT



REVISIONS	DATE
REVISED	11/03/22
PREPARED	01/31/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVIEW:
TECH:
ENGINEER:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ASHLEY ACRES PLAT 2
FINAL PLAT

3/3

2003.121