

ASHLEY ACRES PLAT 3

FINAL PLAT

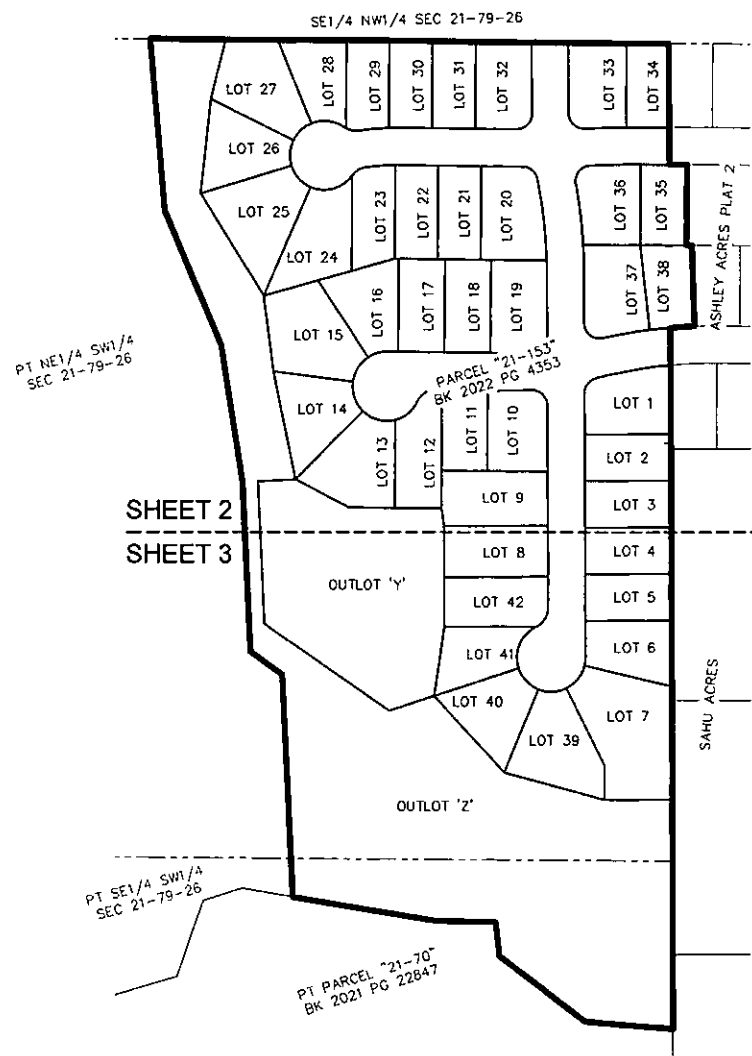
INDEX LEGEND
 LOCATION: PARCEL "21-153", PT. SW1/4 SEC 21-79-26 & OUTLOTS 'Y' AND 'Z', ASHLEY ACRES PLAT 2 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ASHLEY ACRES, LLC
 PROPRIETOR: ASHLEY ACRES, LLC 2400 86TH ST SUITE 24 URBANDALE, IA 50322
 SURVEYOR: MATTHEW J. THOMAS
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 11/07/2022
 SIGNED: *[Signature]*

Doc ID: 008950920021 Type: PLAT
 Recorded: 11/17/2022 at 11:35:10 AM
 Fee Amt: \$107.00 Page 1 of 21
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK 2022 PG 23734

Slide G 196-198

SHEET INDEX



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, IA 50322

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

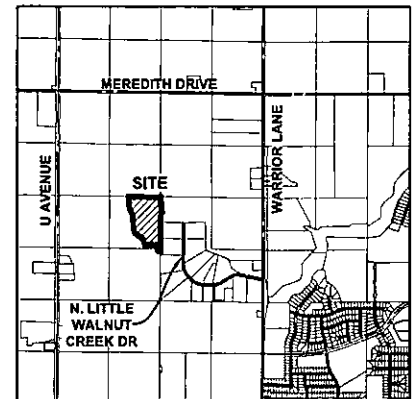
BULK REGULATIONS

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

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
OVERLAND FLOWAGE EASEMENT	O.F.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	9°48'50"	720.00'	123.33'	N80°03'55"E	123.17'	C31	56°54'28"	55.50'	55.12'	N83°31'15"W	52.89'
C2	75°22'28"	25.00'	32.89'	N37°28'16"E	30.57'	C32	6°37'42"	34.50'	3.99'	N58°22'53"W	3.99'
C3	13°31'34"	55.50'	13.10'	N06°32'49"E	13.07'	C33	36°03'37"	34.50'	21.71'	N79°43'32"W	21.36'
C4	50°11'14"	55.50'	48.61'	N38°24'13"E	47.07'	C34	5°19'09"	530.00'	49.20'	S84°54'14"W	49.19'
C5	48°56'46"	55.50'	47.41'	N87°58'13"E	45.98'	C35	2°54'04"	530.00'	26.84'	S89°00'51"W	26.83'
C6	49°31'26"	55.50'	47.97'	S42°47'42"E	46.49'	C36	80°40'51"	25.00'	39.57'	S45°07'27"W	35.56'
C7	82°08'15"	55.50'	79.56'	S23°02'09"W	72.92'	C37	92°55'10"	25.00'	40.54'	N46°40'33"W	36.24'
C8	0°39'30"	34.50'	0.40'	S63°46'31"W	0.40'	C38	0°23'04"	970.00'	6.51'	S86°40'20"W	6.51'
C9	63°39'44"	34.50'	38.33'	S31°36'54"W	36.39'	C39	3°20'28"	1030.00'	60.06'	S88°09'01"W	60.05'
C10	93°02'01"	25.00'	40.59'	S46°43'59"E	36.28'	C40	0°28'59"	1030.00'	8.69'	N89°56'16"W	8.69'
C11	3°42'52"	430.00'	27.88'	N88°36'27"E	27.87'	C41	3°49'26"	970.00'	64.74'	N88°23'30"E	64.72'
C12	64°19'15"	34.50'	38.73'	N58°18'16"E	36.73'	C42	0°07'52"	1030.00'	2.36'	N86°32'43"E	2.36'
C13	49°15'18"	55.50'	47.71'	N50°46'17"E	46.26'	C43	96°43'44"	25.00'	42.21'	N38°14'47"E	37.37'
C14	58°18'34"	55.50'	57.45'	S74°56'47"E	54.92'	C44	6°50'06"	830.00'	99.01'	N06°42'02"W	98.95'
C15	52°49'50"	55.50'	51.17'	S18°52'35"E	49.38'	C45	3°04'01"	830.00'	44.43'	N01°44'58"W	44.42'
C16	49°15'20"	55.50'	47.71'	S32°09'59"W	46.26'	C46	102°35'29"	25.00'	44.76'	N51°30'43"W	39.02'
C17	33°40'14"	55.50'	32.62'	S73°37'46"W	32.15'	C47	5°42'29"	780.00'	77.71'	S80°02'47"W	77.67'
C18	4°40'59"	370.00'	30.24'	S88°07'23"W	30.23'	C48	5°19'56"	780.00'	72.59'	S85°34'00"W	72.57'
C19	85°59'52"	25.00'	37.52'	S42°46'58"W	34.10'	C49	5°00'05"	600.00'	52.37'	N02°43'01"W	52.36'
C20	1°27'02"	770.00'	19.50'	S00°56'29"E	19.49'	C50	5°23'55"	600.00'	56.53'	N07°55'01"W	56.51'
C21	8°56'58"	770.00'	120.27'	S08°08'29"E	120.15'	C51	10°24'00"	800.00'	145.21'	N05°24'58"W	145.01'
C22	79°56'18"	25.00'	34.88'	S49°33'58"E	32.12'	C52	3°49'28"	1000.00'	66.74'	N88°23'30"E	66.73'
C23	1°59'37"	470.00'	16.35'	N89°28'04"E	16.35'	C53	3°34'00"	1000.00'	62.25'	N86°15'47"E	62.24'
C24	5°46'51"	470.00'	47.42'	N85°34'50"E	47.40'	C54	0°25'05"	1000.00'	7.30'	S89°44'40"E	7.30'
C25	44°54'35"	34.50'	27.04'	N60°14'07"E	26.35'	C55	10°00'00"	500.00'	87.27'	N85°27'53"E	87.16'
C26	1°14'06"	34.50'	0.74'	N37°09'46"E	0.74'	C56	10°59'39"	750.00'	143.91'	N79°39'54"E	143.69'
C27	77°06'28"	55.50'	74.69'	N75°05'57"E	69.18'	C57	4°12'49"	400.00'	29.42'	N76°16'29"E	29.41'
C28	49°31'26"	55.50'	47.97'	S41°35'06"E	46.49'	C58	12°05'00"	400.00'	84.36'	N84°25'23"E	84.20'
C29	42°59'56"	55.50'	41.65'	S04°40'35"W	40.68'	C59	6°04'24"	859.22'	91.08'	S83°03'47"W	91.04'
C30	41°50'59"	55.50'	40.54'	S47°06'03"W	39.64'	C60	9°11'18"	440.00'	70.56'	N83°44'28"E	70.48'

DATE OF SURVEY

JULY 25, 2022

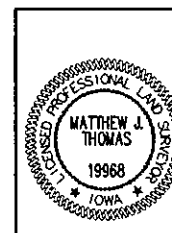
PLAT DESCRIPTION

ALL OF PARCEL "21-153" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 4353, AND OUTLOTS 'Y' AND 'Z', ASHLEY ACRES PLAT 2, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 24.28 ACRES (1,057,836 SQUARE FEET).

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

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 LOT 'A' IS 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 OUTLOT 'Y' SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND.
7. LOTS 39 THROUGH 42 ARE WITHIN LOWR-F CASE NUMBER 22-07-0818A AND SUBJECT TO REMOVAL FROM THE FLOODPLAIN BASED ON FILL.



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.
[Signature] 11/14/22
 MATTHEW J. THOMAS, P.L.S. DATE
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

ASHLEY ACRES PLAT 3
 FINAL PLAT

1/3
 2106.531

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

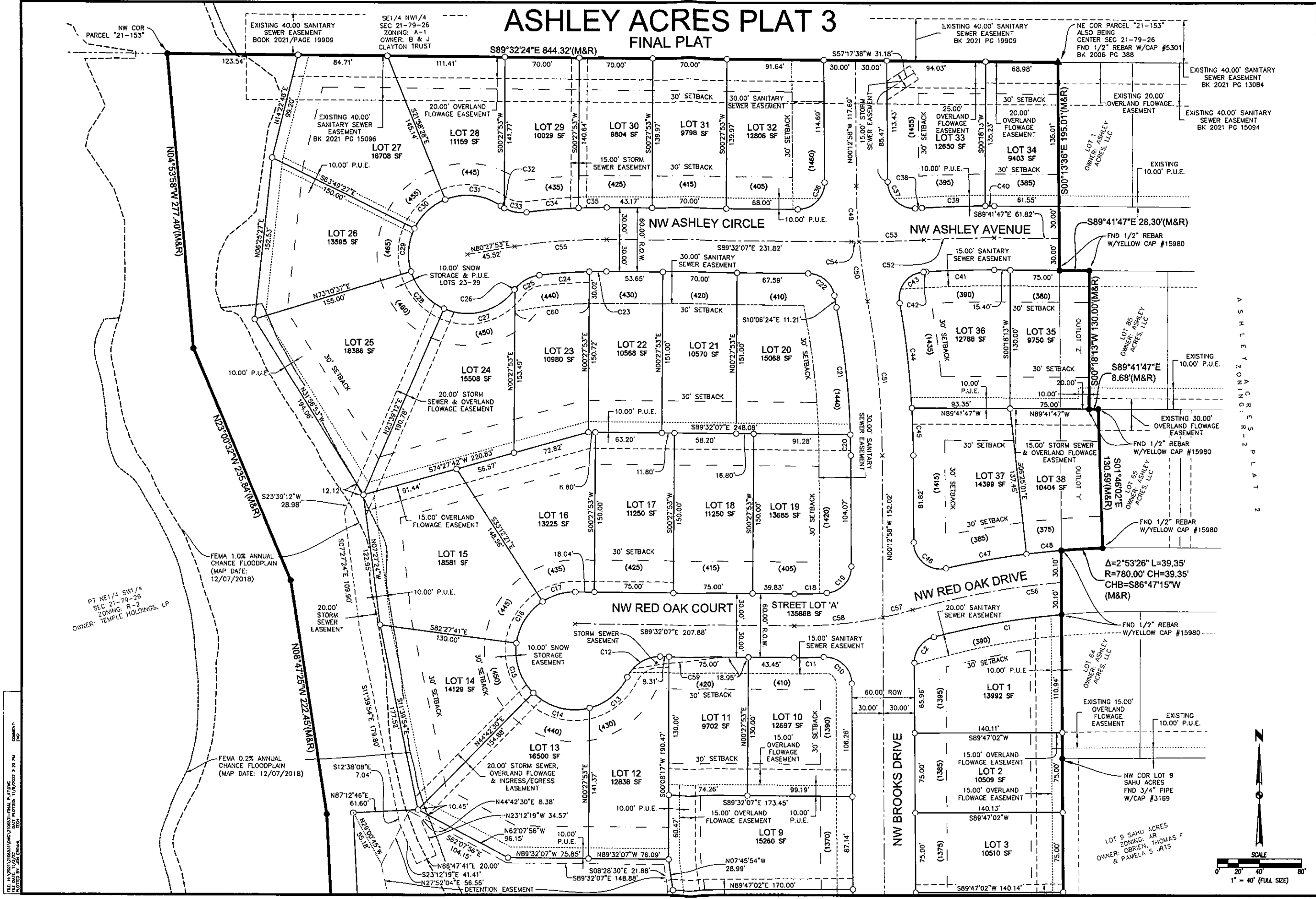
REVISIONS

DATE

SUBMITTED

11/03/22

ASHLEY ACRES PLAT 3 FINAL PLAT



DATE	11/03/22
REVISIONS	
SUBMITTED	
REVIEW:	
TECH:	
ENGINEER:	

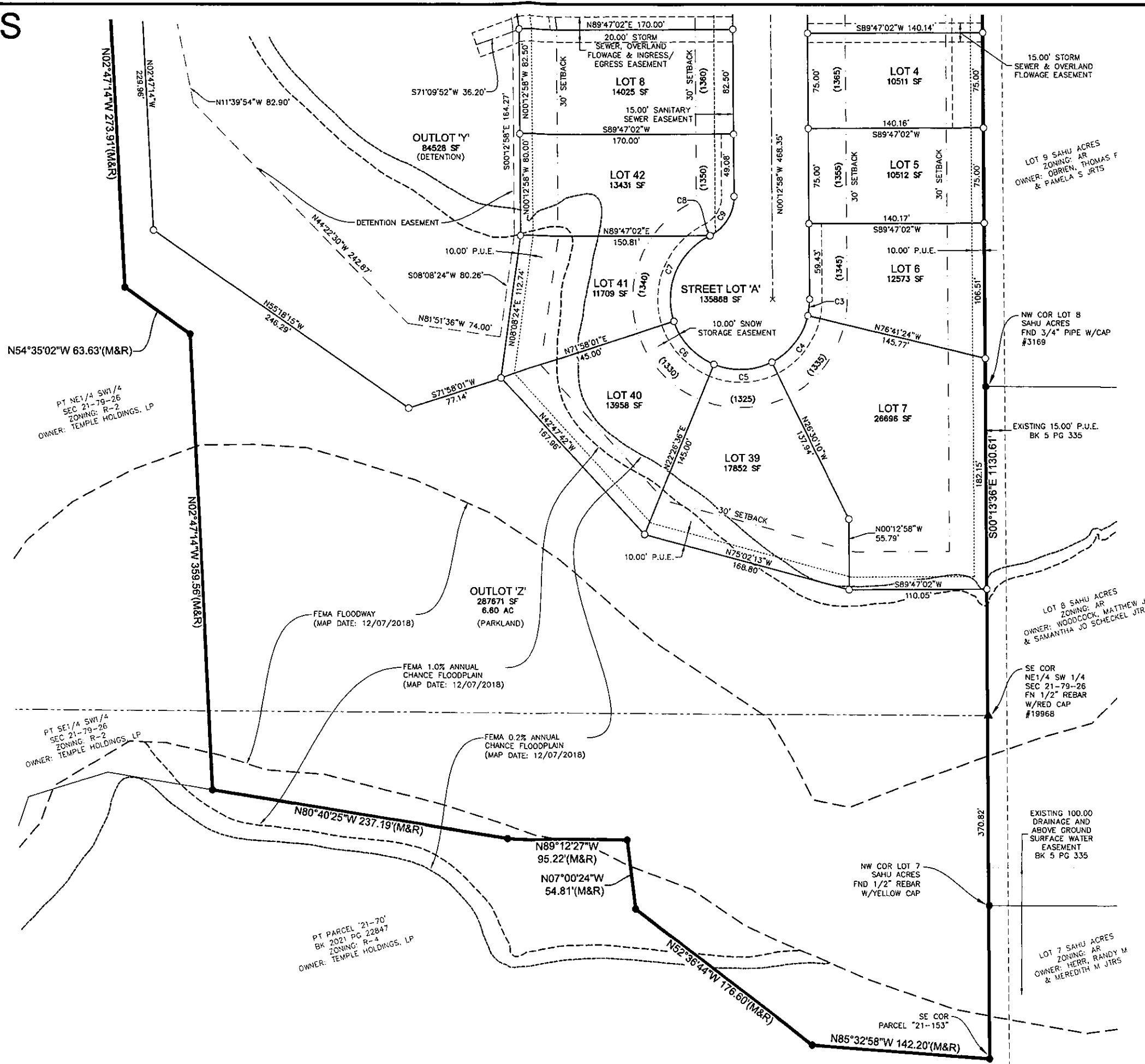
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ESA
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

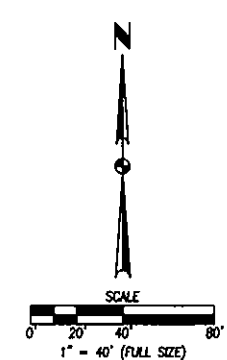
ASHLEY ACRES PLAT 3 FINAL PLAT

2/3
2106.531

ASHLEY ACRES PLAT 3 FINAL PLAT



DRAWN BY: JON PROUT
 CHECKED BY: JON PROUT
 DATE: 11/27/22
 DATE PLOTTED: 11/27/2023 2:30 PM
 DWGNO: 2203
 TITLE: ASHLEY ACRES PLAT 3 FINAL PLAT



DATE		REVISIONS		ENGINEER:		TECH:		REVIEW:	

CIVIL DESIGN ADVANTAGE

ASHLEY ACRES PLAT 3

FINAL PLAT

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

WAUKEE, IOWA

3/3

2106.531