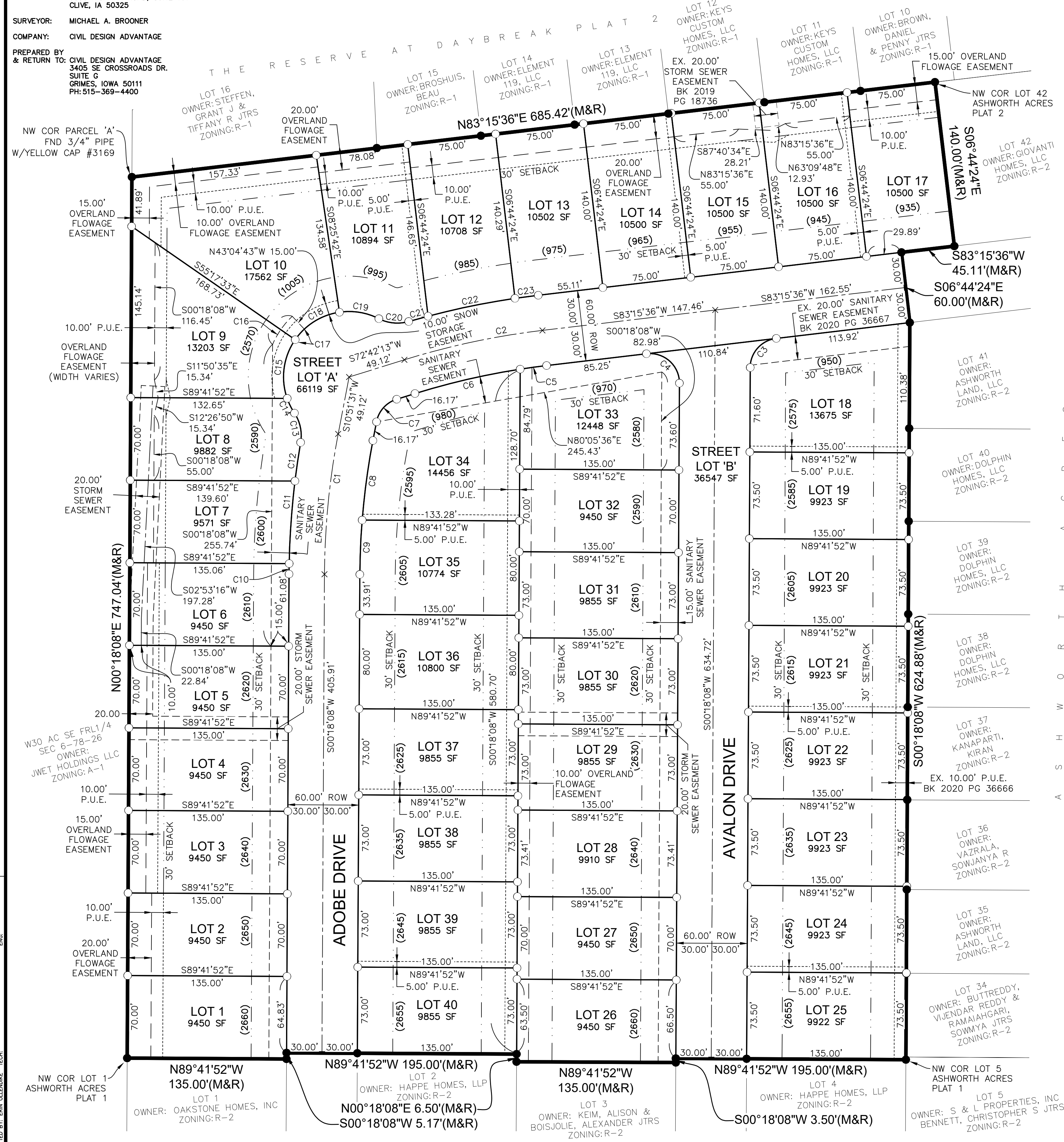


ASHWORTH ACRES PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: PT PARCELS 'A' AND 'B' OF SE1/4 SEC 6-78-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ASHWORTH LAND, LLC
 PROPRIETOR: ASHWORTH LAND, LLC 9550 HICKMAN ROAD, SUITE 101 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111 PH: 515-369-4400



OWNER / DEVELOPER

ASHWORTH LAND, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325

ENGINEER / SURVEYOR

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

DATE OF SURVEY

MAY 25, 2021

ZONING

R-2: ONE AND TWO-FAMILY
 RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2
 FRONT YARD: 30 FEET
 SIDE YARD: 15 FEET TOTAL (MIN 7' ONE SIDE)
 REAR YARD: 30 FEET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°33'24"	650.00'	119.76'	S05°34'49"W	119.59'
C2	10°33'24"	650.00'	119.76'	S77°58'55"W	119.59'
C3	82°57'29"	25.00'	36.20'	N41°46'52"E	33.12'
C4	97°02'31"	25.00'	42.34'	S48°13'08"E	37.46'
C5	2°05'05"	620.00'	22.56'	N82°13'04"E	22.56'
C6	8°28'19"	620.00'	91.68'	N76°56'22"E	91.59'
C7	61°50'41"	25.00'	26.98'	N41°46'52"E	25.69'
C8	61°7'35"	620.00'	68.10'	N07°42'44"E	68.06'
C9	41°5'48"	620.00'	46.13'	N02°26'02"E	46.12'
C10	0°45'07"	680.00'	8.92'	S00°40'41"W	8.92'
C11	5°54'47"	680.00'	70.18'	S04°00'38"W	70.15'
C12	2°47'09"	680.00'	33.06'	S08°21'36"W	33.06'

PLAT DESCRIPTION

THAT PART OF PARCEL 'A' AND PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1998, PAGE 360, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN

LYING NORTH OF ASHWORTH ACRES PLAT 1, AN OFFICIAL PLAT

AND LYING WEST OF ASHWORTH ACRES PLAT 2, AN OFFICIAL PLAT

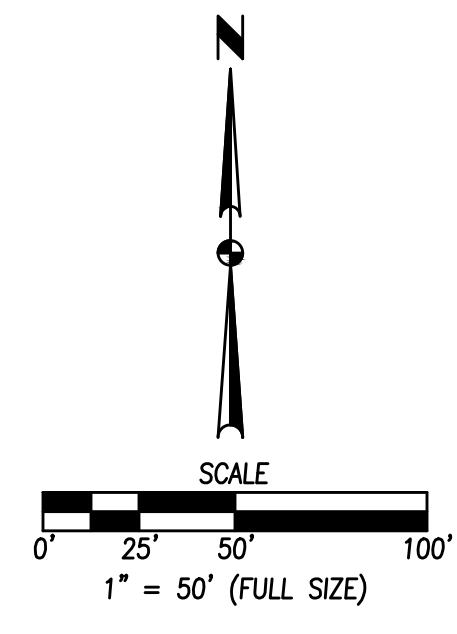
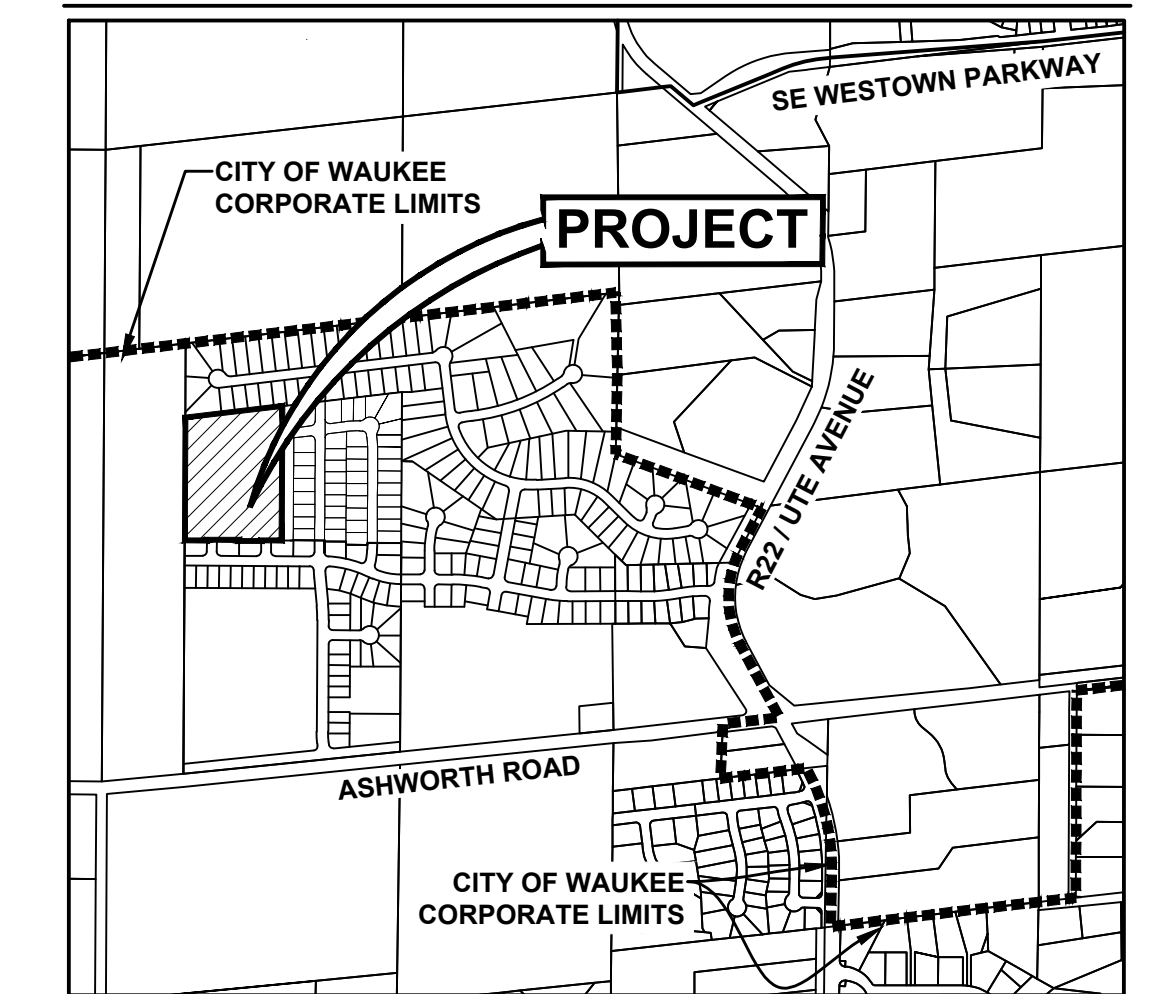
ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 12.00 ACRES (522,542 SQUARE FEET).

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

NOTES

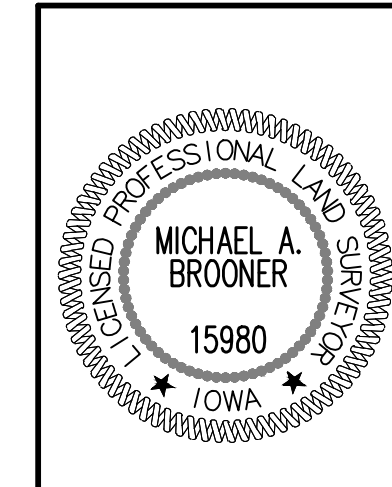
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

VICINITY MAP (NOT TO SCALE)



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	---	



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 A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

COMMENT: 15980-2021-05-27-2021-FINAL PLATING DATE: 5/27/2021 8:21 AM
 PLOTTED BY: GREG GALENKE
 DATE: 5/27/2021

ASHWORTH ACRES PLAT 3
FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____ REVIEW: _____
 DATE: _____ REVISIONS: _____ FIRST SUBMITTAL: 05/27/21