

ASHWORTH NORTH PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT. OUTLOT 'Z', ASHWORTH NORTH PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

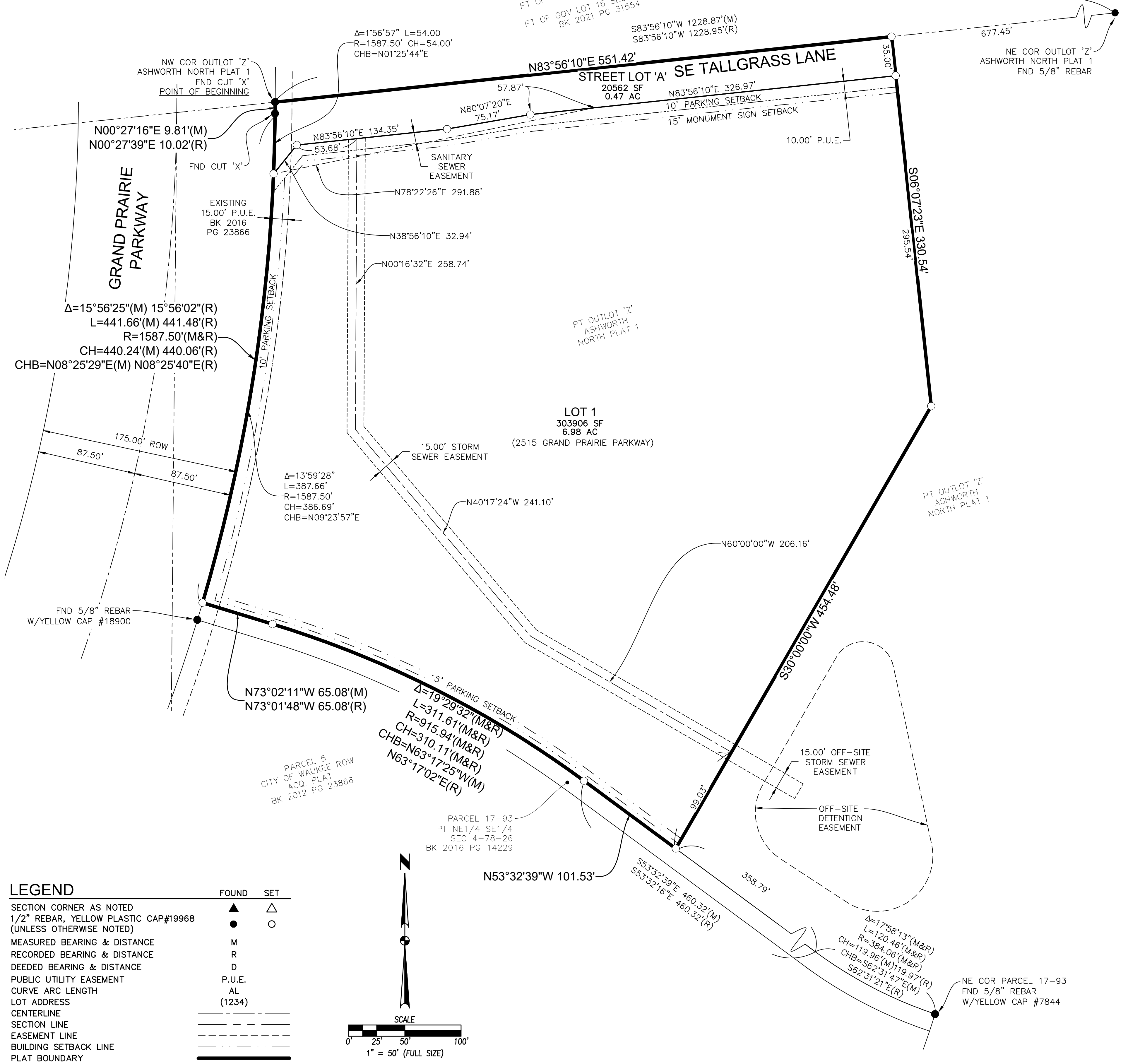
REQUESTOR: AP NORTH, LC

PROPRIETOR: AP NORTH, LC
5000 WESTOWN PARKWAY STE 400
WEST DES MOINES, IA 50266

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



OWNER / DEVELOPER
AP NORTH, LC
5000 WESTOWN PARKWAY STE 400
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING
EXISTING: K-OF

BULK REGULATIONS

BUILDING SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 0'

DATE OF SURVEY
MAY 26, 2022

PLAT DESCRIPTION

A PART OF OUTLOT 'Z', ASHWORTH NORTH PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 83°56'10" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Z'; 551.42 FEET; THENCE SOUTH 06°07'23" EAST, 330.54 FEET; THENCE SOUTH 30°00'00" WEST, 454.48 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 53°32'39" WEST ALONG SAID WESTERLY LINE, 101.53 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 915.94 FEET AND WHOSE CHORD BEARS NORTH 63°17'25" WEST, 310.11 FEET; THENCE NORTH 73°02'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 65.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1587.50 FEET, WHOSE ARC LENGTH IS 441.66 FEET AND WHOSE CHORD BEARS NORTH 08°25'29" EAST, 440.24 FEET; THENCE NORTH 00°27'16" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 9.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.98 ACRES (304,139 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.

LEGEND

FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW PLASTIC CAP #19968 (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	---

FILE: H:\2022\220110\WVA\220110-FINAL PLAT.DWG
 DATE PLOTTED: 8/17/2022 9:46 AM
 PLOTTED BY: JAK ERDHAL
 CHECKED BY: JAK ERDHAL

MATTHEW J. THOMAS
LICENSE NUMBER 19968
19968

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.

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:
 THIS SHEET _____

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 08/22/22

REVISIONS:

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

TECH: _____

ENGINEER: _____

REVIEW: _____

ASHWORTH NORTH PLAT 2
 FINAL PLAT

WAUKEE, IOWA

1 / 1

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