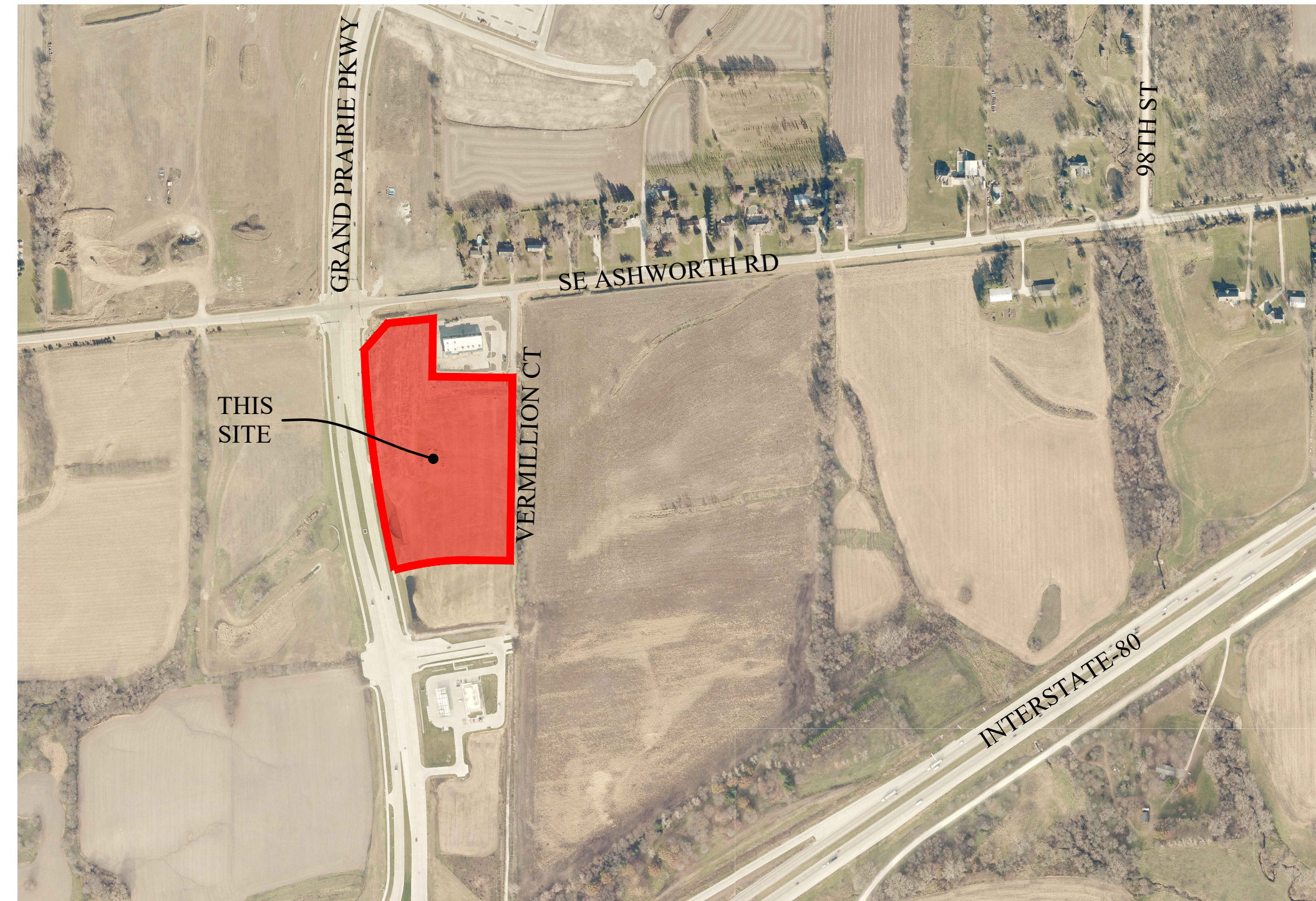


FINAL PLAT ASHWORTH SOUTH PLAT 3

DALLAS COUNTY, IOWA WAUKEE, DALLAS COUNTY IOWA



VICINITY MAP
1" = 500'

| INDEX LEGEND | |
|-----------------------------|---|
| COUNTY: | DALLAS |
| CITY: | WAUKEE |
| SUBDIVISION: | ASHWORTH SOUTH PLAT I, BOOK 2017, PAGE 12494. |
| LOTS: | OUTLOT 'Z' |
| PROPRIETOR (S): | AP GPP, L.C. |
| REQUESTED BY: | AP GPP, L.C. |
| PROFESSIONAL LAND SURVEYOR: | JEFFERY A. GADDIS PLS |
| COMPANY: | CIVIL ENGINEERING CONSULTANTS, INC |
| ATTN: | JEFFERY A. GADDIS |
| RETURN TO: | 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 |

| SHEET LIST TABLE | |
|------------------|-------------|
| Sheet Number | Sheet Title |
| 01 | COVER SHEET |
| 02 | FINAL PLAT |

| SUBMITTAL TABLE | |
|--------------------|-------------------|
| SUBMITTAL DATE | SUBMITTAL NOTES |
| JULY 26, 2022 | INITIAL SUBMITTAL |
| AUGUST 12, 2022 | |
| SEPTEMBER 07, 2022 | |
| SEPTEMBER 19, 2022 | |
| ----- | |
| | |
| | |

| LEGEND | |
|--------|--|
| --- | SUBDIVISION BOUNDARY |
| --- | PARCEL LINES |
| --- | EXISTING LOT LINES |
| --- | ORIGINAL LOT LINES |
| --- | SECTION LINES |
| --- | EASEMENT LINES |
| --- | CENTER LINE |
| --- | BUILDING SETBACK LINE |
| ▲ | FOUND SECTION CORNER |
| △ | SET SECTION CORNER |
| ● | FOUND PROPERTY CORNER (3/4" I.R. W/BLUE CAP #10301 UNLESS OTHERWISE NOTED) |
| ○ | SET PROPERTY CORNER (3/4" I.R. W/BLUE CAP #10301 UNLESS OTHERWISE NOTED) |
| M. | MEASURED BEARING & DISTANCE |
| P. | PREVIOUSLY RECORDED BEARING & DISTANCE |
| D. | DEEDED BEARINGS & DISTANCE |
| I.R. | IRON ROD |
| P.O.B. | POINT OF BEGINNING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| 123 | LOT ADDRESS |

PROFESSIONAL LAND SURVEYOR'S MONUMENT NOTE:
IF THIS FINAL PLAT INDICATES SETTING A 3/4" I.R. WITH BLUE PLASTIC CAP #10301 AND THE EXISTING CONDITIONS ARE NOT CONDUCTIVE TO SETTING THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) PAVEMENT AND A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.) PAVEMENT.

BASIS OF BEARINGS

- THE EAST LINE OF NORTH 45 ACRES IS ASSUMED TO HAVE A BEARING OF 500°46'51"14.

NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF ASHWORTH SOUTH PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 20604, ASHWORTH SOUTH PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 12494 ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
- ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.

CITY OF WAUKEE NOTES

- EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS AS DEFINED IN THE COVENANT AGREEMENTS OF RECORD.
- PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

FEMA FLOOD ZONE

ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY MAP NUMBER 19049C0355F WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018
** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
(SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

PROPERTY OWNER / APPLICANT:

AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
CONTACT: TOM WITTMAN
EMAIL: TOM.WITTMAN@KNAPPFPROPERTIES.COM

PROFESSIONAL CIVIL ENGINEER:

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
CONTACT: PAUL CLAUSEN, PE
PH: (515) 276-4884 EXT. 217
EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
JEFFERY A. GADDIS, PLS
PH: (515) 276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:

BILL METTEE
PLANNER
CITY OF WAUKEE
515-478-1930
EMAIL: BMETTEE@WAUKEE.ORG

ZONING / LAND USE

LOTS 1 & 2: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT 'Z': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

| K-RR KETTLESTONE RETAIL REGIONAL | |
|----------------------------------|--|
| LOT AREA: | NO MIN. |
| LOT WIDTH: | NO MIN. |
| FRONT YARD: | NO MIN. FOR PRINCIPLE PERMITTED USES. |
| SIDE YARD: | NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. |
| REAR YARD: | NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. |
| PRINCIPLE BLD SEPARATION: | 25' |
| ACCESSORY BLD SEPARATION: | 0' BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS |
| MAX HEIGHT: | PRINCIPAL BUILDING - 8 STORIES ACCESSORY BUILDING - 1 STORY |
| FLOOR AREA RATIO: | 0.35 |

LEGAL DESCRIPTION

ALL OF OUTLOT 'Z', ASHWORTH SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 2017, PAGE 20604, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 11.36 ACRES MORE OR LESS.

LAND AREA

11.36 ACRES MORE OR LESS.

PURPOSE OF SURVEY

- THIS FINAL PLAT IS BEING PREPARED TO CREATE COMMERCIAL DEVELOPMENT LOTS.

CERTIFICATIONS

*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

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.
September 19, 2022
JEFFERY A. GADDIS, IOWA LICENSE NO. 18361 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
SHEETS 1-2

PRELIMINARY



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com

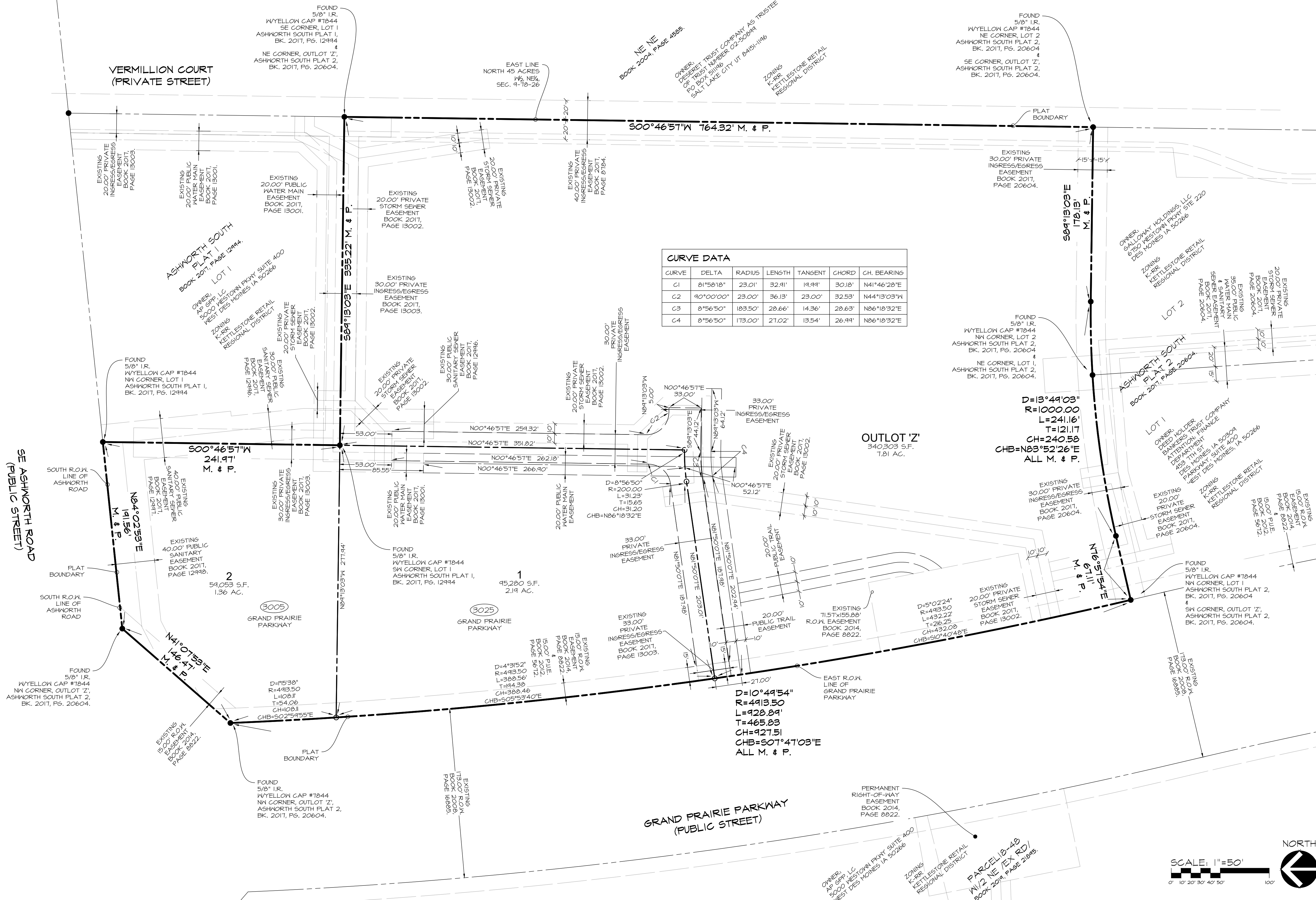


| | |
|-----------------|--------------------|
| DATE: | SEPTEMBER 07, 2022 |
| DATE OF SURVEY: | AUGUST 12, 2022 |
| DESIGNED BY: | JAG |
| DRAWN BY: | DLZ |

PRELIMINARY

ASHWORTH SOUTH PLAT 3
WAUKEE, DALLAS COUNTY IOWA
FINAL PLAT COVER

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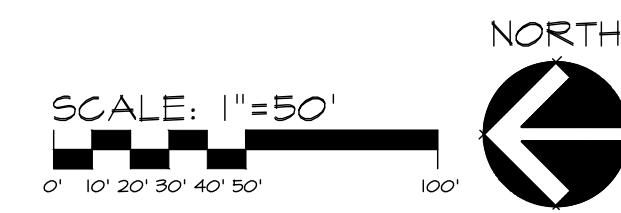


CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-------|-----------|---------|--------|---------|--------|-------------|
| C1 | 81°58'18" | 23.01' | 32.91' | 19.99' | 30.18' | N41°46'28"E |
| C2 | 90°00'00" | 23.00' | 36.13' | 23.00' | 32.53' | N44°13'03"W |
| C3 | 8°56'50" | 183.50' | 28.86' | 14.36' | 28.63' | N86°18'32"E |
| C4 | 8°56'50" | 173.00' | 27.02' | 13.54' | 26.91' | N86°18'32"E |

D=13°49'03"
R=1000.00
L=241.16'
T=121.17
CH=240.58
CHB=N83°52'26"E
ALL M. & P.

D=10°49'54"
R=4913.50
L=928.89'
T=465.83
CH=927.51
CHB=S07°47'03"E
ALL M. & P.



PRELIMINARY

ASHWORTH SOUTH PLAT 3
 MAUIKEE, DALLAS COUNTY, IOWA
FINAL PLAT

SHEET
02
OF
02

E0004

Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com

CEC

DATE: Sep. 14, 2022
 SEPTEMBER 07, 2022
 AUGUST 12, 2022
 JULY 26, 2022

DATE OF SURVEY: JAG
 DESIGNED BY: JAG
 DRAWN BY: DLZ