

# LAUNCH TOWNHOMES AT KETTLESTONE

## FINAL PLAT

### INDEX LEGEND

LOCATION: PT PARCEL 'A' (BK 769 PG 35)  
PT PARCEL 'B' (BK 2007 PG 14243)  
LOT 3, SNYDER CORNER  
PT SW1/4 SEC 4-78-26,  
WAUKEE, DALLAS COUNTY, IOWA

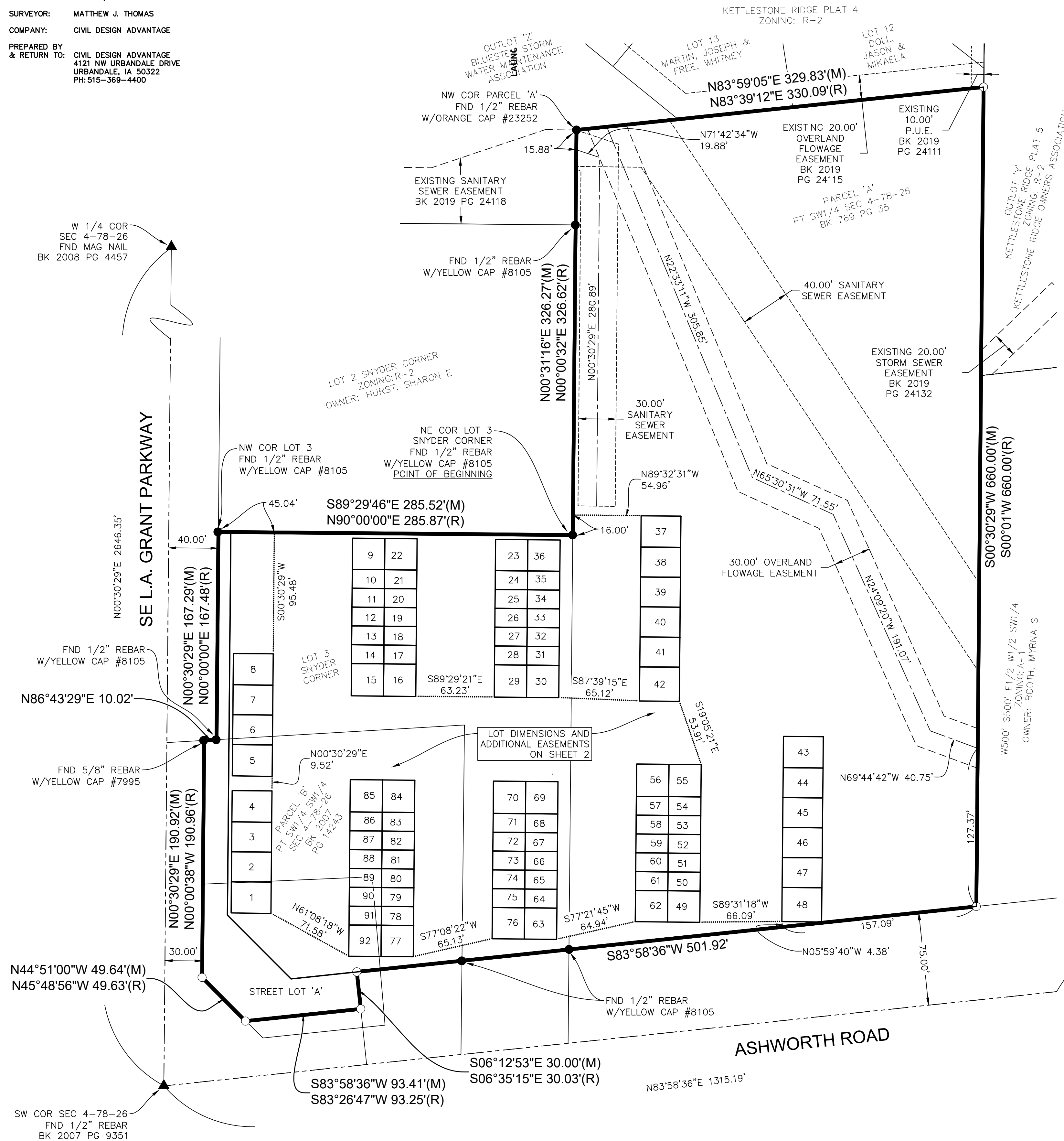
REQUESTOR: 31495 ASHWORTH ROAD, LLC

PROPRIETOR: 31495 ASHWORTH ROAD, LLC  
1680 SW ANKENY RD STE 1B  
ANKENY, IA 50023

SURVEYOR: MATTHEW J. THOMAS

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: 515-369-4400



### OWNER / DEVELOPER

31495 ASHWORTH ROAD, LLC  
1680 SW ANKENY ROAD, SUITE 1B  
ANKENY, IOWA 50023  
CONTACT: NICK JENSEN  
EMAIL: NICK@CALIBERIOWA.COM  
PH: (515) 290-9359

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

### ZONING

K-MF-STACKED MEDIUM

### BULK REGULATIONS

FRONT: 20 FEET FOR ACCESSORY STRUCTURES, NONE FOR PRINCIPAL PERMITTED STRUCTURES  
5 FEET FOR ACCESSORY STRUCTURES  
30 FEET FOR PRINCIPAL PERMITTED STRUCTURES IF ADJACENT TO ADJOINING SINGLE-FAMILY

REAR: 5 FEET FOR ACCESSORY STRUCTURES  
30 FEET FOR PRINCIPAL PERMITTED STRUCTURES IF ADJACENT TO ADJOINING SINGLE-FAMILY

### DATE OF SURVEY

SEPTEMBER 29, 2022

### PLAT DESCRIPTION

LOT 3, SNYDER CORNER, AN OFFICIAL PLAT

AND

A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 769, PAGE 35, BEING A PART OF THE SOUTHWEST QUARTER

AND

A PART OF PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 14243, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

AND

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

ALL BEING IN SECTION 4, TOWNSHIP 78 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 SAID LOT 3; THENCE NORTH 00°31'16" EAST ALONG THE WEST LINE OF SAID PARCEL 'A', 326.27 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 83°59'05" EAST ALONG THE NORTH LINE OF SAID PARCEL 'A', 329.83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 00°30'29" WEST ALONG THE EAST LINE OF SAID PARCEL 'A', 660.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ASHWORTH ROAD; THENCE SOUTH 83°58'36" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 501.92 FEET; THENCE SOUTH 06°12'53" EAST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET; THENCE SOUTH 83°58'36" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 93.41 FEET TO THE EAST RIGHT OF WAY LINE OF SE L.A. GRANT PARKWAY; THENCE NORTH 44°51'00" WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.64 FEET; THENCE NORTH 00°30'29" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 190.92 FEET; THENCE NORTH 86°43'29" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 10.02 FEET; THENCE NORTH 00°30'29" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 167.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°29'46" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 285.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.38 ACRES (321,409 SQUARE FEET).

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

### NOTES

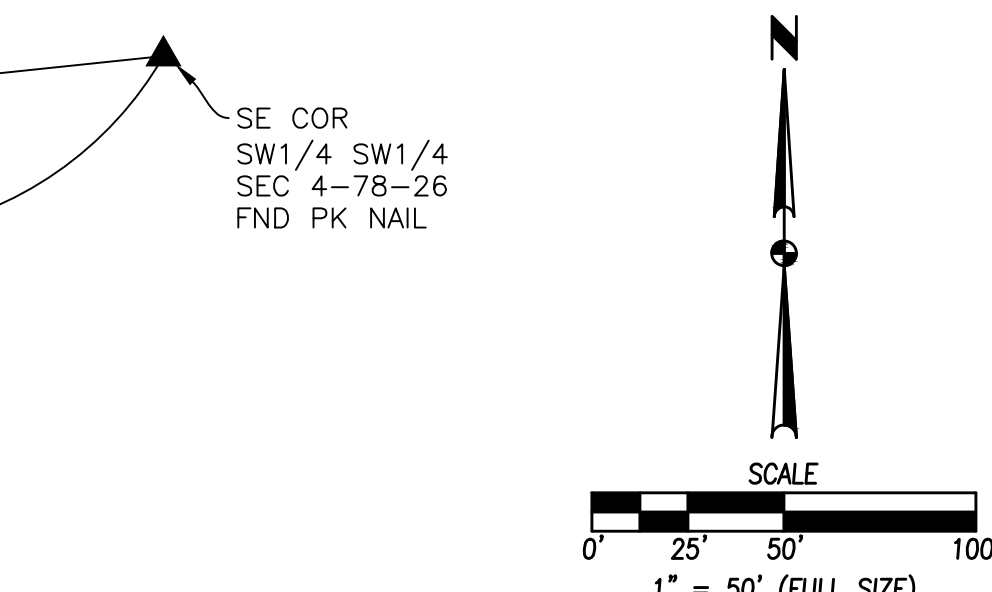
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C2	90°00'00"	6.50'	10.21'	N44°29'31"W	9.19'
C3	90°00'00"	40.00'	62.83'	S44°29'31"E	56.57'
C4	90°00'00"	46.50'	73.04'	S44°29'31"E	65.76'
C5	90°00'00"	15.00'	23.56'	S44°29'31"E	21.21'
C6	90°00'00"	15.00'	23.56'	S45°30'29"E	21.21'
C7	90°00'00"	15.00'	23.56'	N45°30'29"E	21.21'
C8	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C9	90°00'00"	15.00'	23.56'	S45°30'29"W	21.21'
C10	90°00'00"	15.00'	23.56'	S44°29'31"E	21.21'
C11	90°00'00"	15.00'	23.56'	N45°30'29"E	21.21'
C12	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C13	90°00'00"	15.00'	23.56'	S45°30'29"W	21.21'
C14	90°00'00"	15.00'	23.56'	S44°29'31"E	21.21'
C15	90°00'00"	15.00'	23.56'	N45°30'29"E	21.21'
C16	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C17	60°31'44"	46.50'	49.12'	N51°22'58"W	46.87'

### 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.	
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.

**PRELIMINARY**

**NOT FOR CONSTRUCTION**

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 AND 2

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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

TECH: \_\_\_\_\_

REVIEW: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

LAUNCH TOWNHOMES AT KETTLESTONE

FINAL PLAT

2202.105

