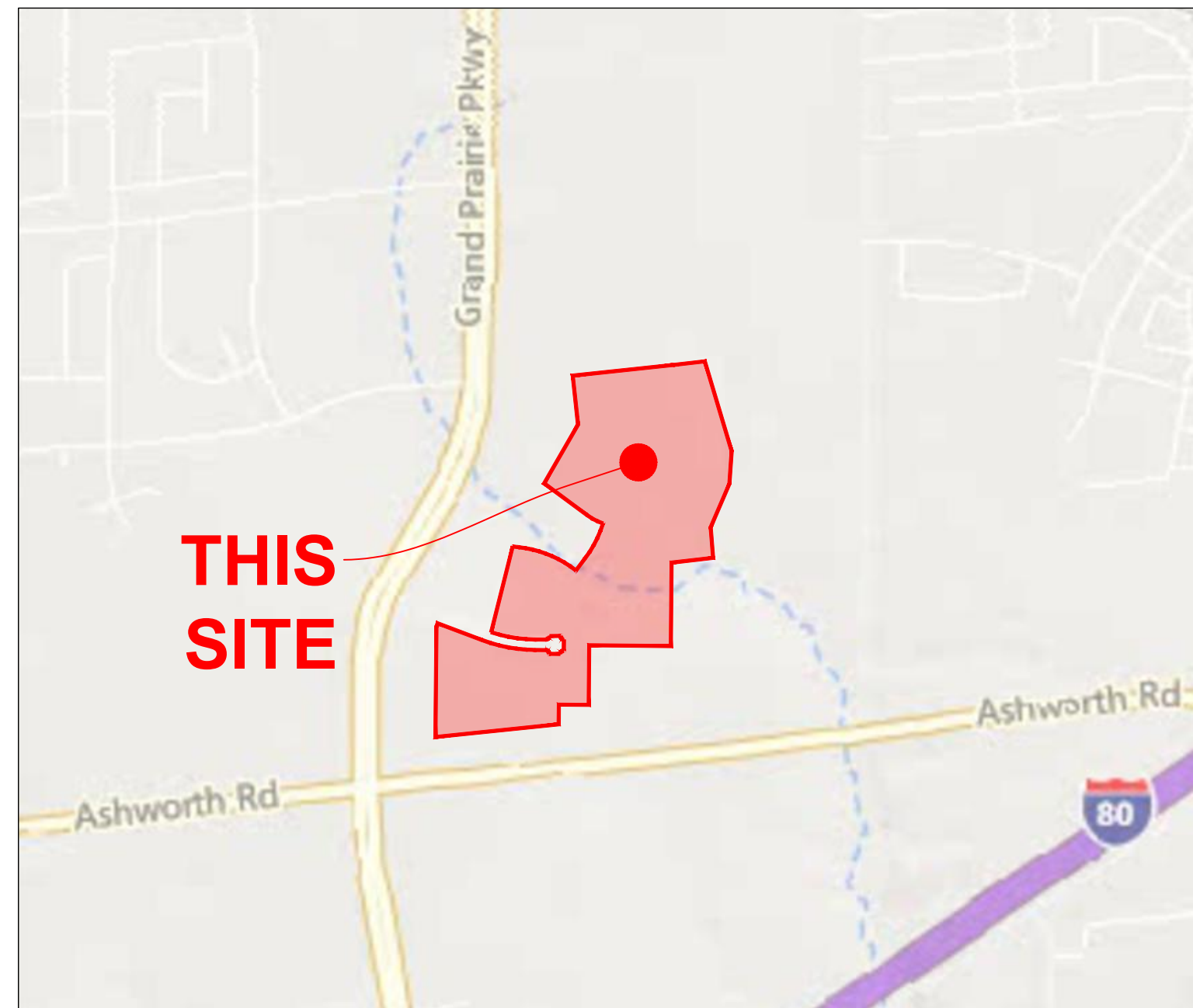


FINAL PLAT ASHNORTH NORTH PLAT 3 WAUKEE, DALLAS COUNTY IOWA

INDEX LEGEND					
COUNTY:	DALLAS				
SECTION	TOWNSHIP	RANGE	1/4	1/4	1/4
ALIQOT PART	3	7B	26	NW	SW
PARCEL(S)	PARCEL 14-12	3	7B	26	NW
	PARCEL 14-13	3	7B	26	NW
CITY: WAUKEE					
SUBDIVISION: ASHNORTH NORTH PLAT 1					
LOTS: OUTLOT 'Z'					
PROPRIETOR (S): AP NORTH, LC					
REQUESTED BY: AP NORTH, LC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322					

Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	FINAL PLAT
03	EASEMENTS DETAIL SHEET - NORTH
04	EASEMENTS DETAIL SHEET - SOUTH

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
NOVEMBER 11, 2022	INITIAL SUBMITTAL
DECEMBER 04, 2022	
DECEMBER 30, 2022	
MAY 01, 2023	



VICINITY MAP
SCALE: 1"=1000'
NORTH

PURPOSE OF SURVEY

THIS FINAL PLAT IS BEING PREPARED TO CREATE ONE STREET LOT, A STORM WATER BASIN LOT, TWO DEVELOPED LOTS AND FOUR FUTURE DEVELOPMENT LOTS.

BASIS OF BEARINGS

THE EAST LINE OUTLOT 'Z' OF ASHNORTH NORTH PLAT 1 WAS MEASURED AS HAVING A BEARING OF S00°28'37"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR 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.
- THE 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 PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
- IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

LOT NOTES

- LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
- LOT 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR STORM WATER FACILITY PURPOSES.
- OUTLOTS ARE RESERVED FOR FUTURE DEVELOPMENT.

LEGEND

●	FOUND CORNERS (5/8" I.R. W/ YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/ BLUE CAP #1838 UNLESS OTHERWISE NOTED)
▲	FOUND SECTION CORNERS
△	SET SECTION CORNER
---	PLAT OF SURVEY BOUNDARY
---	PROPOSED PARCEL LINES
---	EXISTING PROPERTY LINES
---	BUILDING SETBACK LINES
---	EASEMENT LINES
---	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, Pg. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.N.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT

BOUNDARY CLOSURE TABLE

SEGMENT #1 : LINE LENGTH: 34.25' DELTA: 084°56'37" CHORD: 35.34' NORTH: 57263.2178' EAST: 1545454.4825'	SEGMENT #2 : LINE LENGTH: 629.18' DELTA: 516°38'22"E CHORD: 517684.7586' NORTH: 571684.7586' EAST: 1545846.2546'	SEGMENT #3 : LINE LENGTH: 219.25' DELTA: 504°02'56"W CHORD: 517466.0959' NORTH: 571466.0959' EAST: 1545830.1734'	SEGMENT #4 : LINE LENGTH: 316.54' DELTA: 523°11'49"W CHORD: 571175.3242' NORTH: 571175.3242' EAST: 1545105.5834'	SEGMENT #5 : LINE LENGTH: 206.06' DELTA: 504°21'15"E CHORD: 576481.8865' NORTH: 576481.8865' EAST: 1544443.4434'	SEGMENT #6 : LINE LENGTH: 280.00' DELTA: 583°23'48"W CHORD: 576493.6874' NORTH: 576493.6874' EAST: 1545443.4434'	SEGMENT #7 : LINE LENGTH: 554.32' DELTA: 500°28'37"W CHORD: 576318.3813' NORTH: 576318.3813' EAST: 1545438.7880'	SEGMENT #8 : LINE LENGTH: 547.68' DELTA: 584°21'28"W CHORD: 576383.5702' NORTH: 576383.5702' EAST: 1544891.1326'	SEGMENT #9 : LINE LENGTH: 349.18' DELTA: 500°21'44"W CHORD: 575483.8053' NORTH: 575483.8053' EAST: 1544881.6652'	SEGMENT #10 : LINE LENGTH: 200.13' DELTA: 584°04'10"W CHORD: 575483.8053' NORTH: 575483.8053' EAST: 1544881.6652'	SEGMENT #11 : LINE LENGTH: 131.60' DELTA: 584°04'10"W CHORD: 575483.8053' NORTH: 575483.8053' EAST: 1544881.6652'	SEGMENT #12 : LINE LENGTH: 831.00' DELTA: 584°04'10"W CHORD: 575483.8053' NORTH: 575483.8053' EAST: 1543894.8734'	SEGMENT #13 : LINE LENGTH: 143.00' DELTA: 500°31'22"E CHORD: 576510.9855' NORTH: 576510.9855' EAST: 1543866.6531'	SEGMENT #14 : LINE LENGTH: 211.4' DELTA: 523°11'49"W CHORD: 576530.7348' NORTH: 576530.7348' EAST: 1543874.1434'	SEGMENT #15 : LINE LENGTH: 319.33' DELTA: 564°22'43"E CHORD: 576418.2646' NORTH: 576418.2646' EAST: 1544173.0634'	SEGMENT #16 : CURVE LENGTH: 362.71' DELTA: 020°04'44" CHORD: 360.86' RADIUS: 1035.00' TANGENT: 183.23' DELTA: 020°04'44" CHORD: 360.86' RADIUS: 1035.00' TANGENT: 183.23' DELTA: 020°04'44" CHORD: 360.86' RADIUS: 1035.00' TANGENT: 183.23' DELTA: 020°04'44" CHORD: 360.86' RADIUS: 1035.00' TANGENT: 183.23'	SEGMENT #17 : LINE LENGTH: 72.84' DELTA: 584°21'28"W CHORD: 576431.2504' NORTH: 576431.2504' EAST: 1544600.6735'	SEGMENT #18 : CURVE LENGTH: 34.25' DELTA: 084°56'37" CHORD: 35.34' RADIUS: 25.00' TANGENT: 24.48' DELTA: 084°56'37" CHORD: 35.34' RADIUS: 25.00' TANGENT: 24.48'	SEGMENT #19 : LINE LENGTH: 70.00' DELTA: 584°21'28"W CHORD: 576325.3866' NORTH: 576325.3866' EAST: 1544695.4338'	SEGMENT #20 : CURVE LENGTH: 34.25' DELTA: 084°56'37" CHORD: 35.34' RADIUS: 25.00' TANGENT: 24.48' DELTA: 084°56'37" CHORD: 35.34' RADIUS: 25.00' TANGENT: 24.48'	SEGMENT #21 : LINE LENGTH: 70.00' DELTA: 584°21'28"W CHORD: 576325.3866' NORTH: 576325.3866' EAST: 1544695.4338'	SEGMENT #22 : CURVE LENGTH: 34.45' DELTA: 011°53'13" CHORD: 35.83' RADIUS: 25.00' TANGENT: 25.81' DELTA: 011°53'13" CHORD: 35.83' RADIUS: 25.00' TANGENT: 25.81'	SEGMENT #23 : LINE LENGTH: 70.06' DELTA: 584°21'28"W CHORD: 576445.5013' NORTH: 576445.5013' EAST: 1544626.6415'	SEGMENT #24 : CURVE LENGTH: 38.71' DELTA: 084°42'32" CHORD: 34.45' RADIUS: 25.00' TANGENT: 24.44' DELTA: 084°42'32" CHORD: 34.45' RADIUS: 25.00' TANGENT: 24.44'	SEGMENT #25 : LINE LENGTH: 72.91' DELTA: 584°21'28"W CHORD: 576421.9466' NORTH: 576421.9466' EAST: 1544528.4544'	SEGMENT #26 : CURVE LENGTH: 124.43' DELTA: 001°25'04" CHORD: 124.85' RADIUS: 965.00' TANGENT: 62.55' DELTA: 001°25'04" CHORD: 124.85' RADIUS: 965.00' TANGENT: 62.55'	SEGMENT #27 : LINE LENGTH: 601.74' DELTA: 571014.8241' CHORD: 571014.8241' NORTH: 571014.8241' EAST: 1544550.6874'	SEGMENT #28 : CURVE LENGTH: 150.00' DELTA: 020°50'30" CHORD: 271.32' RADIUS: 150.00' TANGENT: 131.43' DELTA: 020°50'30" CHORD: 271.32' RADIUS: 150.00' TANGENT: 131.43'	SEGMENT #29 : LINE LENGTH: 11.46' DELTA: 552°47'28"E CHORD: 576885.6130' NORTH: 576885.6130' EAST: 1544802.0170'	SEGMENT #30 : LINE LENGTH: 100.00' DELTA: 576465.2566' CHORD: 576465.2566' NORTH: 576465.2566' EAST: 1544862.4892'	SEGMENT #31 : CURVE LENGTH: 266.18' DELTA: 011°56'04" CHORD: 264.84' RADIUS: 765.00' TANGENT: 134.45' DELTA: 011°56'04" CHORD: 264.84' RADIUS: 765.00' TANGENT: 134.45'	SEGMENT #32 : CURVE LENGTH: 120.46' DELTA: 011°58'14" CHORD: 119.41' RADIUS: 384.06' TANGENT: 60.73' DELTA: 011°58'14" CHORD: 119.41' RADIUS: 384.06' TANGENT: 60.73'	SEGMENT #33 : LINE LENGTH: 358.78' DELTA: 571464.2478' CHORD: 571464.2478' NORTH: 571464.2478' EAST: 1544588.7300'	SEGMENT #34 : LINE LENGTH: 454.60' DELTA: 523°11'49"W CHORD: 578191.6584' NORTH: 578191.6584' EAST: 1544816.0071'	SEGMENT #35 : LINE LENGTH: 330.54' DELTA: 506°01'25"W CHORD: 578191.6584' NORTH: 578191.6584' EAST: 1544780.7312'	SEGMENT #36 : LINE LENGTH: 671.55' DELTA: 578263.2122' CHORD: 578263.2122' NORTH: 578263.2122' EAST: 1545454.4860'	PERIMETER: 9811.84' SQ. FT. AREA: 2314835.56 ERROR CLOSURE: 0.0066 COURSE: 532°11'06"E ERROR NORTH: 0.00344 -0.00555 EAST: 0.00344	PRECISION 1: 1483474.24
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PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT
AP NORTH, LC
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
CONTACT: TOM WITTMAN
EMAIL: TOM.WITTMAN@KNAPPFFPROPERTIES.COM

PROFESSIONAL CIVIL ENGINEER:

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
JEFFREY A. GADDIS, PLS
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
JEFFREY A. GADDIS, PLS
PH: (515) 276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:

MELISSA DEBOER
SENIOR PLANNER
CITY OF WAUKEE
PH: 515-418-1841
EMAIL: MDEBOER@WAUKEE.ORG

LEGAL DESCRIPTION

OUTLOT 'Z', ASHNORTH NORTH PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2016, PAGE 15144 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA

AND

PARCEL 14-13 OF THE SURVEY RECORDED IN BOOK 2019, PAGE 2401 IN THE OFFICE OF RECORDER OF DALLAS COUNTY, IOWA, BEING A SURVEY OF PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 7B NORTH, RANGE 26 WEST OF THE 5TH PM, CITY OF WAUKEE, DALLAS COUNTY, IOWA, WHICH ALSO INCLUDES A PORTION OF PARCEL 'B' OF THE SURVEY RECORDED IN BOOK 2009, PAGE 20324

AND

PARCEL 14-12 OF THE SURVEY OF PART OF PARCEL "A" OF THE NW 1/4 SW 1/4 OF SECTION 3, TOWNSHIP 7B NORTH, RANGE 26 WEST OF THE 5TH PM, CITY OF WAUKEE, AS SHOWN IN BOOK 2019, PAGE 2401 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA

EXCEPTING THEREFROM

ASHNORTH NORTH PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2022, PAGE 24212 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA

AND EXCEPTING THEREFROM

PARCEL 23-34, AN OFFICIAL PARCEL RECORDED IN BOOK 2023, PAGE 5185 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA

THIS ENTIRE DESCRIPTION CONTAINS 54.52 ACRES MORE OR LESS

LAND AREA

54.52 ACRES

ZONING

K-OF KETTLESTONE OFFICE
K-RG KETTLESTONE RETAIL COMMUNITY DISTRICT
K-MF STACKED MEDIUM DENSITY

BULK REGULATIONS

K-OF KETTLESTONE OFFICE	NO MIN.
- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- ACCESSORY BLD SEPARATION	
- MAX HEIGHT	PRINCIPAL BUILDING UNDER 15,000 SF - 1 STORY PRINCIPAL BUILDING OVER 15,000 SF - 2 STORIES
- FLOOR AREA RATIO	0.35

K-RG KETTLESTONE RETAIL COMMUNITY DISTRICT

- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN. FOR PRINCIPLE PERMITTED USES.
- FRONT YARD:	20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- ACCESSORY BLD SEPARATION	
- MAX HEIGHT	PRINCIPAL BUILDING UNDER - 4 STORIES ACCESSORY BUILDING - 1 STORY
- FLOOR AREA RATIO	0.35

K-MF STACKED MEDIUM DENSITY

- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	30' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- ACCESSORY BLD SEPARATION	
- MIN HEIGHT	PRINCIPAL BUILDING - 2 STORIES PRINCIPAL BUILDING - 3 STORY ACCESSORY BUILDING - 1 STORY
- MAX HEIGHT	14 DWELLINGS PER UNIT ACRE.
- MAX DENSITY	600 SF PER UNIT.
- MIN FLOOR AREA	

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #14049C0355F MAP REVISED DECEMBER 7, 2018.

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 DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
May 17, 2023
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
SHEETS 1 - 1

DATE: May 17, 2023

DATE OF SURVEY: PC
DESIGNED BY: MEH
DRAWN BY:

PRELIMINARY

ASHNORTH NORTH PLAT 3
WAUKEE, DALLAS COUNTY IOWA

COVER

SHEET
OF 04

E0886

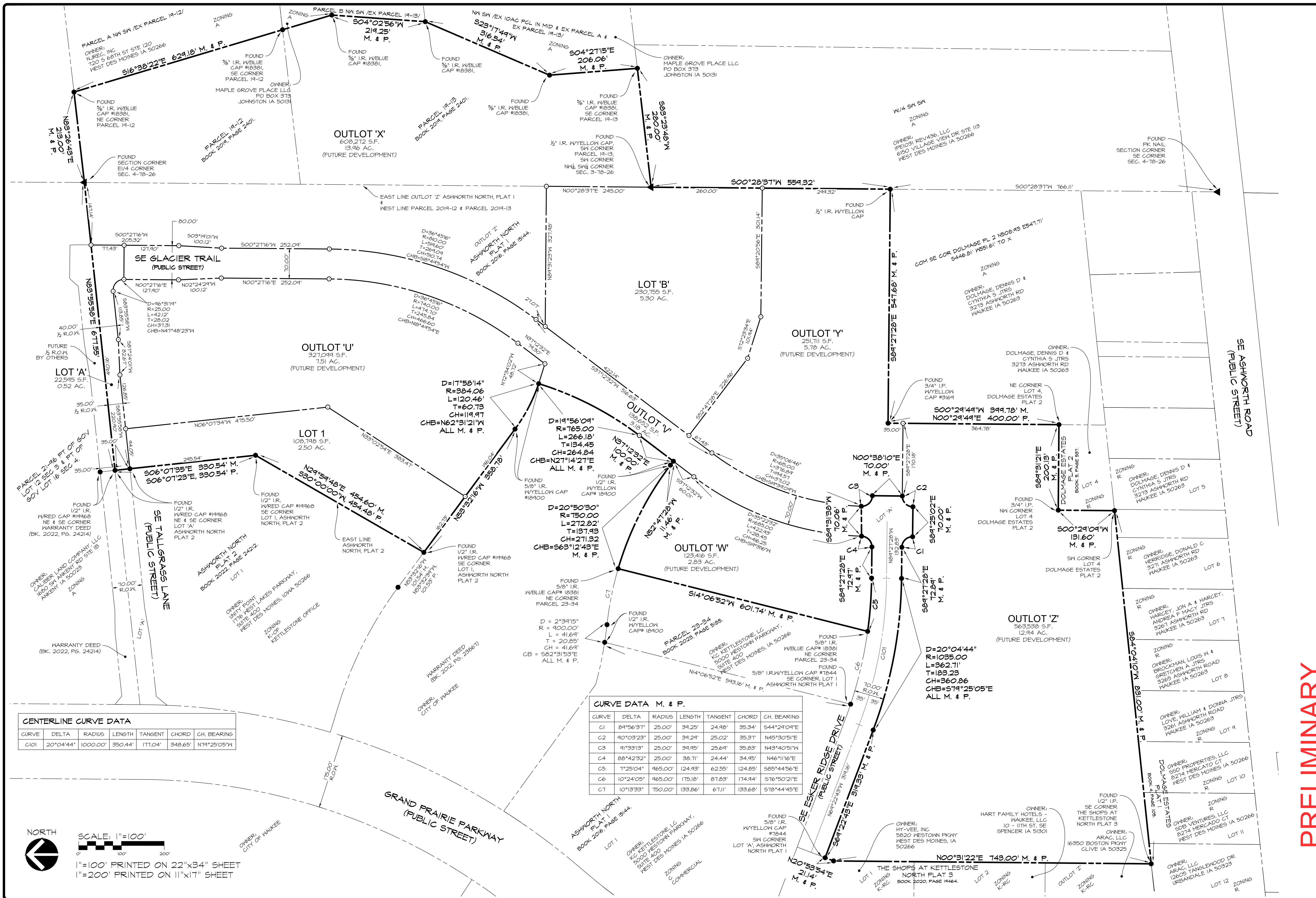
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com



DATE	BY
May 17, 2023	MEH

SHEET
OF 04

E0886

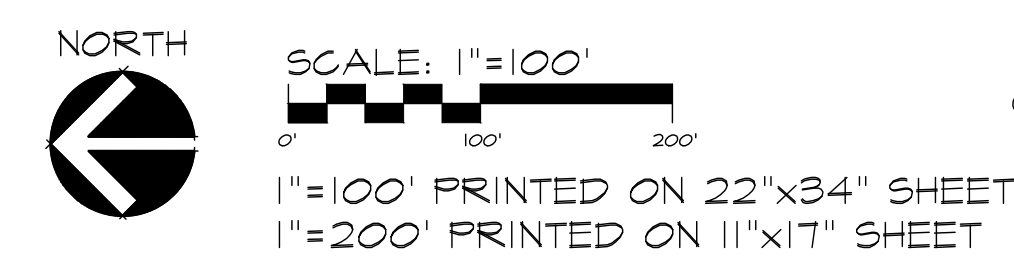


CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	20°04'44"	1000.00'	350.44'	171.04'	348.65'	N19°25'05"W

CURVE DATA M. & P.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°56'37"	25.00'	39.25'	24.98'	35.34'	S44°29'09"E
C2	40°03'23"	25.00'	34.24'	25.02'	35.37'	N45°30'51"E
C3	91°33'13"	25.00'	39.45'	25.69'	35.83'	N43°40'51"W
C4	88°42'32"	25.00'	38.71'	24.44'	34.95'	N46°11'16"E
C5	7°25'04"	465.00'	124.93'	62.55'	124.85'	S85°44'56"E
C6	10°24'05"	465.00'	115.18'	87.83'	174.94'	S76°50'21"E
C7	10°13'33"	750.00'	133.86'	67.11'	133.68'	S78°44'45"E



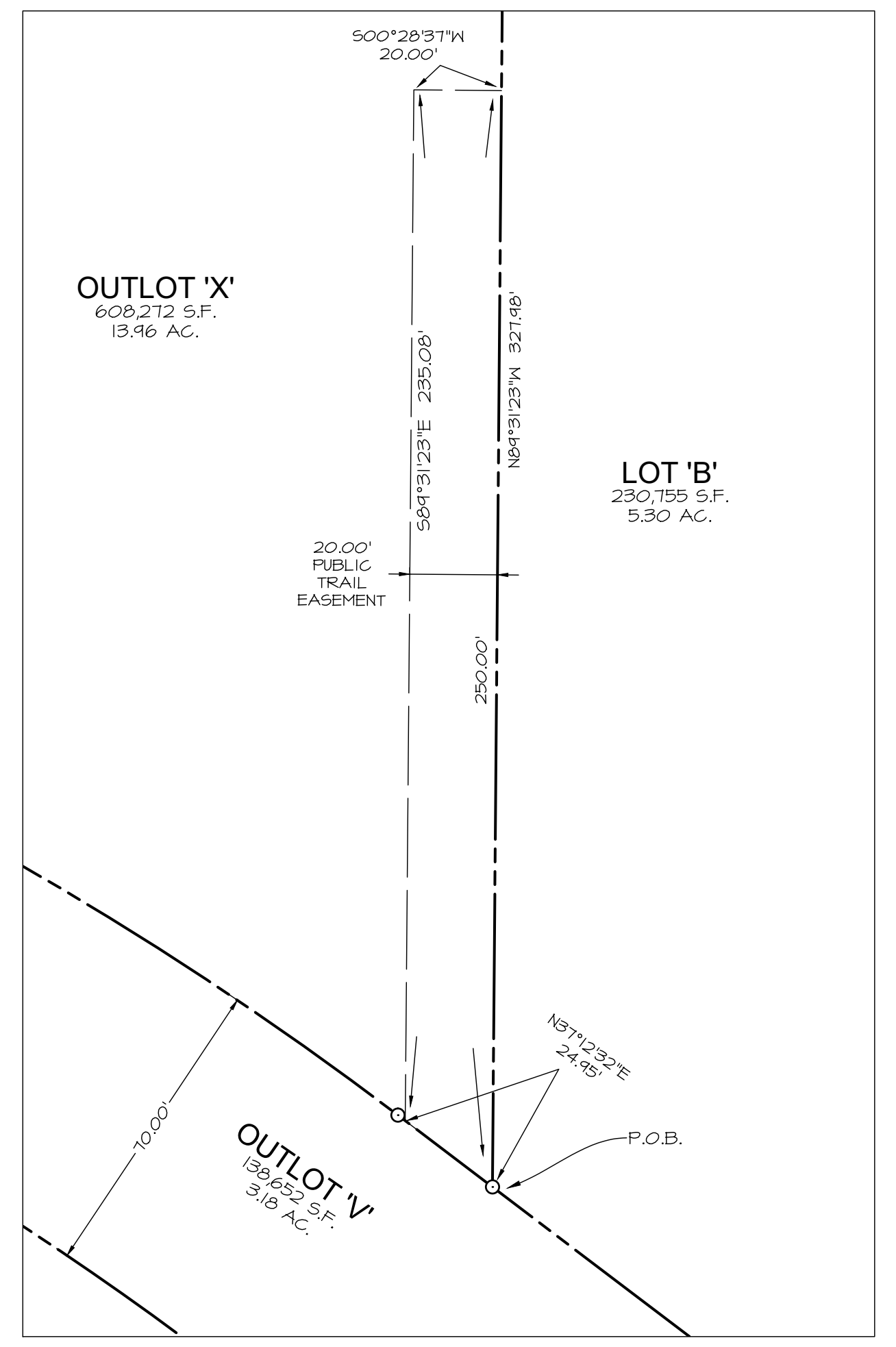
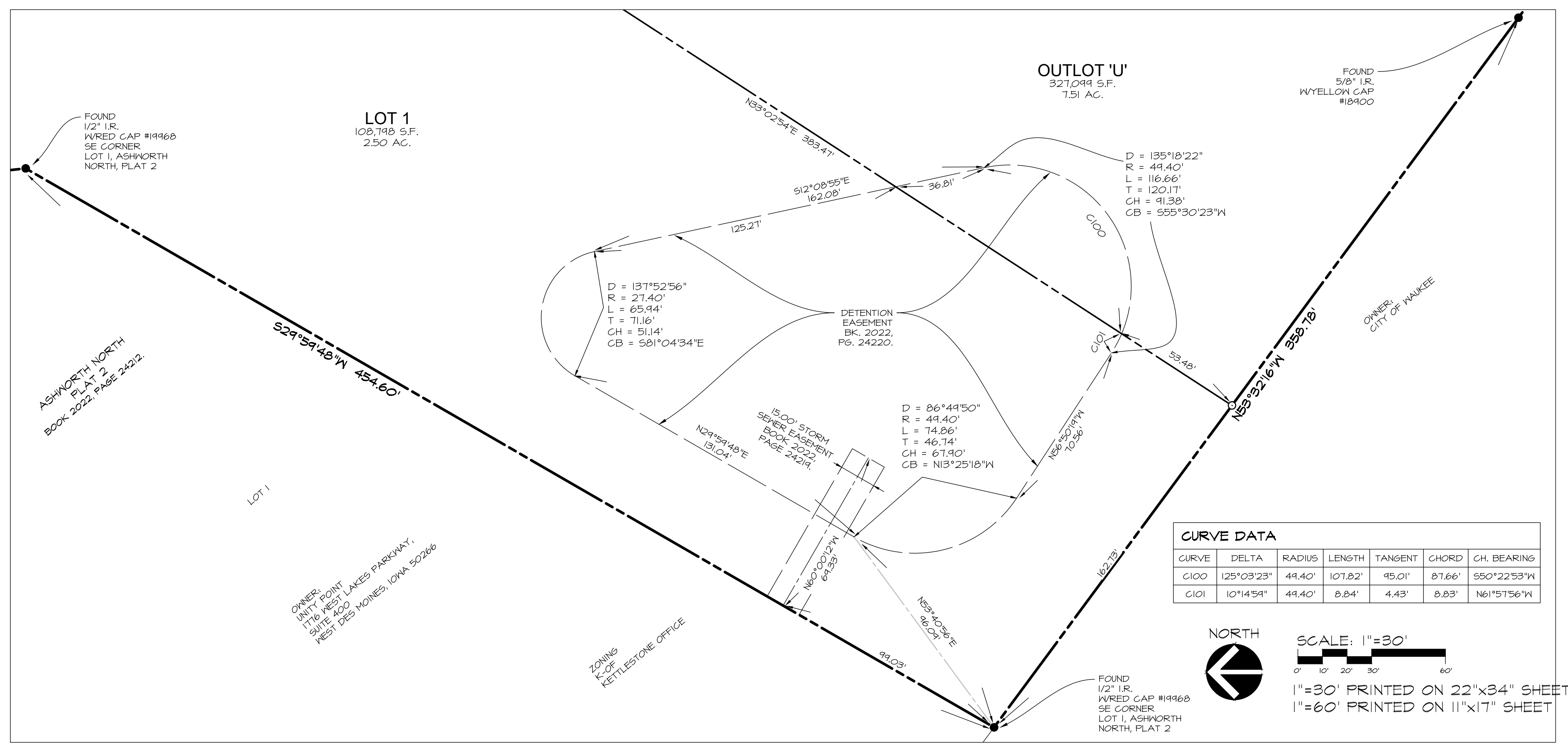
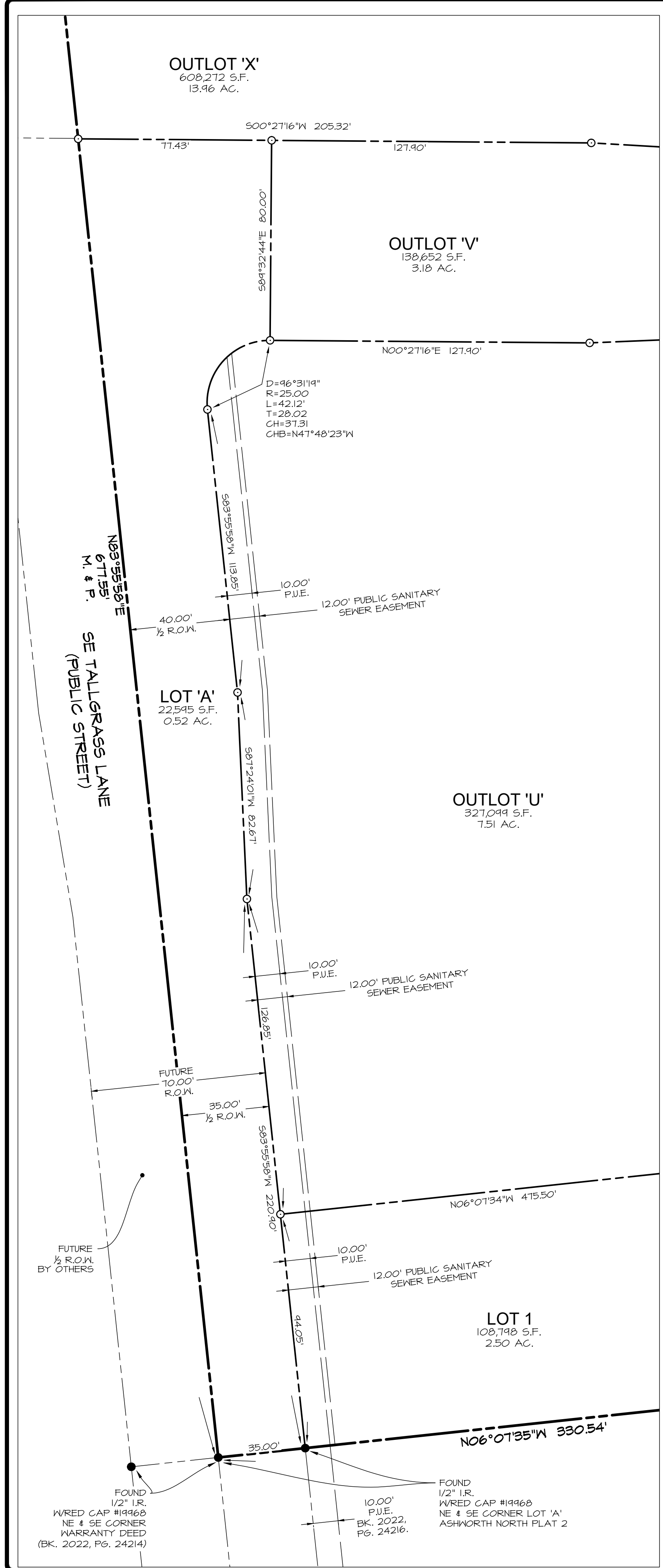
PRELIMINARY

ASHWORTH NORTH PLAT 3
 WAUKEE, DALLAS COUNTY, IOWA
FINAL PLAT

SHEET 04
 OF 04
 E8886

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

DATE: May 17, 2023
 DATE OF SURVEY: DECEMBER 30, 2022
 DESIGNED BY: NOVEMBER 11, 2022
 DRAWN BY: PC
 REH



PRELIMINARY

ASHNORTH NORTH PLAT 3
MAUKEE, DALLAS COUNTY IOWA
EASEMENTS DETAIL SHEET - NORTH

SHEET
9 OF 94
E8886

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

DATE: May 17, 2023
DESIGNED BY: DECEMBER 30, 2022
CHECKED BY: DECEMBER 09, 2022
DATE OF SURVEY: NOVEMBER 11, 2022
DESIGNED BY: PC
DRAWN BY: MEH

P:\PROJECTS\2023\230123\230123.dwg, 5/17/2023 8:07:58 AM, jlpauls, 1:1

