



Doc ID: 009072600021 Type: PLAT
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 Dallas County Iowa
 ReNae Arnold RECORDER
 File#

BK 2023 PG 8722

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



DATE: June 20, 2023
 DATE OF SURVEY: PC
 DESIGNED BY: MEH
 DRAWN BY:

ASHNORTH NORTH PLAT 3
 WAUKEE, DALLAS COUNTY IOWA
 COVER

FINAL PLAT

ASHNORTH NORTH PLAT 3

WAUKEE, DALLAS COUNTY IOWA

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 06/19/2023
SIGNED: [Signature]

INDEX LEGEND					
COUNTY:	SECTION	TOWNSHIP	RANGE	1/4	
DALLAS	3	7B	26	N4/4 S4/4	
ALLOT PART	3	7B	26	N4/4 S4/4	
PARCEL(S)	PARCEL 14-12	3	7B	26	N4/4 S4/4
	PARCEL 14-13	3	7B	26	N4/4 S4/4
CITY: WAUKEE					
SUBDIVISION: ASHNORTH NORTH PLAT 1					
LOTS: OUTLOT 2'					
PROPRIETOR (S): AP NORTH, LC					
REQUESTED BY: AP NORTH, LC					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50822					

Sheet List Table		
Sheet Number	COVER	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 09, 2023	
JUNE 20, 2023	APPROVED



VICINITY MAP
 SCALE: 1"=1000'

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@APPROPRIETIES.COM

PROFESSIONAL CIVIL ENGINEER:
 ENGINEER/PROJECT MANAGER:
 CIVIL ENGINEERING CONSULTANTS, INC.
 2400 86TH STREET, UNIT 12
 URBANDALE, IA 50822
 CONTACT: PAUL CLAUSEN, PE
 PH: (515) 276-4884 EXT. 217
 EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:
 CIVIL ENGINEERING CONSULTANTS, INC.
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 URBANDALE, IA 50822
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MUNICIPALITY PLANNER:
 MELISSA DEBOER
 SENIOR PLANNER
 CITY OF WAUKEE
 PH: 515-276-7841
 EMAIL: MDEBOER@WAUKEE.ORG

LEGAL DESCRIPTION
 OUTLOT 2', 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 2014, 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-OFF KETTLESTONE OFFICE
 K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT
 K-MF STACKED MEDIUM DENSITY

BULK REGULATIONS

- K-OFF KETTLESTONE OFFICE
- 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 PRINCIPLE 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: PRINCIPAL BUILDING UNDER 15,000 SF - 1 STORY
PRINCIPAL BUILDING OVER 15,000 SF - 2 STORIES
- MAX HEIGHT: PRINCIPAL BUILDING UNDER 15,000 SF - 1 STORY
PRINCIPAL BUILDING OVER 15,000 SF - 2 STORIES
- FLOOR AREA RATIO: 0.35

BULK REGULATIONS

- K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT
- LOT AREA: NO MIN.
- LOT WIDTH: NO MIN. FOR PRINCIPLE PERMITTED USES.
20' MIN. FOR ACCESSORY STRUCTURES.
- FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- SIDE YARD: NO MIN. FOR PRINCIPLE 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: PRINCIPAL BUILDING UNDER - 4 STORIES
ACCESSORY BUILDING - 1 STORY
- MAX HEIGHT: PRINCIPAL BUILDING UNDER - 4 STORIES
ACCESSORY BUILDING - 1 STORY
- FLOOR AREA RATIO: 0.35

BULK REGULATIONS

- 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 PRINCIPLE 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: PRINCIPAL BUILDING UNDER - 4 STORIES
ACCESSORY BUILDING - 1 STORY
- MAX HEIGHT: PRINCIPAL BUILDING UNDER - 4 STORIES
ACCESSORY BUILDING - 1 STORY
- FLOOR AREA RATIO: 0.35

BULK REGULATIONS

- K-OFF KETTLESTONE OFFICE
- 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 PRINCIPLE 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: PRINCIPAL BUILDING UNDER - 4 STORIES
ACCESSORY BUILDING - 1 STORY
- MAX HEIGHT: PRINCIPAL BUILDING UNDER - 4 STORIES
ACCESSORY BUILDING - 1 STORY
- FLOOR AREA RATIO: 0.35

BULK REGULATIONS

- 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 PRINCIPLE 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: 30' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- ACCESSORY BLD SEPARATION: PRINCIPAL BUILDING - 2 STORIES
PRINCIPAL BUILDING - 3 STORY
ACCESSORY BUILDING - 1 STORY
- MAX HEIGHT: 14 DWELLINGS PER UNIT ACRE.
600 SF PER UNIT.
- MIN FLOOR AREA

FLOOD ZONE
 ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #1904400355F MAP REVISED DECEMBER 7, 2018.

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 2' OF ASHNORTH NORTH PLAT 1 WAS MEASURED AS HAVING A BEARING OF S00°28'31"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:

1. 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.
2. 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.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
4. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
5. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
6. 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

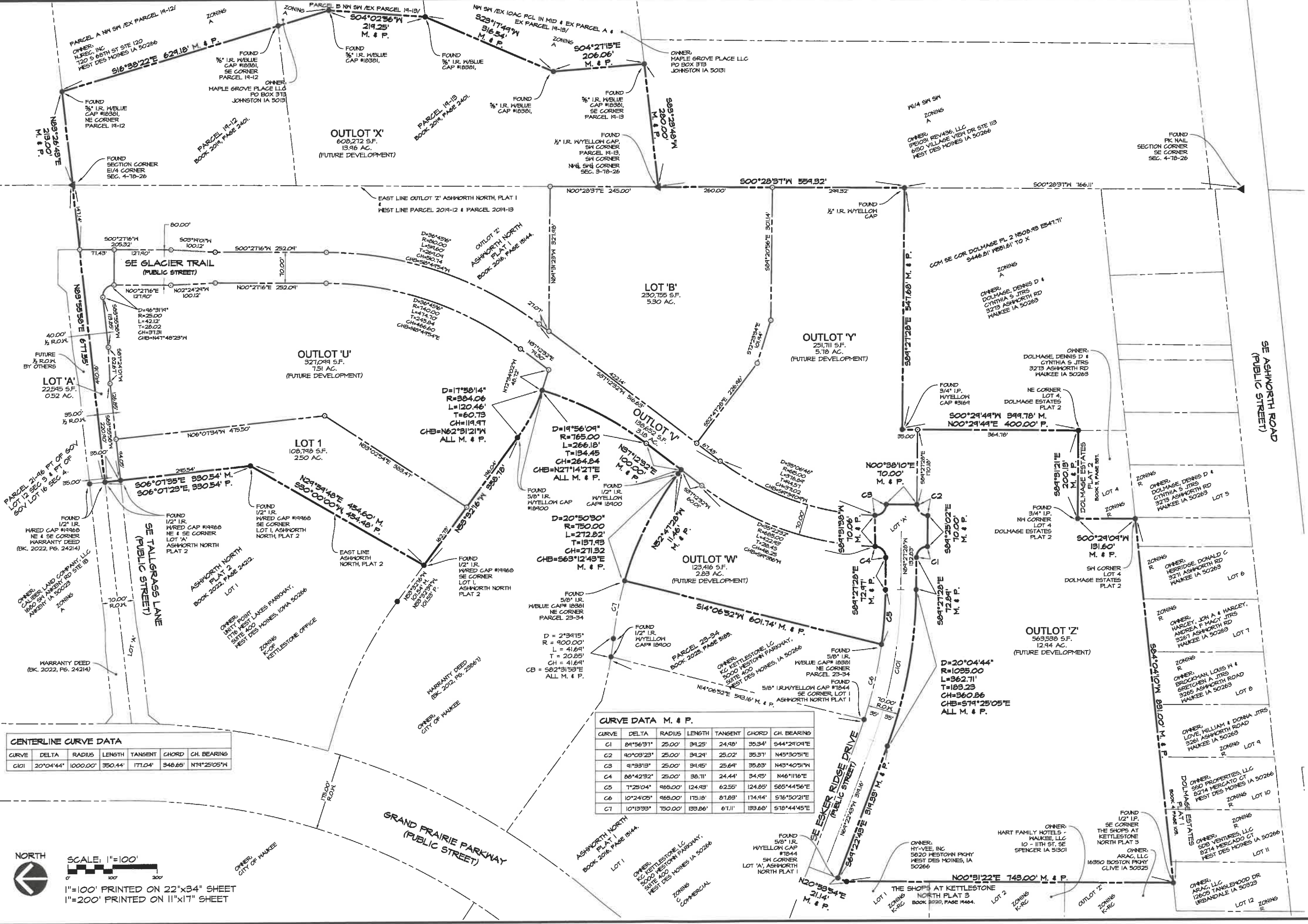
1. LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
2. LOT 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR STORM WATER FACILITY PURPOSES.
3. OUTLOTS ARE RESERVED FOR FUTURE DEVELOPMENT.

LEGEND

- FOUND CORNERS (5/8" I.R. W/YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 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.M. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

BOUNDARY CLOSURE TABLE

NORTH 578263.2718'	EAST 1545454.4825'	SEGMENT #18 : CURVE LENGTH: 34.25' RADIUS: 25.00' DELTA: 04°56'31" TANGENT: 24.48' CHORD: 35.34' COURSE: S44°29'01"E COURSE IN: S00°32'32"W COURSE OUT: S01°50'51"E RP NORTH: 576326.3121' EAST: 1544600.4370' EAST: 1545326.0986'	SEGMENT #19 : CURVE LENGTH: 272.82' RADIUS: 150.00' DELTA: 02°50'30" TANGENT: 137.83' CHORD: 271.32' COURSE: S69°12'49"E COURSE IN: S16°22'02"W COURSE OUT: S31°12'32"E RP NORTH: 576245.2182' EAST: 1544334.3435' EAST: 1544892.5491' EAST: 1544192.8848'	SEGMENT #20 : CURVE LENGTH: 34.25' RADIUS: 25.00' DELTA: 04°05'23" TANGENT: 25.02' CHORD: 35.31' COURSE: N45°30'51"E COURSE IN: S01°52'32"E COURSE OUT: N01°52'32"E RP NORTH: 576325.1146' EAST: 1544720.4324' EAST: 1544350.1115' EAST: 1544720.6676'	SEGMENT #21 : CURVE LENGTH: 266.18' RADIUS: 165.00' DELTA: 014°56'09" TANGENT: 134.45' CHORD: 264.84' COURSE: N274°27'E COURSE IN: N02°47'29"W COURSE OUT: S72°49'31"E RP NORTH: 571421.8644' EAST: 1544225.2150' EAST: 1544808.7149' EAST: 1544862.4842'	SEGMENT #22 : CURVE LENGTH: 120.46' RADIUS: 384.06' DELTA: 017°58'14" TANGENT: 60.73' CHORD: 114.91' COURSE: N62°31'21"W COURSE IN: N18°24'32"E COURSE OUT: S36°21'46"W RP NORTH: 571564.4930' EAST: 1544925.3255' EAST: 1544725.0775' EAST: 1544871.2185'	SEGMENT #23 : CURVE LENGTH: 120.46' RADIUS: 384.06' DELTA: 017°58'14" TANGENT: 60.73' CHORD: 114.91' COURSE: N62°31'21"W COURSE IN: N18°24'32"E COURSE OUT: S36°21'46"W RP NORTH: 571564.4930' EAST: 1544925.3255' EAST: 1544725.0775' EAST: 1544871.2185'	SEGMENT #24 : CURVE LENGTH: 30.71' RADIUS: 25.00' DELTA: 08°42'32" TANGENT: 24.44' CHORD: 34.93' COURSE: S46°11'16"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 576446.3011' EAST: 1544601.6549' EAST: 1544315.8666' EAST: 1544601.4211'	SEGMENT #25 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #26 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #27 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #28 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #29 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #30 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #31 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #32 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #33 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #34 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #35 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #36 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #37 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #38 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #39 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #40 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #41 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #42 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #43 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #44 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #45 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #46 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #47 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #48 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #49 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST: 1544531.5866' EAST: 1544403.9474' EAST: 1544403.9474'	SEGMENT #50 : CURVE LENGTH: 124.49' RADIUS: 165.00' DELTA: 007°25'04" TANGENT: 62.55' CHORD: 124.85' COURSE: N05°44'56"W COURSE IN: N00°32'32"E COURSE OUT: S01°52'32"W RP NORTH: 571386.4528' EAST
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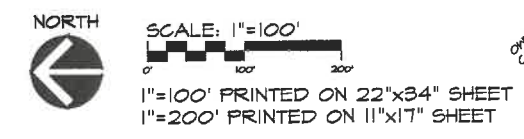


CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	20°04'44"	1000.00'	350.44'	171.04'	348.65'	N71°25'05"W

CURVE DATA M. & P.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°56'37"	25.00'	34.25'	24.98'	35.34'	S44°29'09"E
C2	40°09'23"	25.00'	34.24'	25.02'	35.37'	N45°30'51"E
C3	91°33'13"	25.00'	34.45'	25.64'	35.63'	N43°40'51"W
C4	88°42'32"	25.00'	38.71'	24.44'	34.95'	N46°11'16"E
C5	7°25'04"	965.00'	124.83'	62.55'	124.85'	S85°44'56"E
C6	10°24'05"	965.00'	175.18'	81.83'	174.94'	S16°50'21"E
C7	10°13'33"	750.00'	133.86'	61.11'	133.68'	S18°44'45"E



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

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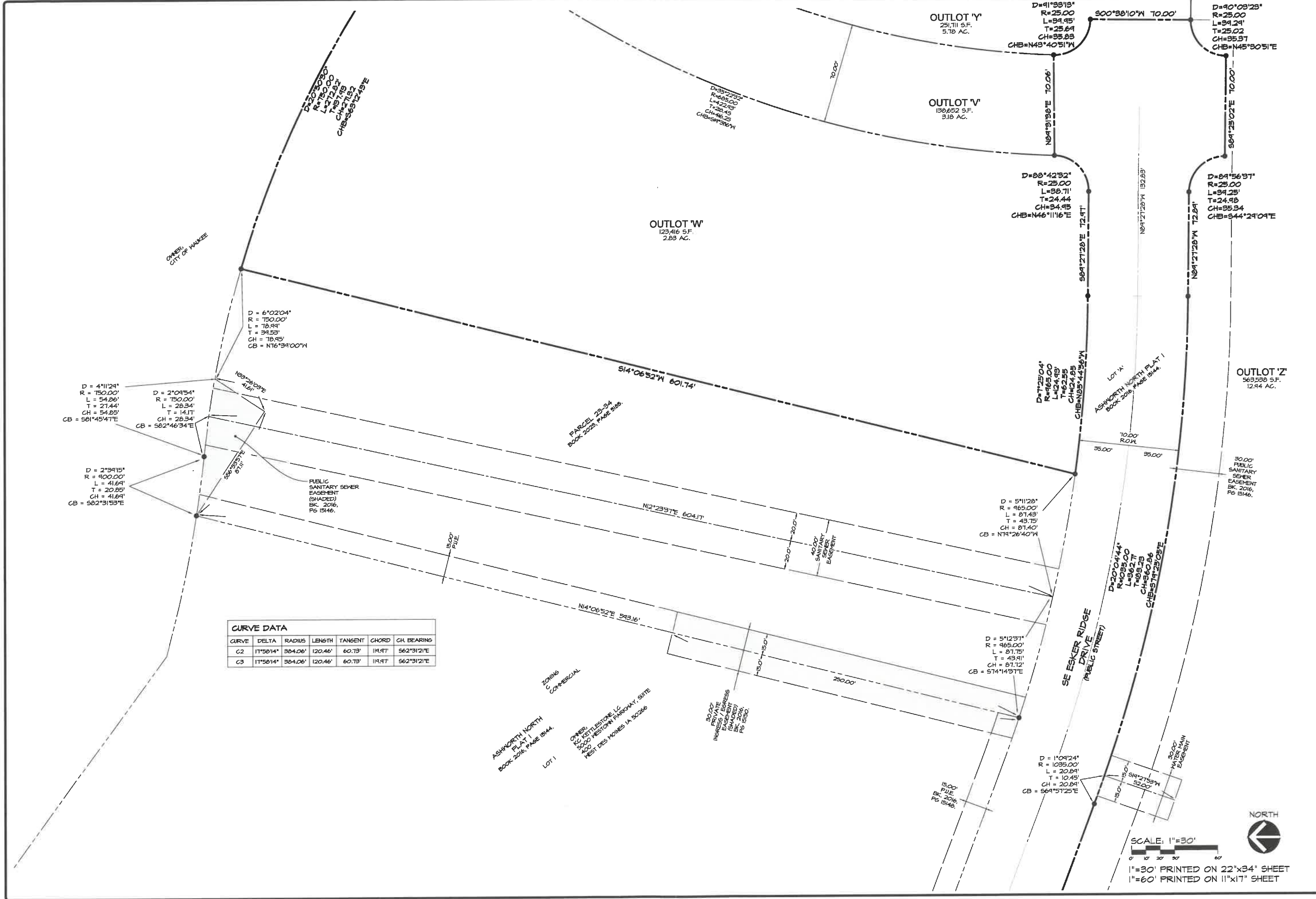
DATE: June 20, 2023
 DECEMBER 30, 2022
 DECEMBER 04, 2022
 NOVEMBER 11, 2022

DATE OF SURVEY:
 DESIGNED BY:
 DRAWN BY:

PC
 MEH

ASHORTH NORTH PLAT 3
 WAUKEE, DALLAS COUNTY IOWA
FINAL PLAT

918
 02
 84
 E8886



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	11°58'14"	384.06'	120.46'	60.73'	119.97'	S62°31'21"E
C3	11°58'14"	384.06'	120.46'	60.73'	119.97'	S62°31'21"E

D = 4°11'24"
R = 150.00'
L = 54.26'
T = 21.44'
CH = 54.85'
CB = S01°45'47"E

D = 2°01'54"
R = 150.00'
L = 28.34'
T = 14.17'
CH = 28.34'
CB = S82°46'34"E

D = 2°39'15"
R = 400.00'
L = 41.64'
T = 20.85'
CH = 41.64'
CB = S82°31'53"E

D = 6°02'04"
R = 150.00'
L = 78.94'
T = 39.53'
CH = 78.95'
CB = N16°34'00"W

D=20°32'00"
R=150.00'
L=121.00'
T=75.18'
CH=121.00'
CB=S69°12'45"E

D=39°22'32"
R=68.00'
L=42.93'
T=28.45'
CH=46.25'
CB=S47°36"W

OUTLOT Y
29,711 S.F.
5.78 AC.

D=91°33'13"
R=25.00'
L=89.95'
T=25.69'
CH=85.83'
CB=N43°40'51"W

D=90°03'23"
R=25.00'
L=89.29'
T=25.02'
CH=85.87'
CB=N45°30'51"E

OUTLOT V
138,652 S.F.
3.18 AC.

D=88°42'32"
R=25.00'
L=88.71'
T=24.44'
CH=84.95'
CB=N46°11'16"E

D=84°56'37"
R=25.00'
L=89.25'
T=24.98'
CH=85.84'
CB=S44°21'04"E

OUTLOT W
123,416 S.F.
2.83 AC.

OUTLOT Z
563,538 S.F.
12.94 AC.

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CEC

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DECEMBER 01, 2022
NOVEMBER 11, 2022

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

PC
MEH

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

04 of 04
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