

**INDEX LEGEND**

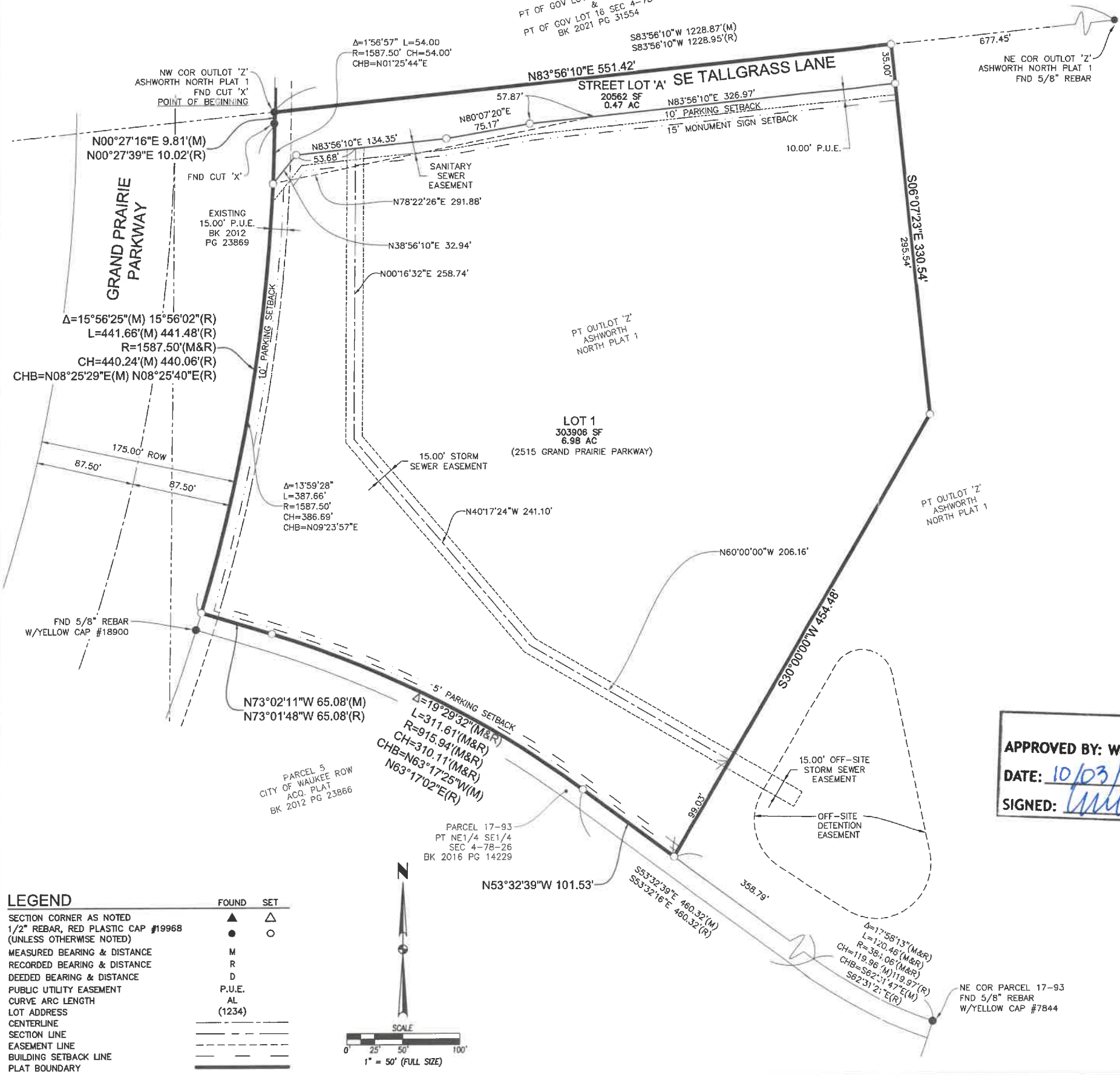
LOCATION: PT OUTLOT 'Z', ASHWORTH NORTH PLAT 1  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: AP NORTH, LC  
 PROPRIETOR: AP NORTH, LC  
 5000 WESTOWN PARKWAY STE 400  
 WEST DES MOINES, IA 50266

SURVEYOR: MATTHEW J. THOMAS, PLS  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE, LLC  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PH: 515-369-4400

# ASHWORTH NORTH PLAT 2

## FINAL PLAT

Doc ID: 008956180015 Type: PLAT  
 Recorded: 11/28/2022 at 10:27:47 AM  
 Fee Amt: \$77.00 Page 1 of 15  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
**BK 2022 PG 24212**



**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 28, 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.

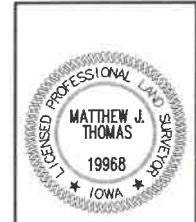
**NOTES**

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 10/03/2022  
 SIGNED: *[Signature]*

**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.

*[Signature]* 10/07/22  
 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

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

ASHWORTH NORTH PLAT 2  
 FINAL PLAT

2202.110