

FINAL PLAT ASHWORTH SOUTH PLAT I WAUKEE, IOWA

FINAL PLAT
APPROVED BY Waukees City Council
DATE 3/20/17
SIGNED Jerry P. Oliver

AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266

PROPERTY OWNER / APPLICANT:
AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH: 515-276-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPROPERTIES.COM

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PH: 515-276-4884
CONTACT: JERRY OLIVER, PE / PLS
EMAIL: OLIVER@CECLAC.COM

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE NORTH 45 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE 500°46'51"W, 90.63 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE 500°46'51"W, 1348.61 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE SOUTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE S83°34'54"W, 355.06 FEET ALONG THE SOUTH LINE OF SAID NORTH 45 ACRES TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE N01°24'40"W, 85.40 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N83°12'11"W, 78.08 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5086.50 FEET AND A CHORD BEARING OF N12°10'40"W, AN ARC LENGTH OF 215.72 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4819.50 FEET AND A CHORD BEARING OF N07°52'50"W, AN ARC LENGTH OF 945.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N41°07'53"E, 146.47 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N84°02'53"E, 524.11 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 17.0215 ACRES MORE OR LESS.

ZONING
LOT 1: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT 2: 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 PRINCIPAL 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 BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
MAX HEIGHT: PRINCIPAL BUILDING - 8 STORIES
ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO: 0.35

UTILITIES
WATER SUPPLY: WAUKEE PUBLIC WORKS
SANITARY SEWER: WAUKEE PUBLIC WORKS

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19044C0355E
MAP REVISED DECEMBER 4, 2007.

NOTES
1. LOT 'A' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
2. THE ACCESS DRIVE OFF SE KETTLESTONE BOULEVARD WILL INITIALLY ALLOW FOR A FULL ACCESS POINT TO THE PLATTED AREA. SHOULD TRAFFIC WARRANT, THE ACCESS DRIVE AND THE FULL ACCESS POINT MAY BE RESTRICTED TO A RIGHT-IN/RIGHT-OUT ONLY AFTER AN ADDITIONAL FULL ACCESS POINT, WITH FULL ACCESS MEDIAN BREAK, IS CONSTRUCTED TO THE EAST NOT FARTHER THAN SIX HUNDRED (600) FEET FROM THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND SE KETTLESTONE BOULEVARD AND A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, L.C. OR THE SUCCESSOR OWNER OF THE PLATTED AREA.
3. THE ACCESS DRIVE OFF ASHWORTH ROAD WILL INITIALLY ALLOW FOR A FULL ACCESS POINT TO THE PLATTED AREA. SHOULD TRAFFIC WARRANT, THE ACCESS DRIVE AND THE FULL ACCESS POINT MAY BE RESTRICTED TO A RIGHT-IN/RIGHT-OUT ONLY AFTER AN ADDITIONAL FULL ACCESS POINT, WITH A FULL ACCESS MEDIAN BREAK, IS CONSTRUCTED TO THE EAST NOT FARTHER THAN SIX HUNDRED (600) FEET FROM THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND ASHWORTH ROAD AND A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, L.C. OR THE SUCCESSOR OWNER OF THE PLATTED AREA.
4. MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.



VICINITY MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
01	FINAL PLAT COVER
02	FINAL PLAT - SHEET 2
03	FINAL PLAT-SHEET 3

INDEX LEGEND					
COUNTY: DALLAS					
	SECTION	TOWNSHIP	RANGE	1/4	1/4
ALIQUOT PART:	9	78	26	NW	NE
	9	78	26	SW	NE
PROPRIETOR: AP GPP, L.C.					
REQUESTED BY: AP GPP, L.C.					
LAND SURVEYOR: JERRY P. OLIVER, PLS #1844					
CIVIL ENGINEERING CONSULTANTS, INC. RETURN TO: ATTN: JERRY P. OLIVER COMPANY: 2400 86TH STREET, URBANDALE, IA 50322 PHONE: 515-276-4884					

AREA TABLE	
PROPERTY	GROSS AREA
NW 1/4, NE 1/4 SEC. 9-78-26	15.61 AC.
SW 1/4, NE 1/4 SEC. 9-78-26	1.41 AC.
TOTAL	17.02 AC.

CERTIFICATION
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN PREPARED 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.
JERRY P. OLIVER
7844
DATE: 6/20/17
JERRY P. OLIVER EXP. DATE: 12/31/14
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1 - 3

- LEGEND**
- PROPERTY 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. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
 - SET PROPERTY CORNER (3/4" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
 - M. MEASURED BEARING & DISTANCE
 - P. PREVIOUSLY RECORDED BEARING & DISTANCE
 - D. DEEDED BEARING & DISTANCE
 - I.R. IRON ROD
 - P.O.B. POINT OF BEGINNING

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@ceclac.com

CEC

DATE:	REVISIONS	COMMENTS
JUNE 20, 2017	1	
	2	
	3	
	4	
	5	
	6	

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

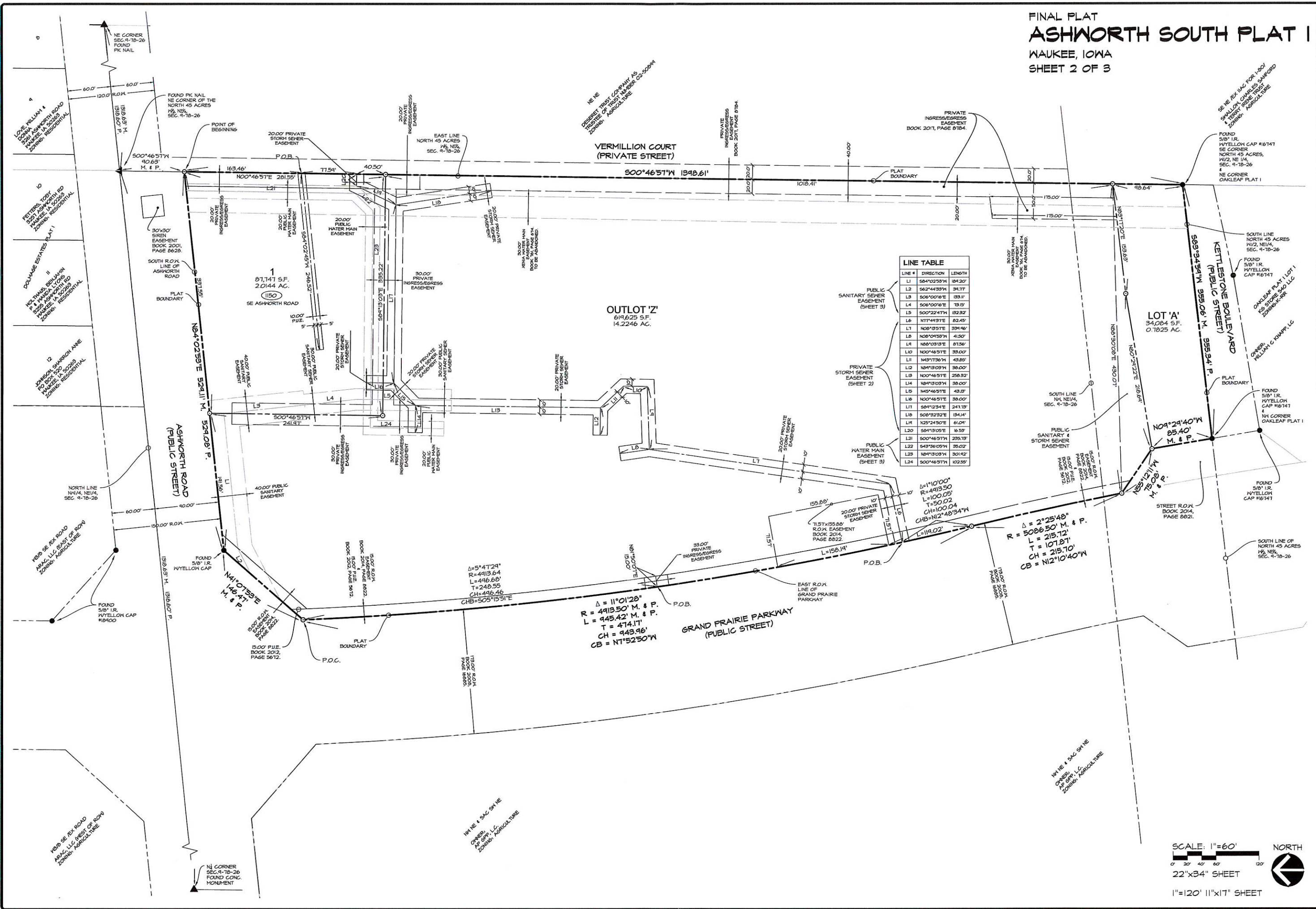
ASHWORTH SOUTH PLAT I
WAUKEE, IOWA
FINAL PLAT COVER

SHEET
01
OF 3

E-1497



FINAL FLAT
ASHWORTH SOUTH PLAT I
 WAUKEE, IOWA
 SHEET 2 OF 3

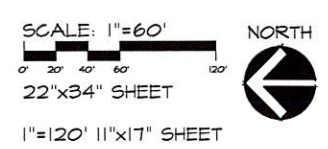


LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S04°02'59"W	104.20'
L2	S62°44'33"E	31.77'
L3	S06°00'16"E	13.17'
L4	S06°00'16"E	13.15'
L5	S00°22'47"W	82.32'
L6	N11°44'31"E	82.45'
L7	N08°05'51"E	394.46'
L8	N08°04'53"W	41.50'
L9	N08°03'13"E	81.56'
L10	N00°46'51"E	39.00'
L11	N43°17'36"W	43.89'
L12	N04°13'03"W	30.00'
L13	N00°46'51"E	258.32'
L14	N04°13'03"W	30.00'
L15	N49°46'51"E	43.8'
L16	N00°46'51"E	30.00'
L17	S04°12'34"E	241.73'
L18	S08°32'32"E	134.14'
L19	N25°24'50"E	61.04'
L20	S04°13'05"E	16.99'
L21	S00°46'51"W	235.73'
L22	S49°26'05"W	35.02'
L23	N04°13'03"W	201.92'
L24	S00°46'51"W	102.35'

$\Delta = 11^{\circ}01'28"$
 $R = 4913.50' \text{ M. \& P.}$
 $L = 945.42' \text{ M. \& P.}$
 $T = 474.17'$
 $CH = 943.96'$
 $CB = N7^{\circ}52'50"W$

$\Delta = 2^{\circ}25'48"$
 $R = 5086.50' \text{ M. \& P.}$
 $L = 215.72'$
 $T = 107.87'$
 $CH = 215.70'$
 $CB = N12^{\circ}10'40"W$



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, Fax: 515.276.7084, mail@cecinc.com

CEC

NO.	DATE	REVISIONS	COMMENTS
1	JUNE 28, 2017		
2			
3			
4			
5			
6			

DATE: JUNE 28, 2017
 DATE OF SURVEY: JFO
 DESIGNED BY: MEH
 DRAWN BY: MEH

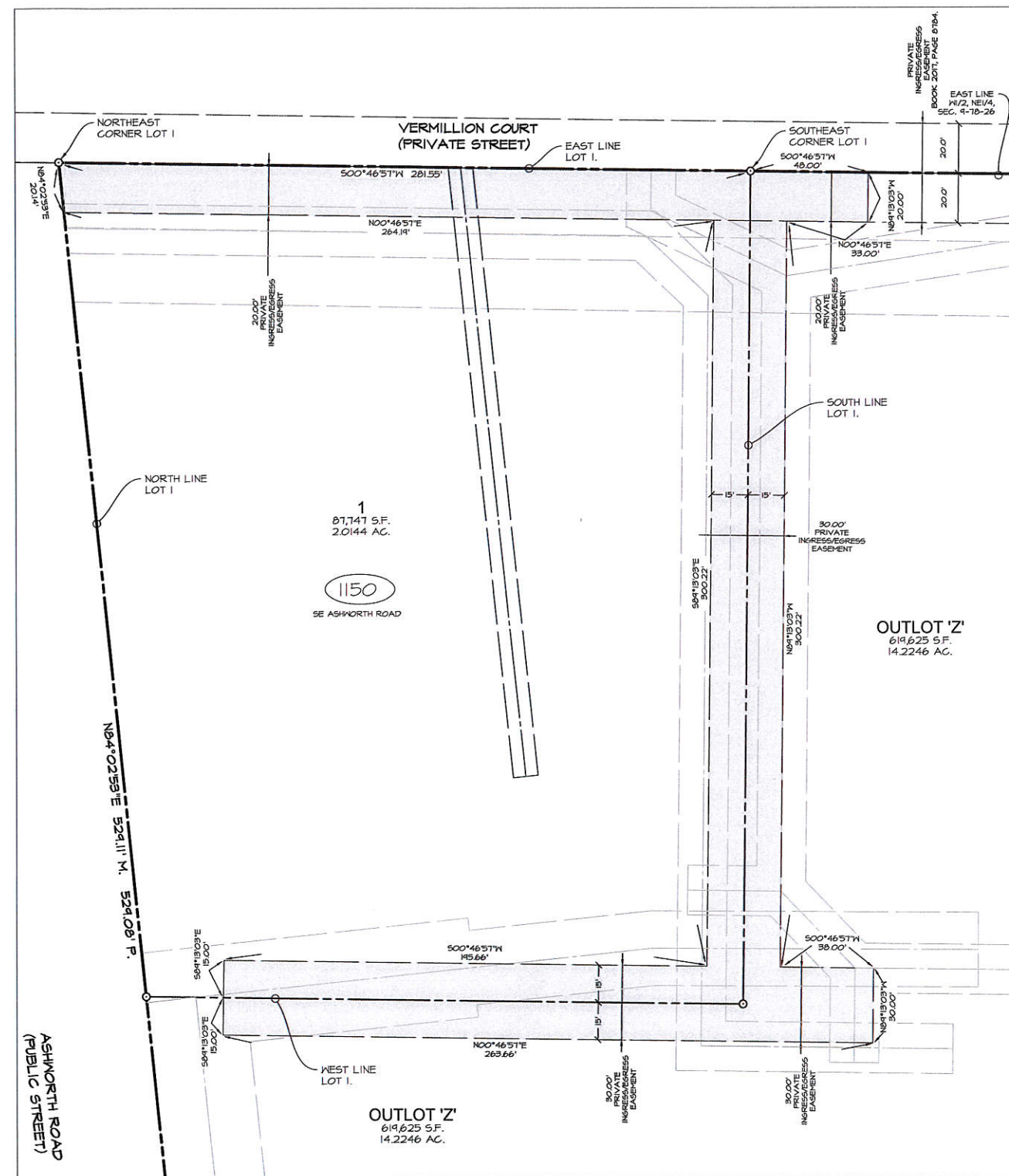
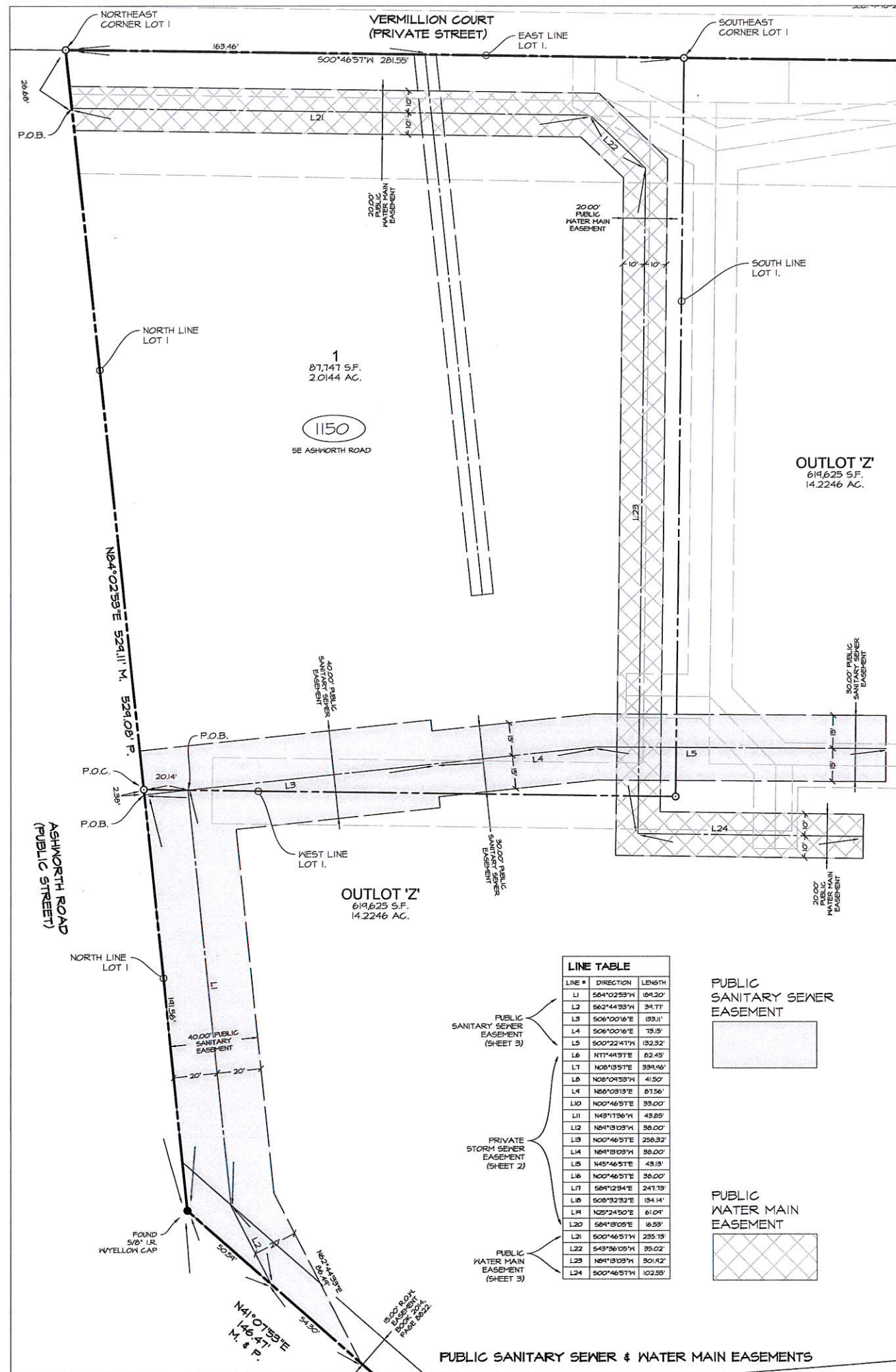
ASHWORTH SOUTH PLAT I
 WAUKEE, IOWA

FINAL PLAT - SHEET 2

SHEET
02
 OF 3

E-7497

FINAL PLAT
ASHNORTH SOUTH PLAT 1
 WAUKEE, IOWA
 SHEET 3 OF 3



SCALE: 1"=30'
 22"x34" SHEET
 1"=120' 11"x17" SHEET

NORTH

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE:	REVISIONS	COMMENTS
JUNE 26, 2011	1	
	2	
	3	
	4	
	5	JFO
	6	NEH

DATE OF SURVEY: _____
 DESIGNED BY: _____
 DRAWN BY: _____

ASHNORTH SOUTH PLAT 1
 WAUKEE, IOWA
 SHEET 03 OF 3
 FINAL PLAT-SHEET 3
 E-7497