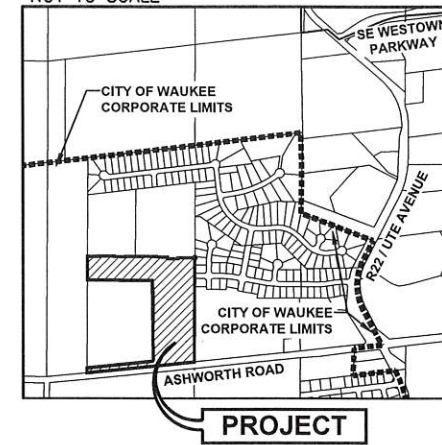


INDEX LEGEND
 LOCATION: PT PARCEL 'A' AND PT PARCEL 'B',
 SE 1/4 SEC 6-78-26
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ASHWORTH LAND LLC
 PROPRIETOR: ASHWORTH LAND LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER ASHWORTH LAND LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325
ZONING R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
ENGINEER / SURVEYOR CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
DATE OF SURVEY AUGUST 24, 2018
FINAL PLAT
BULK REGULATIONS
 R-2
 FRONT YARD: 30 FEET
 SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
 REAR YARD: 30 FEET

ASHWORTH ACRES PLAT 1

VICINITY MAP
 NOT TO SCALE



Doc ID: 007965890034 Type: PLAT
 Recorded: 02/18/2020 at 02:11:47 PM
 Fee Amt: \$172.00 Page 1 of 34
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File #

BK 2020 PG 2805

Slide F217-219

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N39°11'21"E	35.36'
C2	6°06'47"	685.00'	73.08'	N2°45'16"W	73.05'
C3	5°12'39"	965.00'	87.76'	N2°18'12"W	87.73'
C4	6°06'47"	650.00'	69.35'	S2°45'16"E	69.32'
C5	5°12'39"	1000.00'	90.94'	S2°18'12"E	90.91'
C6	5°12'39"	1000.00'	90.94'	S2°18'12"E	90.91'
C7	22°44'05"	400.00'	158.72'	N78°23'00"W	157.68'
C8	22°40'55"	650.00'	257.32'	N78°21'25"W	255.64'
C9	90°00'00"	25.00'	39.27'	N45°18'08"E	35.36'
C10	90°00'00"	25.00'	39.27'	S44°41'52"E	35.36'
C11	90°00'00"	25.00'	39.27'	N45°18'08"E	35.36'
C12	25°19'59"	25.00'	11.05'	S23°54'05"E	10.96'
C13	90°00'00"	25.00'	39.27'	S44°41'52"E	35.36'
C14	90°00'00"	25.00'	39.27'	N45°18'08"E	35.36'
C15	87°24'06"	25.00'	38.14'	S43°23'55"E	34.54'
C16	9°01'16"	680.00'	107.07'	S82°35'20"E	108.96'
C17	7°54'28"	680.00'	93.85'	S74°07'28"E	93.78'
C18	97°17'47"	25.00'	42.45'	N61°10'52"E	37.53'
C19	12°13'51"	303.00'	64.68'	N6°25'03"E	64.56'
C20	5°08'34"	363.00'	32.58'	S2°52'24"W	32.57'
C21	9°54'23"	363.00'	62.76'	S10°23'53"W	62.68'
C22	83°14'29"	25.00'	36.32'	S26°16'10"E	33.21'
C23	21°51'37"	370.00'	141.17'	S78°49'13"E	140.31'
C24	8°02'42"	430.00'	60.38'	N85°43'41"W	60.33'
C25	8°43'38"	430.00'	65.50'	N77°20'31"W	65.43'
C26	5°57'44"	430.00'	44.75'	N69°59'49"W	44.73'
C27	2°39'35"	620.00'	28.78'	N68°20'45"W	28.78'
C28	7°25'57"	620.00'	80.43'	N73°23'31"W	80.37'
C29	8°54'24"	620.00'	96.38'	N81°33'41"W	96.28'
C30	84°10'45"	25.00'	36.73'	S51°53'44"W	33.51'
C31	96°39'04"	25.00'	42.17'	S45°39'35"W	37.35'
C32	12°28'19"	25.00'	5.44'	S3°34'13"W	5.43'
C33	3°40'59"	620.00'	39.86'	S87°51'23"E	39.85'
C34	87°26'06"	25.00'	38.15'	N45°58'50"W	34.56'
C35	2°38'44"	1035.00'	47.79'	N3°35'09"W	47.79'
C36	90°00'00"	25.00'	39.27'	S50°48'39"E	35.36'
C37	5°08'32"	615.00'	55.20'	S3°14'23"E	55.18'
C38	0°58'15"	615.00'	10.42'	S0°11'00"E	10.42'
C39	90°00'00"	25.00'	39.27'	S45°18'08"W	35.36'
C40	11°44'24"	34.50'	7.07'	N83°49'41"W	7.06'
C41	32°28'49"	34.50'	19.56'	N61°43'05"W	19.30'
C42	50°54'36"	55.50'	49.31'	N70°55'58"W	47.71'
C43	41°39'18"	55.50'	40.35'	S62°47'05"W	39.47'
C44	15°26'14"	55.50'	14.95'	N49°40'32"E	14.91'
C45	17°23'52"	55.50'	16.85'	N33°15'30"E	16.79'
C46	41°39'18"	55.50'	40.35'	S21°07'47"W	39.47'
C47	41°39'18"	55.50'	40.35'	S20°31'31"E	39.47'
C48	41°39'18"	55.50'	40.35'	S62°10'49"E	39.47'
C49	50°54'36"	55.50'	49.31'	N71°32'13"E	47.71'
C50	32°28'49"	34.50'	19.56'	N62°19'20"E	19.30'
C51	11°44'24"	34.50'	7.07'	N84°25'56"E	7.06'
C52	90°00'00"	25.00'	39.27'	S44°41'52"E	35.36'
C53	1°45'20"	1035.00'	31.71'	S0°34'32"E	31.71'
C54	3°27'19"	1035.00'	62.42'	S3°10'52"E	62.41'
C55	2°14'34"	965.00'	37.78'	S3°47'14"E	37.77'
C56	22°40'55"	333.00'	131.83'	S11°38'35"W	130.97'
C57	83°26'43"	25.00'	36.41'	N54°15'20"E	33.28'
C58	13°51'05"	25.00'	6.04'	S77°05'46"E	6.03'
C59	0°36'01"	680.00'	7.12'	N77°46'41"W	7.12'

PLAT DESCRIPTION

A PART OF PARCEL 'A' AND PARCEL 'B' OF THE SOUTHEAST 1/4, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1998, PAGE 360, ALL BEING IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

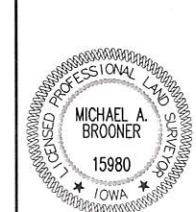
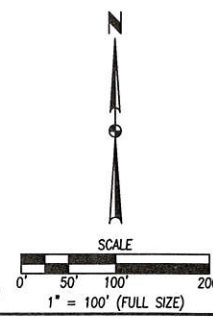
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 00°18'08" EAST ALONG THE WEST LINE OF SAID PARCEL 'A', 60.34 FEET TO THE SOUTHWEST CORNER OF PARCEL '18-79' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 11472; THENCE NORTH 84°11'21" EAST ALONG THE SOUTH LINE OF SAID PARCEL '18-79', A DISTANCE OF 796.49 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL '18-79' AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 39°11'21" EAST, 35.36 FEET; THENCE NORTH 05°48'39" WEST ALONG THE EAST LINE OF SAID PARCEL '18-79', A DISTANCE OF 15.14 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 73.08 FEET AND WHOSE CHORD BEARS NORTH 02°45'16" WEST, 73.05 FEET; THENCE NORTH 00°18'08" EAST CONTINUING ALONG SAID EAST LINE, 677.08 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 87.76 FEET AND WHOSE CHORD BEARS NORTH 02°18'12" WEST, 87.73 FEET; THENCE NORTH 04°54'31" WEST CONTINUING ALONG SAID EAST LINE, 105.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '18-79'; THENCE NORTH 89°41'52" WEST ALONG THE NORTH LINE OF SAID PARCEL '18-79', A DISTANCE OF 795.06 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '18-79'; THENCE NORTH 00°18'08" EAST ALONG THE WEST LINE OF SAID PARCEL 'A', 288.33 FEET; THENCE SOUTH 89°41'52" EAST, 135.00 FEET; THENCE NORTH 00°18'08" EAST, 5.17 FEET; THENCE SOUTH 89°41'52" EAST, 195.00 FEET; THENCE SOUTH 00°18'08" WEST, 6.50 FEET; THENCE SOUTH 89°41'52" EAST, 135.00 FEET; THENCE NORTH 00°18'08" EAST, 3.50 FEET; THENCE SOUTH 89°41'52" EAST, 195.00 FEET; THENCE NORTH 00°18'08" EAST, 2.20 FEET; THENCE SOUTH 89°41'52" EAST, 190.00 FEET; THENCE SOUTH 00°18'08" WEST, 6.71 FEET; THENCE SOUTH 89°41'52" EAST, 130.00 FEET; THENCE SOUTH 00°18'08" WEST, 19.28 FEET; THENCE SOUTH 89°41'52" EAST, 130.00 FEET; THENCE NORTH 00°18'08" EAST, 12.09 FEET; THENCE SOUTH 89°41'52" EAST, 205.84 FEET TO THE EAST LINE OF SAID PARCEL 'B'; THENCE SOUTH 00°19'12" WEST ALONG SAID EAST LINE, 1268.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 84°11'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.61 ACRES (941,533 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.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE. A 10-FOOT-WIDE TRAIL IS REQUIRED ON THE EAST SIDE OF LOT 35.
- OUTLOT 'Z' SHALL BE DEEDED TO THE CITY OF WAUKEE TO SATISFY PARKLAND REQUIREMENTS FOR ALL LOTS WITHIN THE ASHWORTH ACRES SUBDIVISION.
- OUTLOT 'Y' IS USED FOR DETENTION AND SHALL BE MAINTAINED BY A HOMEOWNER ASSOCIATION.
- STREET LIGHTS ARE TO BE DEEDED TO THE CITY OF WAUKEE.
- MAINTENANCE OF LANDSCAPE BUFFERS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
- HOMEBUILDERS WILL BE REQUIRED TO SUBMIT DETAILED GRADING PLANS FOR LOTS 8, 9, 20, 21 AND 22 AT THE TIME THE BUILDING PERMIT IS SUBMITTED.

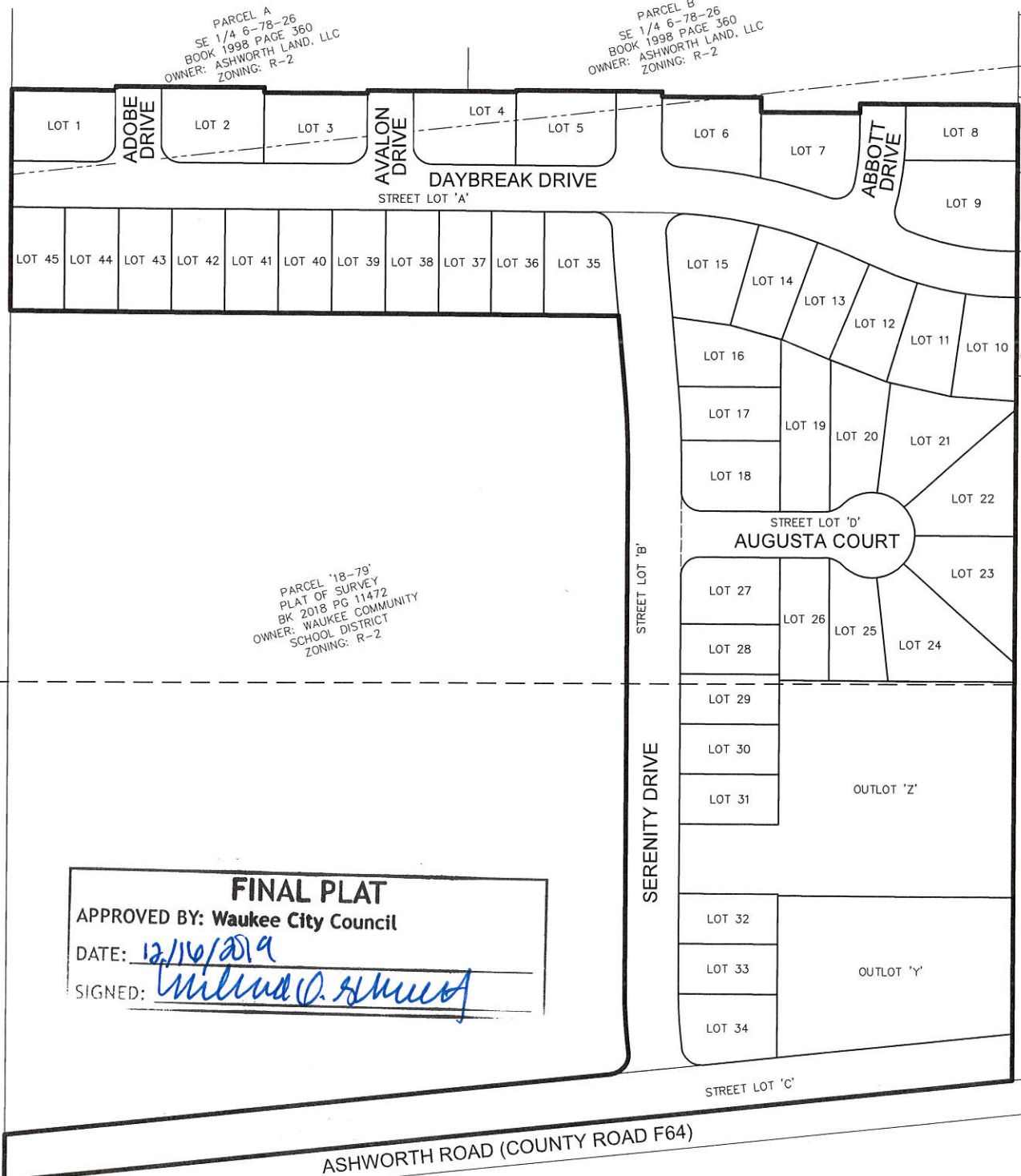
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (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.
 Michael A. Brooner 12-17-2019
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 12/16/2019
 SIGNED: *Michael A. Brooner*

OWNER: PHILLIPS-HAMILTON INC.
 ZONING: A-AGRICULTURE

SHEET 2
 SHEET 3

SHEET 2
 SHEET 3

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 DATE: 12/17/19 DATE PLOTTED: 12/17/2019 1:42 PM

DATE	12/17/19
REVISIONS	
FINAL SUBMITTAL	10/16/19
3RD SUBMITTAL	05/29/19
2ND SUBMITTAL	04/23/19
1ST SUBMITTAL	

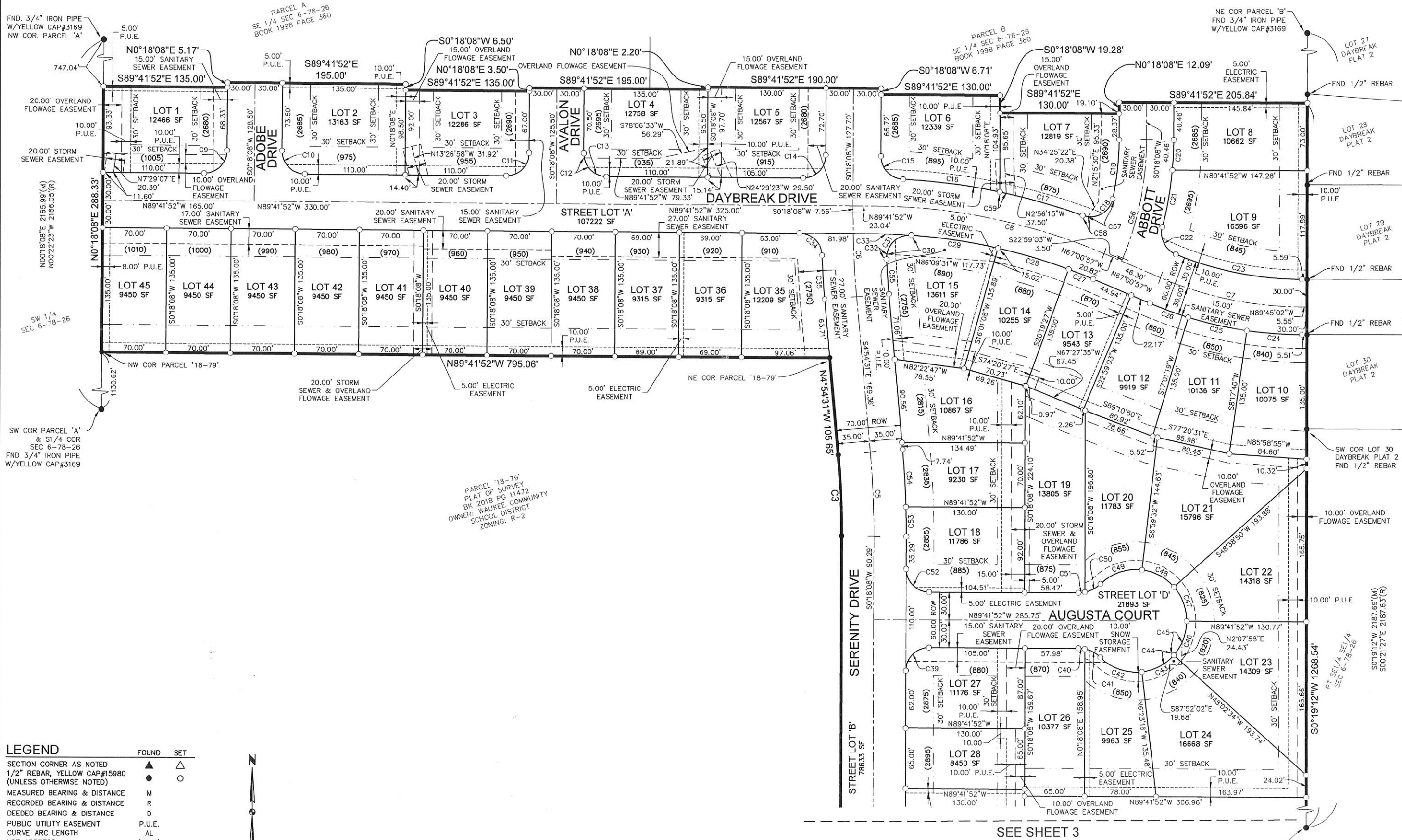
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO

ASHWORTH ACRES PLAT 1
FINAL PLAT

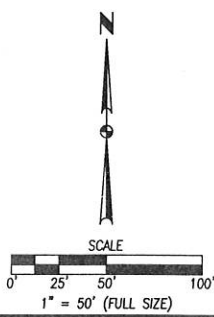
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ASHWORTH ACRES PLAT 1

FINAL PLAT

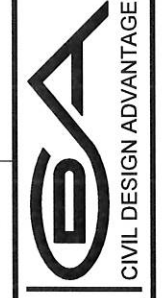


LEGEND	
FOUND	SET
●	○
▲	△
M	
R	
D	
P.U.E.	
AL	
(1234)	



DATE	REVISIONS
12/17/19	FINAL SUBMITTAL
10/16/19	3RD SUBMITTAL
05/28/19	2ND SUBMITTAL
04/23/19	1ST SUBMITTAL

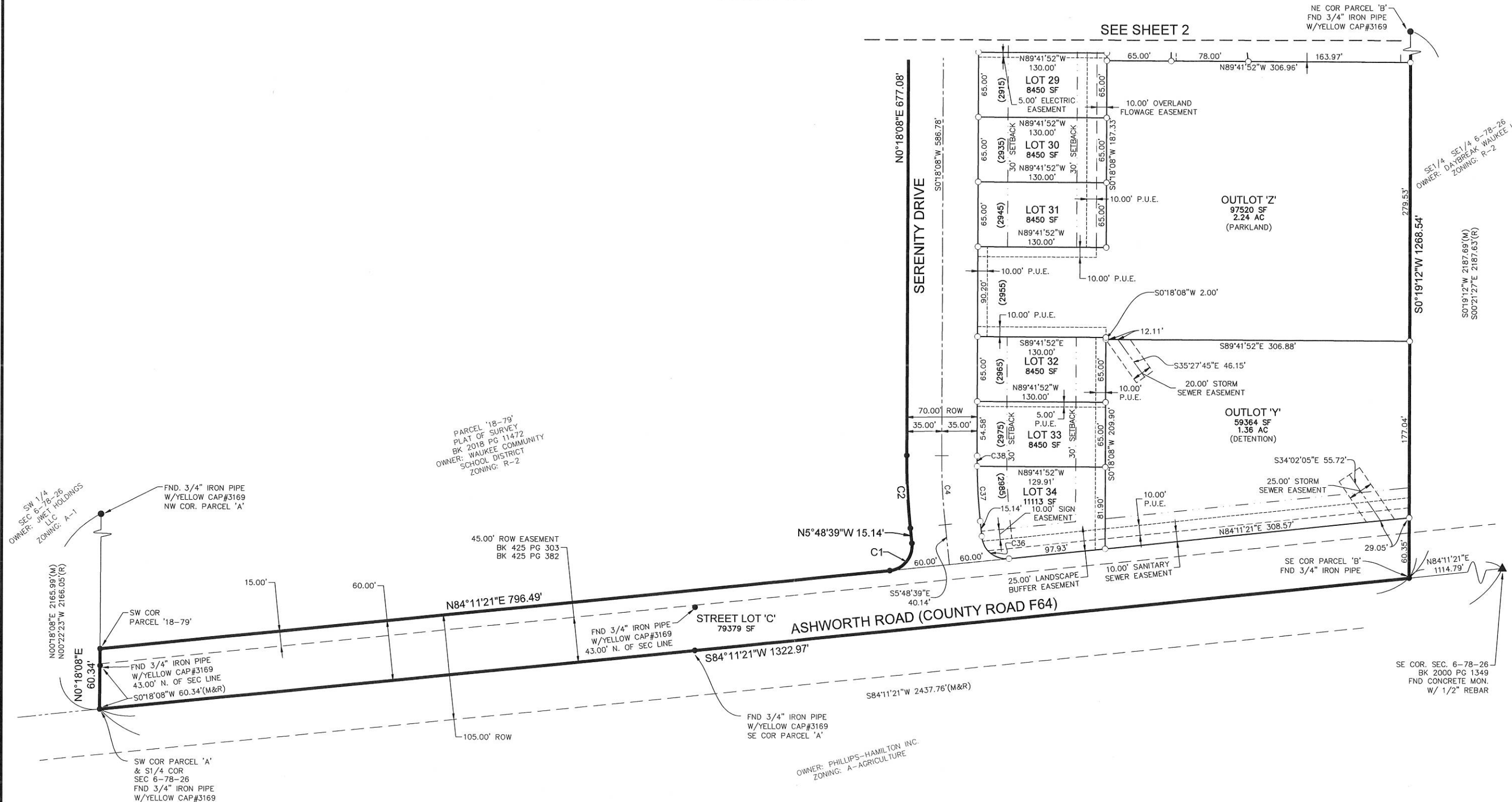
3405 S.E. CROSSROADS DRIVE, SUITE G
 WAUKEE, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 TECH:



ASHWORTH ACRES PLAT 1
FINAL PLAT
 WAUKEE, IOWA

ASHWORTH ACRES PLAT 1

FINAL PLAT



PARCEL '18-79'
PLAT OF SURVEY
BK 2018 PG 11472
OWNER: WAUKEE COMMUNITY
SCHOOL DISTRICT
ZONING: R-2

OWNER: PHILLIPS-HAMILTON INC.
ZONING: A-AGRICULTURE

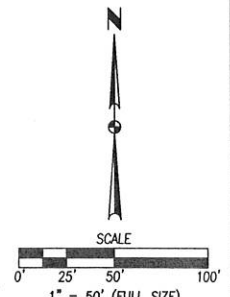
SE 1/4 SEC 1/4 6-78-26
OWNER: DAYBREAK WAUKEE LLC
ZONING: R-2

S0°19'12"W 2187.68'(M)
S00°21'27"E 2187.63'(R)

SE COR. SEC. 6-78-26
BK 2000 PG 1349
FND CONCRETE MON.
W/ 1/2" REBAR

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP#15980 (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	---	



DATE	REVISIONS
12/17/19	FINAL SUBMITTAL
10/16/19	3RD SUBMITTAL
05/28/19	2ND SUBMITTAL
04/23/19	1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

ASHWORTH ACRES PLAT 1

FINAL PLAT

WAUKEE, IOWA

3/3

1802.054

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