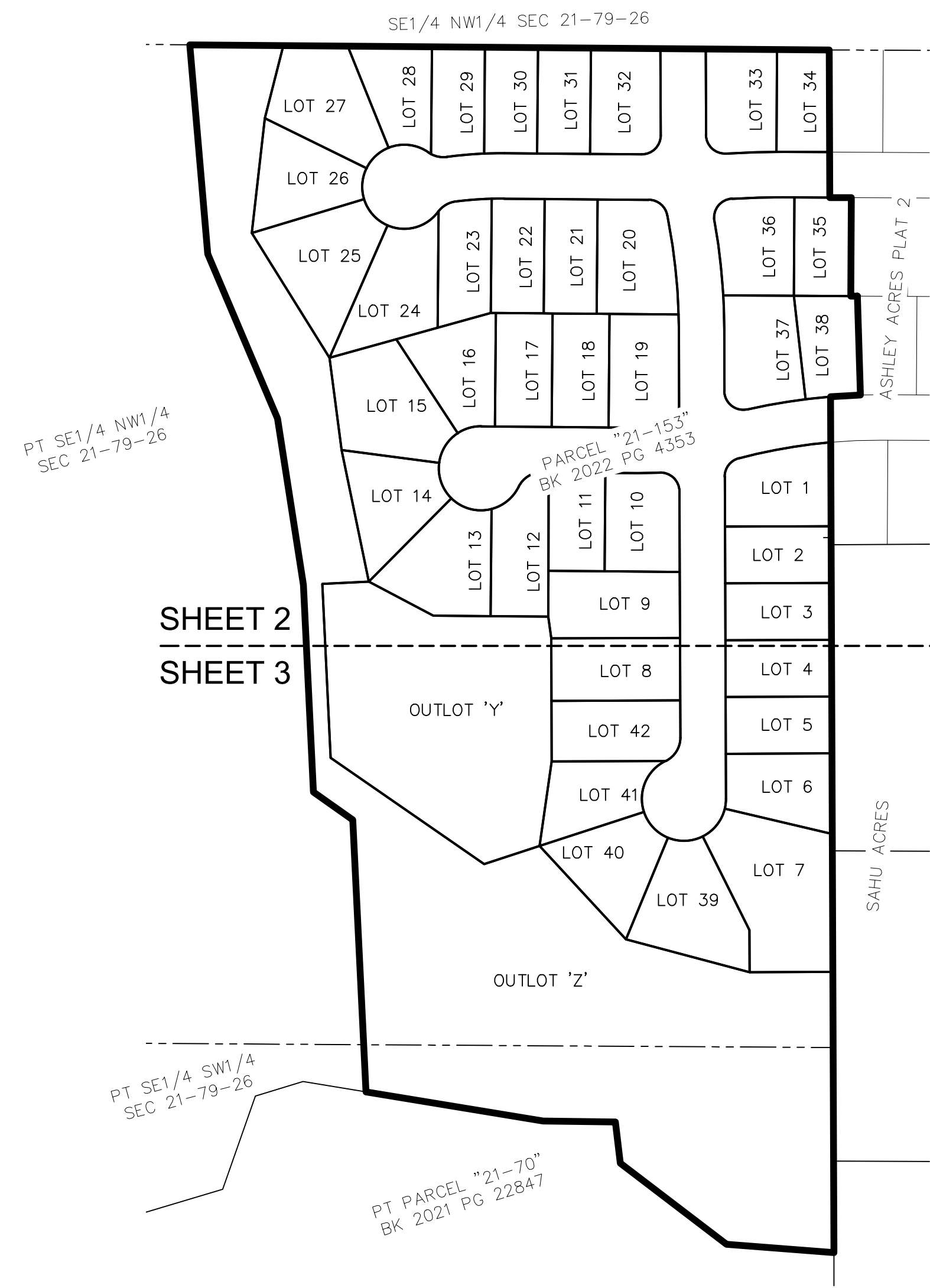


ASHLEY ACRES PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: PARCEL '21-153' & OUTLOTS 'Y' AND 'Z',
 ASHLEY ACRES PLAT 2, WAUKEE, DALLAS
 COUNTY, IOWA
 REQUESTOR: ASHLEY ACRES, LLC
 PROPRIETOR: ASHLEY ACRES, LLC
 2400 86TH ST SUITE 24
 URBANDALE, IA 50322
 SURVEYOR: MATTHEW J. THOMAS
 SURVEYOR
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY
 & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

SHEET INDEX



OWNER / DEVELOPER

ASHLEY ACRES, LLC
 2400 86TH STREET, SUITE 24
 URBANDALE, IA 50322
 CONTACT: DEREK TEMPLE
 DEREK@VISTAREI.COM
 515-778-2601

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

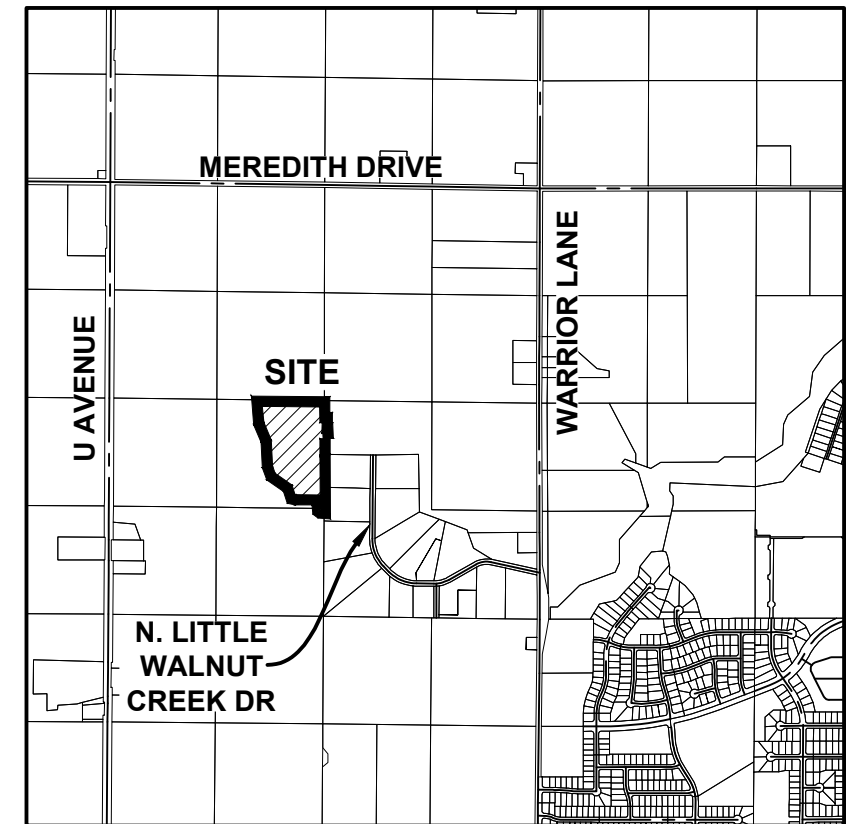
BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

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.	
OVERLAND FLOWAGE EASEMENT	O.F.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	— — — — —	
SECTION LINE	- - - - -	
EASEMENT LINE	- - - - -	
BUILDING SETBACK LINE	- - - - -	
PLAT BOUNDARY	— — — — —	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°48'50"	720.00'	123.33'	N80°03'55"E	123.17'	C31	56°54'26"	55.50'	55.12'	N83°31'15"W	52.89'
C2	75°22'28"	25.00'	32.89'	N37°28'16"E	30.57'	C32	6°37'42"	34.50'	3.99'	N58°22'53"W	3.99'
C3	13°31'34"	55.50'	13.10'	N06°32'49"E	13.07'	C33	36°03'37"	34.50'	21.71'	N79°43'32"W	21.36'
C4	50°11'14"	55.50'	48.61'	N38°24'13"E	47.07'	C34	5°19'09"	530.00'	49.20'	S84°54'14"W	49.19'
C5	48°56'46"	55.50'	47.41'	N87°58'13"E	45.98'	C35	2°54'04"	530.00'	26.84'	S89°00'51"W	26.83'
C6	49°31'26"	55.50'	47.97'	S42°47'42"E	46.49'	C36	90°40'51"	25.00'	39.57'	S45°07'27"W	35.56'
C7	82°08'15"	55.50'	79.56'	S23°02'09"W	72.92'	C37	92°55'10"	25.00'	40.54'	N46°40'33"W	36.24'
C8	0°39'30"	34.50'	0.40'	S63°46'31"W	0.40'	C38	0°23'04"	970.00'	6.51'	S86°40'20"W	6.51'
C9	63°39'44"	34.50'	38.33'	S31°36'54"W	36.39'	C39	3°20'26"	1030.00'	60.06'	S88°09'01"W	60.05'
C10	93°02'01"	25.00'	40.59'	S46°43'59"E	36.28'	C40	0°28'59"	1030.00'	8.69'	N89°56'16"W	8.69'
C11	3°42'52"	430.00'	27.88'	N88°36'27"E	27.87'	C41	3°49'26"	970.00'	64.74'	N88°23'30"E	64.72'
C12	64°19'15"	34.50'	38.73'	N58°18'16"E	36.73'	C42	0°07'52"	1030.00'	2.36'	N86°32'43"E	2.36'
C13	49°15'18"	55.50'	47.71'	N50°46'17"E	46.26'	C43	96°43'44"	25.00'	42.21'	N38°14'47"E	37.37'
C14	59°18'34"	55.50'	57.45'	S74°56'47"E	54.92'	C44	6°50'06"	830.00'	99.01'	N06°42'02"W	98.95'
C15	52°49'50"	55.50'	51.17'	S18°52'35"E	49.38'	C45	3°04'01"	830.00'	44.43'	N01°44'58"W	44.42'
C16	49°15'20"	55.50'	47.71'	S32°09'59"W	46.26'	C46	102°35'29"	25.00'	44.76'	N51°30'43"W	39.02'
C17	33°40'14"	55.50'	32.62'	S73°37'46"W	32.15'	C47	5°42'29"	780.00'	77.71'	S80°02'47"W	77.67'
C18	4°40'59"	370.00'	30.24'	S88°07'23"W	30.23'	C48	5°19'56"	780.00'	72.59'	S85°34'00"W	72.57'
C19	85°59'52"	25.00'	37.52'	S42°46'58"W	34.10'	C49	5°00'05"	600.00'	52.37'	N02°43'01"W	52.36'
C20	1°27'02"	770.00'	19.50'	S00°56'29"E	19.49'	C50	5°23'55"	600.00'	56.53'	N07°55'01"W	56.51'
C21	8°56'58"	770.00'	120.27'	S06°08'29"E	120.15'	C51	10°24'00"	800.00'	145.21'	N05°24'58"W	145.01'
C22	79°56'18"	25.00'	34.88'	S49°33'58"E	32.12'	C52	3°49'26"	1000.00'	66.74'	N88°23'30"E	66.73'
C23	1°59'37"	470.00'	16.35'	N89°28'04"E	16.35'	C53	3°34'00"	1000.00'	62.25'	N88°15'47"E	62.24'
C24	5°46'51"	470.00'	47.42'	N85°34'50"E	47.40'	C54	0°25'05"	1000.00'	7.30'	S89°44'40"E	7.30'
C25	44°54'35"	34.50'	27.04'	N60°14'07"E	26.35'	C55	10°00'00"	500.00'	87.27'	N85°27'53"E	87.16'
C26	1°14'06"	34.50'	0.74'	N37°09'46"E	0.74'	C56	10°59'39"	750.00'	143.91'	N79°39'54"E	143.69'
C27	77°06'28"	55.50'	74.69'	N75°05'57"E	69.18'	C57	4°12'49"	400.00'	29.42'	N76°16'29"E	29.41'
C28	49°31'26"	55.50'	47.97'	S41°35'06"E	46.49'	C58	12°05'00"	400.00'	84.36'	N84°25'23"E	84.20'
C29	42°59'56"	55.50'	41.65'	S04°40'35"W	40.68'	C59	6°04'24"	859.22'	91.08'	S83°03'47"W	91.04'
C30	41°50'59"	55.50'	40.54'	S47°06'03"W	39.64'	C60	9°11'18"	440.00'	70.56'	N83°44'28"E	70.48'

DATE OF SURVEY

JULY 25, 2022

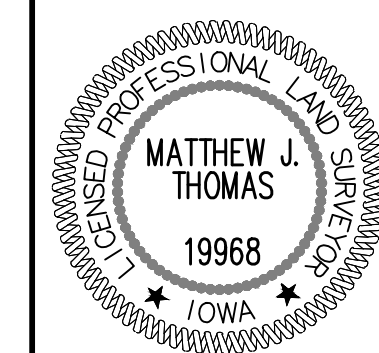
PLAT DESCRIPTION

ALL OF PARCEL '21-153' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 4353 AND OUTLOTS 'Y' AND 'Z', ASHLEY ACRES PLAT 2, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 24.28 ACRES (1,057,836 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.
3. STREET LOT 'A' IS TO BE DEEDED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY PURPOSES.
4. 5-FOOT SIDEWALKS ARE TO BE CONSTRUCTED ALONG EACH LOT AS THEY ARE DEVELOPED.
5. MAINTENANCE OF OUTLOT 'Y' SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND.
7. LOTS 39 THROUGH 42 ARE WITHIN LOMR-F CASE NUMBER 22-07-0818A AND SUBJECT TO REMOVAL FROM THE FLOODPLAIN BASED ON FILL.



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.

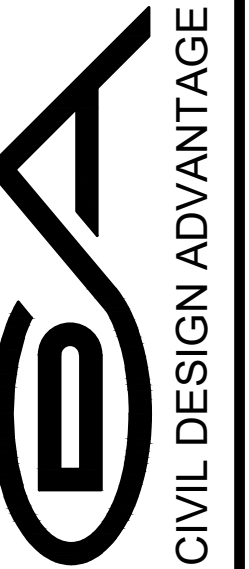
MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-3

DATE	REVISIONS	DATE
		11/03/22

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 REVIEW: _____
 TECH: _____
 ENGINEER: _____

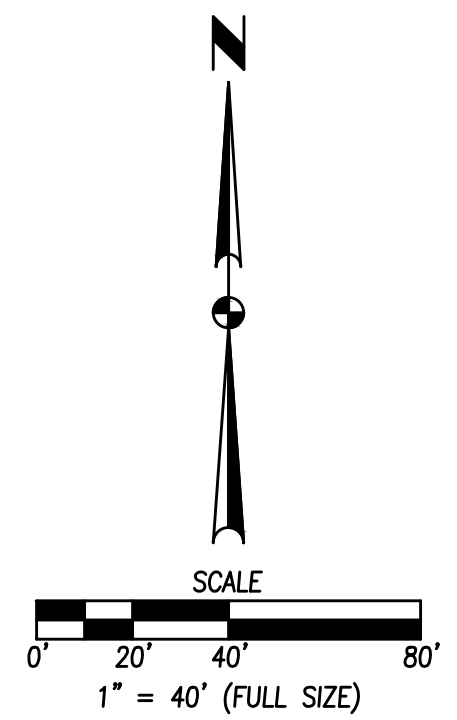
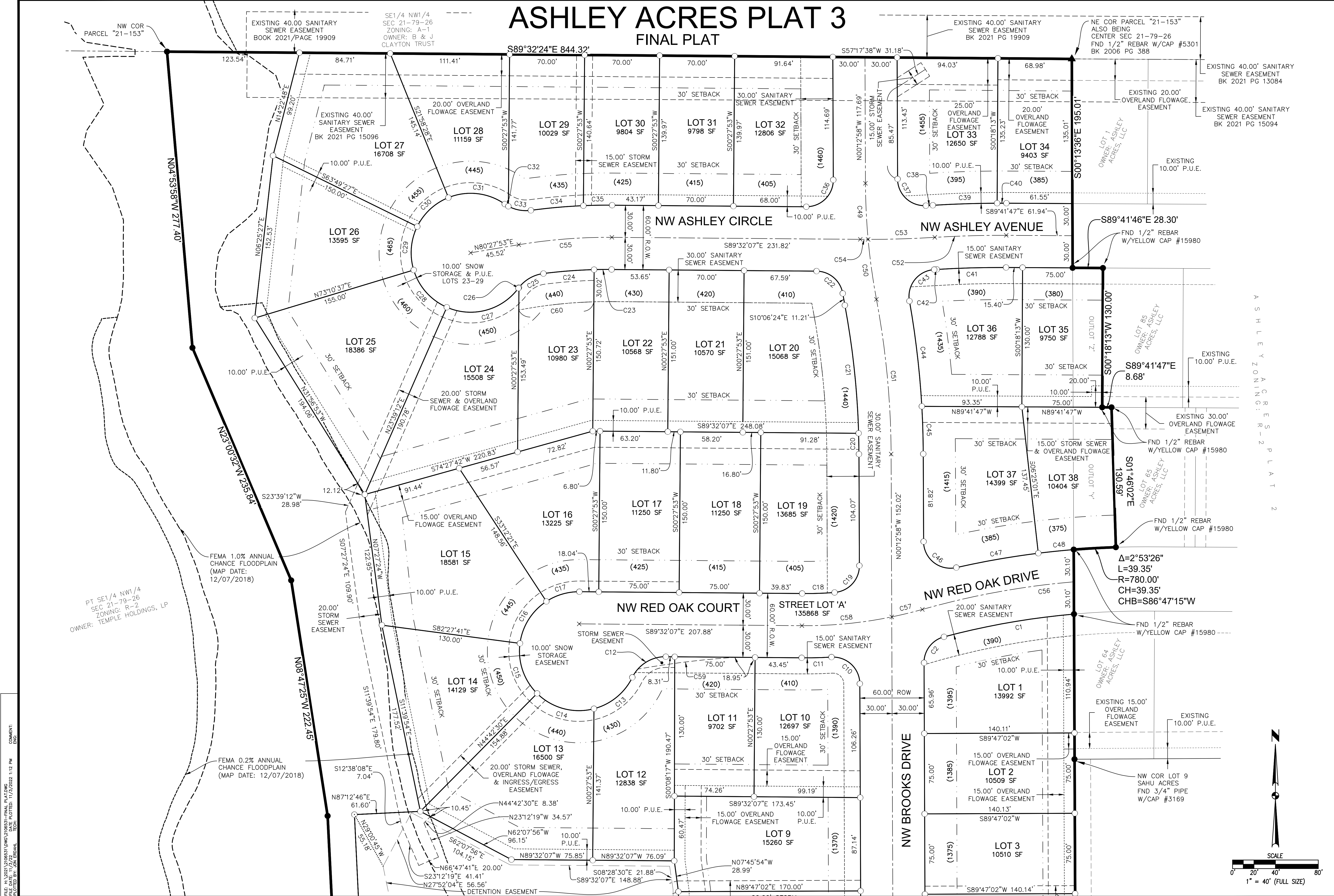


WAUKEE, IOWA

ASHLEY ACRES PLAT 3

FINAL PLAT

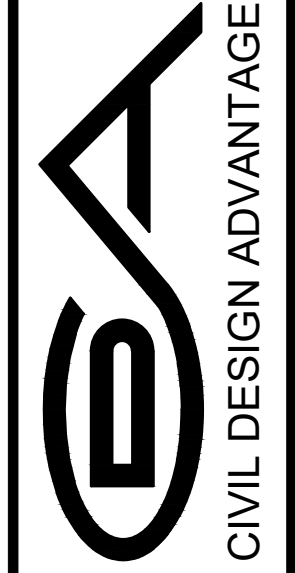
ASHLEY ACRES PLAT 3 FINAL PLAT



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DATE	REVISIONS	SUBMITTED
11/03/22		

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

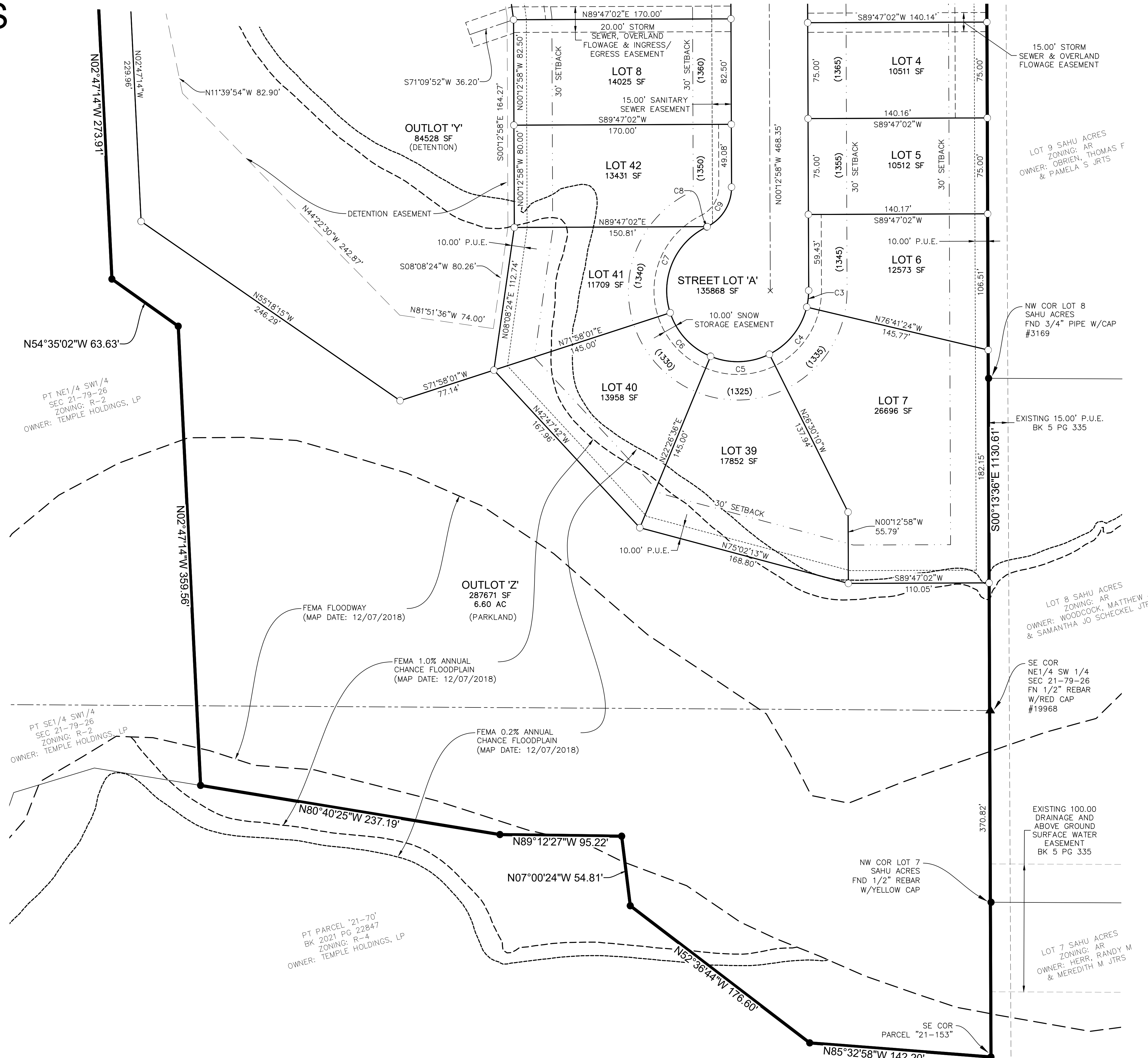


WAUKEE, IOWA

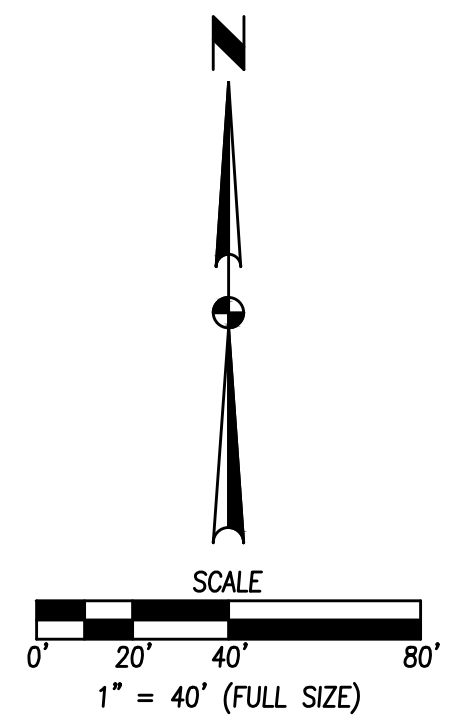
ASHLEY ACRES PLAT 3 FINAL PLAT

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 TECH:
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ASHLEY ACRES PLAT 3 FINAL PLAT

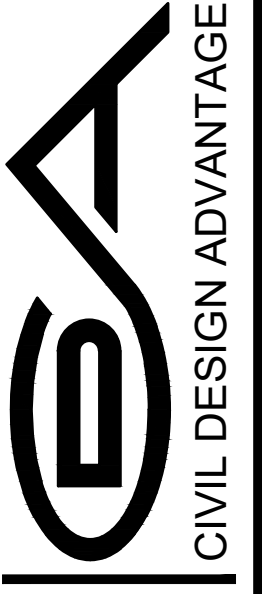


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 PLOTTED BY: KAY ERDMAN
 COMMENT: ENCL



REVISIONS	DATE
	11/03/22

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WAUKEE, IOWA

ASHLEY ACRES PLAT 3 FINAL PLAT