

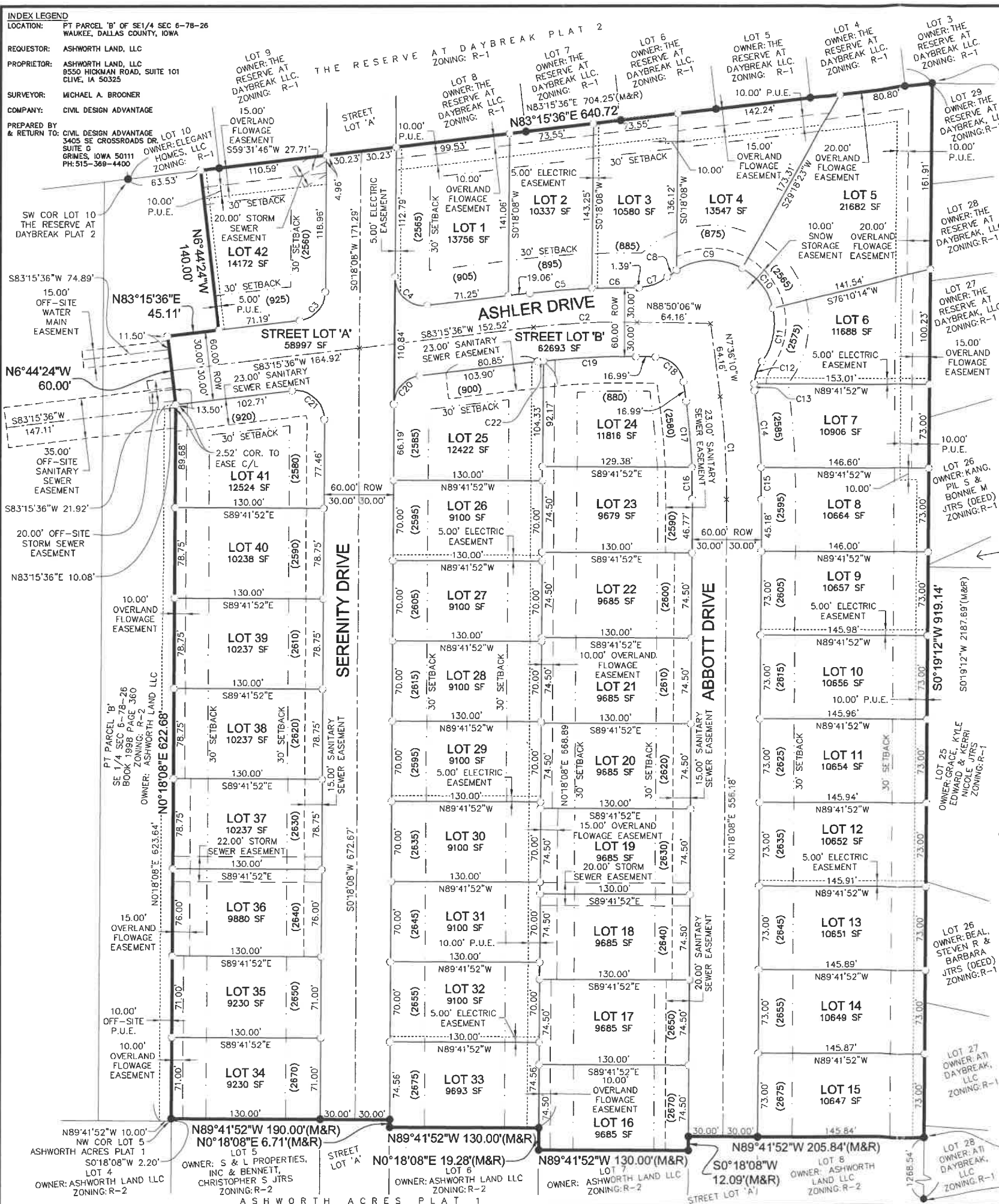
INDEX LEGEND
 LOCATION: PT PARCEL 'B' OF SE1/4 SEC 6-78-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: ASHWORTH LAND, LLC
 PROPRIETOR: ASHWORTH LAND, LLC 9550 HICKMAN ROAD, SUITE 101 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DR. LOT 10 GRIMES, IOWA 50111 PH: 515-369-4400

ASHWORTH ACRES PLAT 2

FINAL PLAT

APPROVED BY: Waukee City Council
DATE: 12/21/20
SIGNED: *Michael A. Brooner*

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 Slide F 312



OWNER / DEVELOPER

ASHWORTH LAND, LLC
 9550 HICKMAN ROAD, SUITE 101
 CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY

SEPTEMBER 15, 2020

ZONING

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

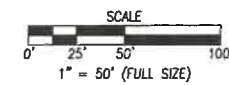
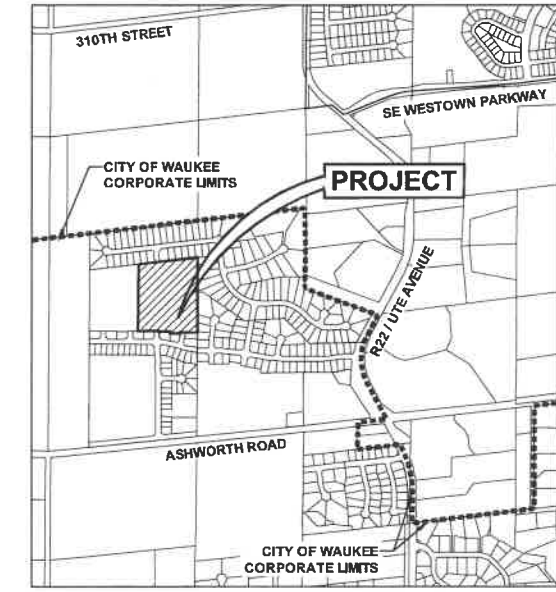
BULK REGULATIONS

R-2
 FRONT YARD: 30 FEET
 SIDE YARD: 15 FEET TOTAL (MIN 7' ONE SIDE)
 REAR YARD: 30 FEET

CURVE DATA

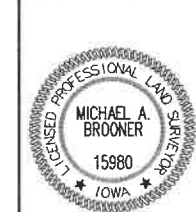
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°54'17"	650.00'	89.68'	N3°39'01"W	89.61'	C12	34°21'47"	34.50'	20.69'	N19°26'09"E	20.38'
C2	7°54'17"	650.00'	89.68'	S87°12'45"W	89.61'	C13	9°58'08"	34.50'	6.00'	N2°43'01"W	6.00'
C3	82°57'29"	25.00'	36.20'	S41°46'52"W	33.12'	C14	5°40'19"	680.00'	67.32'	N4°52'42"W	67.29'
C4	97°02'31"	25.00'	42.34'	N48°13'08"W	37.46'	C15	2°20'40"	680.00'	27.83'	N0°52'13"W	27.82'
C5	4°34'26"	680.00'	54.29'	S85°32'50"W	54.27'	C16	2°33'48"	620.00'	27.74'	S0°58'46"E	27.74'
C6	3°19'51"	680.00'	39.53'	S89°29'58"W	39.52'	C17	5°20'29"	620.00'	57.80'	S4°55'55"E	57.78'
C7	44°13'12"	34.50'	26.63'	S69°03'18"W	25.97'	C18	8°13'57"	25.00'	35.44'	S48°13'08"E	32.55'
C8	10°21'52"	55.50'	10.04'	S52°07'37"W	10.03'	C19	7°26'39"	620.00'	80.55'	N87°26'34"E	80.50'
C9	61°59'50"	55.50'	60.05'	S88°18'28"W	57.17'	C20	82°57'29"	25.00'	36.20'	N41°46'52"E	33.12'
C10	46°51'51"	55.50'	45.40'	N37°15'41"W	44.14'	C21	97°02'31"	25.00'	42.34'	S48°13'08"E	37.46'
C11	50°26'49"	55.50'	48.87'	N11°23'38"E	47.30'	C22	0°27'39"	620.00'	4.99'	N83°29'26"E	4.99'

VICINITY MAP (NOT TO SCALE)



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW PLASTIC 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 12-17-2020
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE: 12/21/20 092920

REVISIONS: [Table with columns for revision number, description, and date]

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

ENGINEER: MICHAEL A. BROONER TECH: JAE REVIEW: [Signature]

ASHWORTH ACRES PLAT 2
FINAL PLAT

WAUKEE, IOWA CIVIL DESIGN ADVANTAGE

1807.401