

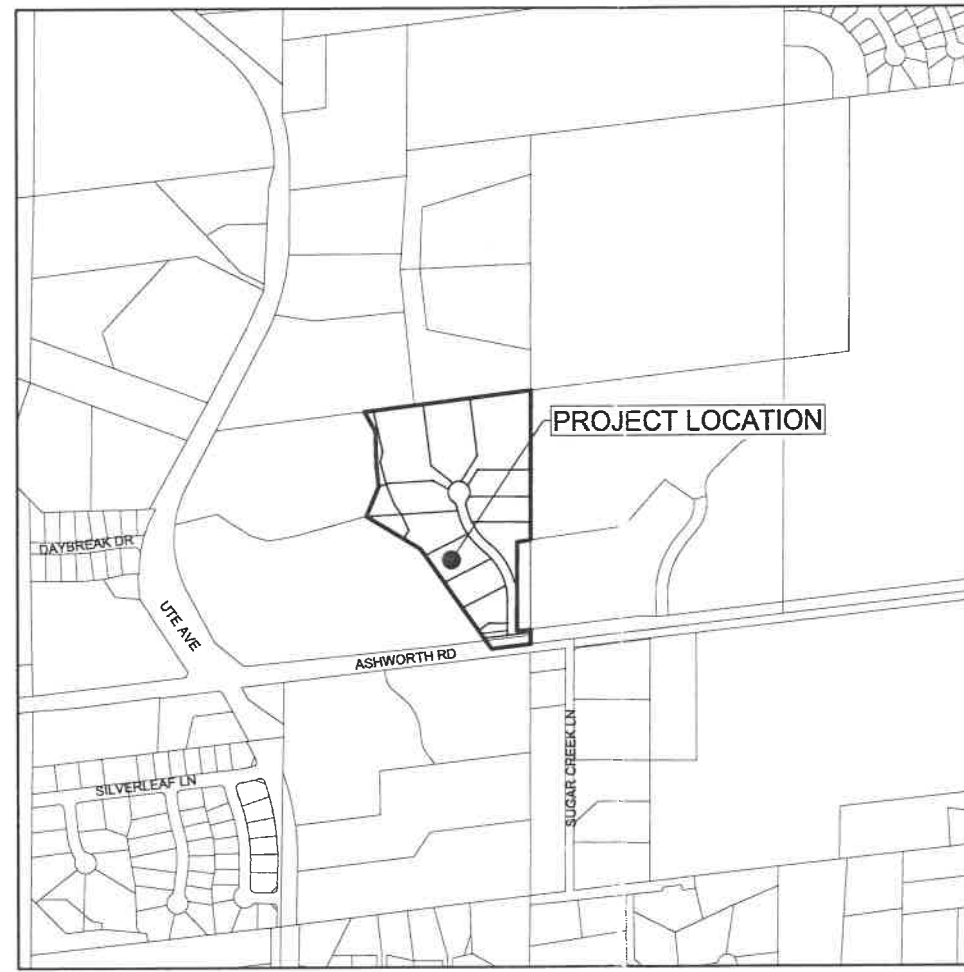
FINAL PLAT

TIMBER CREEK PLAT 1

CITY OF WAUKEE, DALLAS COUNTY, IOWA

Doc ID: 008658570044 Type: PLAT
 Recorded: 11/24/2021 at 01:59:17 PM
 Fee Amt: \$222.00 Page 1 of 44
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2021 PG 34573

4	REVISED AS PER CITY COMMENTS	11-3-21	JWM	BY
3	REVISED AS PER CITY COMMENTS	10-29-21	JWM	DATE
2	REVISED AS PER CITY COMMENTS	10-11-21	JWM	DATE
1	REVISED AS PER CITY COMMENTS	09-29-21	JWM	DATE
MARK	REVISION	DATE	BY	
Engineer: EDG	Checked By: EDG	Scale: 1"=40'		
Technician: JWM	Date: 08-31-21			
				T.P.S.: TTH-RRW-SS
				Project No: 120.0259.01
				Sheet 1 OF 5



VICINITY MAP

PROPERTY DESCRIPTION

LOT 3, TANGLEWOODS ACRES, AN OFFICIAL PLAT, EXCEPT PARCEL 19-21 AS FILED IN BOOK 2019, PAGE 3583 OF THE DALLAS COUNTY RECORDER'S OFFICE ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

OWNER / DEVELOPER

31495 ASHWORTH ROAD LLC
 1680 SW ANKENY RD, SUITE 1B
 ANKENY, IA 50023
 CONTACT: NICK JENSEN
 PHONE: (515) 290-3401
 NICK@CALIBERIOWA.COM

ZONING

R-1 SINGLE FAMILY RESIDENTIAL AND
 PD-1 PLANNED DEVELOPMENT OVERLAY (BK.2021, PG.7411)

AREA SUMMARY

GROSS ACRES = 18.10 AC.
 ROWDWAY EASEMENT = 0.23 AC.
 NET ACRES = 17.87 AC.

BULK REGULATIONS AND SETBACKS

FRONT YARD SETBACK = 50' MIN.
 SIDE YARD SETBACK = 25' MIN. (12.5' EACH SIDE)
 REAR YARD SETBACK = 35' MIN.
 LOT SIZE = 30,000SF MIN.
 LOT WIDTH = 100' MIN.
 LOT DEPTH = 200' MIN.

NOTES

1. OUTLOT "X" AND OUTLOT "Z" TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
2. OUTLOTS A, B AND C SHALL ADJOIN LOTS 6, 5 AND 4 AND BE SOLD AS PART OF THE ADJOINING LOTS.
3. LOT 11 AND ANY ASSOCIATED STRUCTURES SHALL BE JOINTLY OWNED AND MAINTAINED BY THE OWNERS OF LOT 6 AND 7.
4. STORM SEWER AND THE PRIVATE STREET WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. SIDEWALK ALONG ASHWORTH RD SHALL BE DEFERRED UNTIL THE IMPROVEMENTS TO ASHWORTH RD BY OTHERS.
6. OUTLOT "X" SHALL BE PRIVATE STORM SEWER EASEMENTS.
7. STREET LOT A IS TO BE DEEDED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY
8. 5 FOOT SIDEWALKS ARE TO BE INSTALLED WITH EACH INDIVIDUAL LOT DEVELOPMENT.
9. ALL OF OUTLOT "X" SHALL BE INGRESS/EGRESS EASEMENT.
10. OUTLOT "Z" SHALL BE STORM WATER MANAGEMENT EASEMENT.



LEGEND

- FEATURES**
- Section Corner
 - 1/2" Rebar, YPC # 11579
(Unless Otherwise Noted)
 - ROW Marker
 - Control Point
 - Bench Mark
 - Platted Distance
 - Measured Bearing & Distance
 - Recorded As
 - Deed Distance
 - Calculated Distance
 - Minimum Protection Elevation
 - Centerline
 - Section Line
 - 1/4 Section Line
 - 1/4 1/4 Section Line
 - Easement Line

- FOUND**
- -
 -
 -
 -
 - P
 - M
 - R
 - D
 - C
 - MPE

- SET**
- △
 -
 -
 -

FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 11/20/2021

SIGNED: *William D. Shultz*

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.

Erin D. Griffin 11/15/21
Erin D. Griffin, P.L.S. Date

License Number 19710
 My License Renewal Date is December 31, 2021
 Pages or sheets covered by this seal:
 PAGES 1-5

TIMBER CREEK PLAT 1

FINAL PLAT

WAUKEE, IA

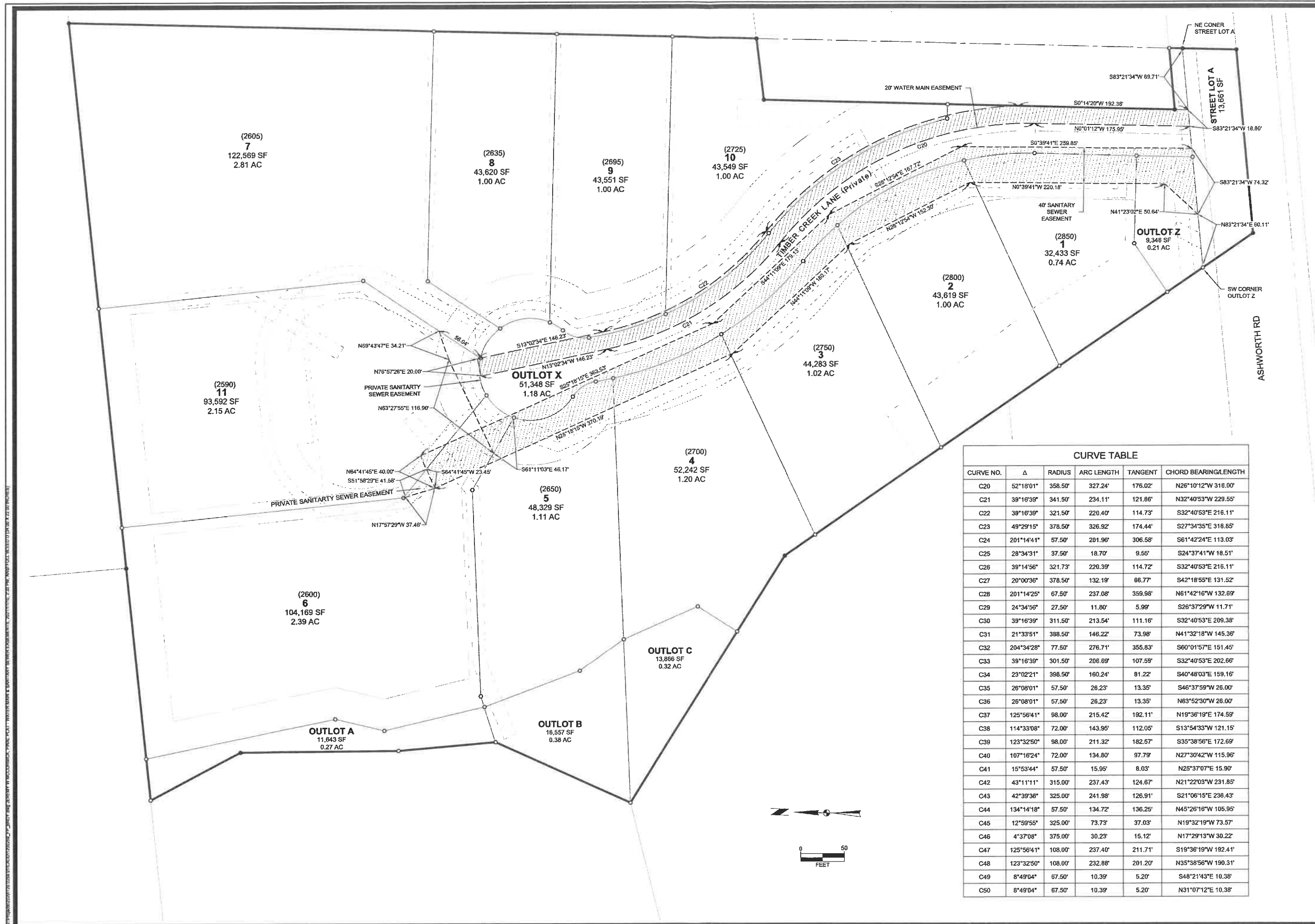
SNYDER & ASSOCIATES, INC. I

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 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.0259.01
 Sheet 1 OF 5

V:\Projects\2021\120.0259.01\120.0259.01_P1_BNDY.dwg, LERSBY, NACCORDS, FINAL PLAT, 2021/11/10, 2:35 PM, ANB FULL BLEED, 34.00 X 22.00 INCHES



CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C20	52°18'01"	358.50'	327.24'	176.02'	N26°10'12"W 316.00'
C21	39°16'39"	341.50'	234.11'	121.86'	N32°40'53"W 229.55'
C22	39°16'39"	321.50'	220.40'	114.73'	S32°40'53"E 216.11'
C23	49°29'15"	378.50'	326.92'	174.44'	S27°34'35"E 316.85'
C24	201°14'41"	57.50'	201.96'	306.58'	S61°42'24"E 113.03'
C25	28°34'31"	37.50'	18.70'	9.55'	S24°37'41"W 18.51'
C26	39°14'56"	321.73'	220.39'	114.72'	S32°40'53"E 216.11'
C27	20°00'36"	378.50'	132.19'	66.77'	S42°18'55"E 131.52'
C28	201°14'25"	67.50'	237.08'	359.98'	N61°42'16"W 132.69'
C29	24°34'56"	27.50'	11.80'	5.98'	S26°37'29"W 11.71'
C30	39°16'39"	311.50'	213.54'	111.16'	S32°40'53"E 209.38'
C31	21°33'51"	388.50'	146.22'	73.98'	N41°32'18"W 145.36'
C32	204°34'28"	77.50'	276.71'	355.83'	S60°01'57"E 151.45'
C33	39°16'39"	301.50'	206.69'	107.59'	S32°40'53"E 202.66'
C34	23°02'21"	398.50'	160.24'	81.22'	S40°48'03"E 159.16'
C35	26°08'01"	57.50'	26.23'	13.35'	S46°37'59"W 26.00'
C36	26°08'01"	57.50'	26.23'	13.35'	N63°52'30"W 26.00'
C37	125°56'41"	98.00'	215.42'	192.11'	N19°36'19"E 174.59'
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C41	15°53'44"	57.50'	15.95'	8.03'	N25°37'07"E 15.90'
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C46	4°37'08"	375.00'	30.23'	15.12'	N17°29'13"W 30.22'
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Engineer: EDG	Checked by: EDG	Scale: 1"=60'	
Technician: JWM	Date: 09-31-21	T-R-S TTN-RRW-SS	

Project No: 120.0259.01

Sheet 3 OF 5

TIMBER CREEK PLAT 1

FINAL PLAT - WATER MAIN & SANITARY EASEMENTS

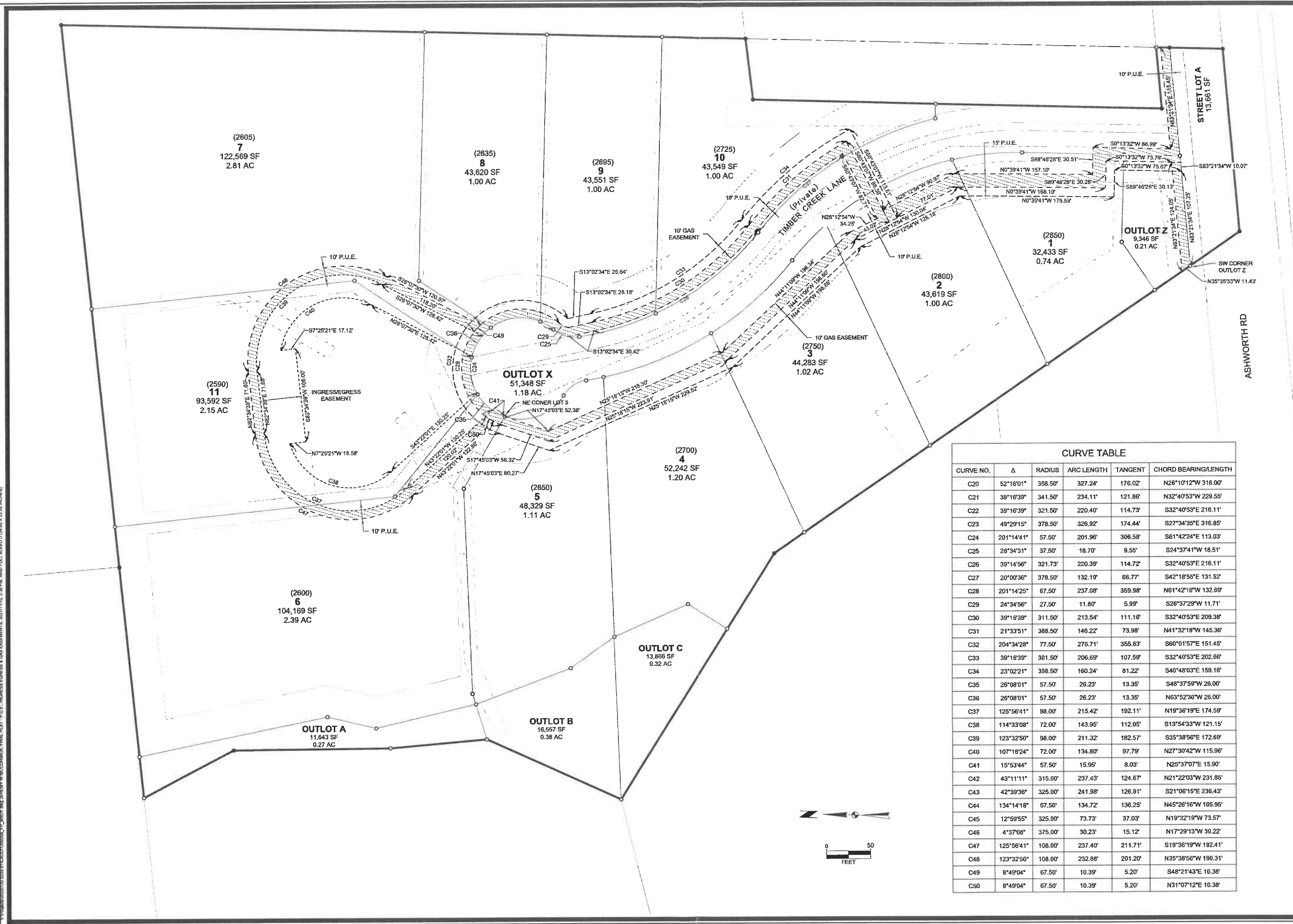
WAUKEE, IA

SNYDER & ASSOCIATES, INC.

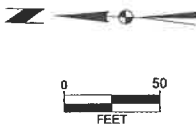
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Sheet 3 OF 5



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<p>REVISIONS AS PER CITY COMMENTS</p> <p>4 11-3-21 JWM</p> <p>3 10-28-21 JWM</p> <p>2 10-11-21 JWM</p> <p>1 06-29-21 JWM</p>	<p>REVISION</p> <p>Checked By: EDG</p> <p>Engineer: JWM</p> <p>Technician: JWM</p>	<p>DATE</p> <p>Scale: 1" = 60'</p> <p>Date: 06-31-21</p> <p>T-R-S: TTN-RRW-SS</p>
<p>TIMBER CREEK PLAT 1</p> <p>FINAL PLAT - P.U.E., INGRESS EGRESS & GAS EASEMENTS</p> <p>WAUKEE, IA</p> <p>SNYDER & ASSOCIATES, INC.</p>		
<p>SNYDER & ASSOCIATES</p>		
<p>Project No: 120.0259.01</p> <p>Sheet 4 OF 5</p>		

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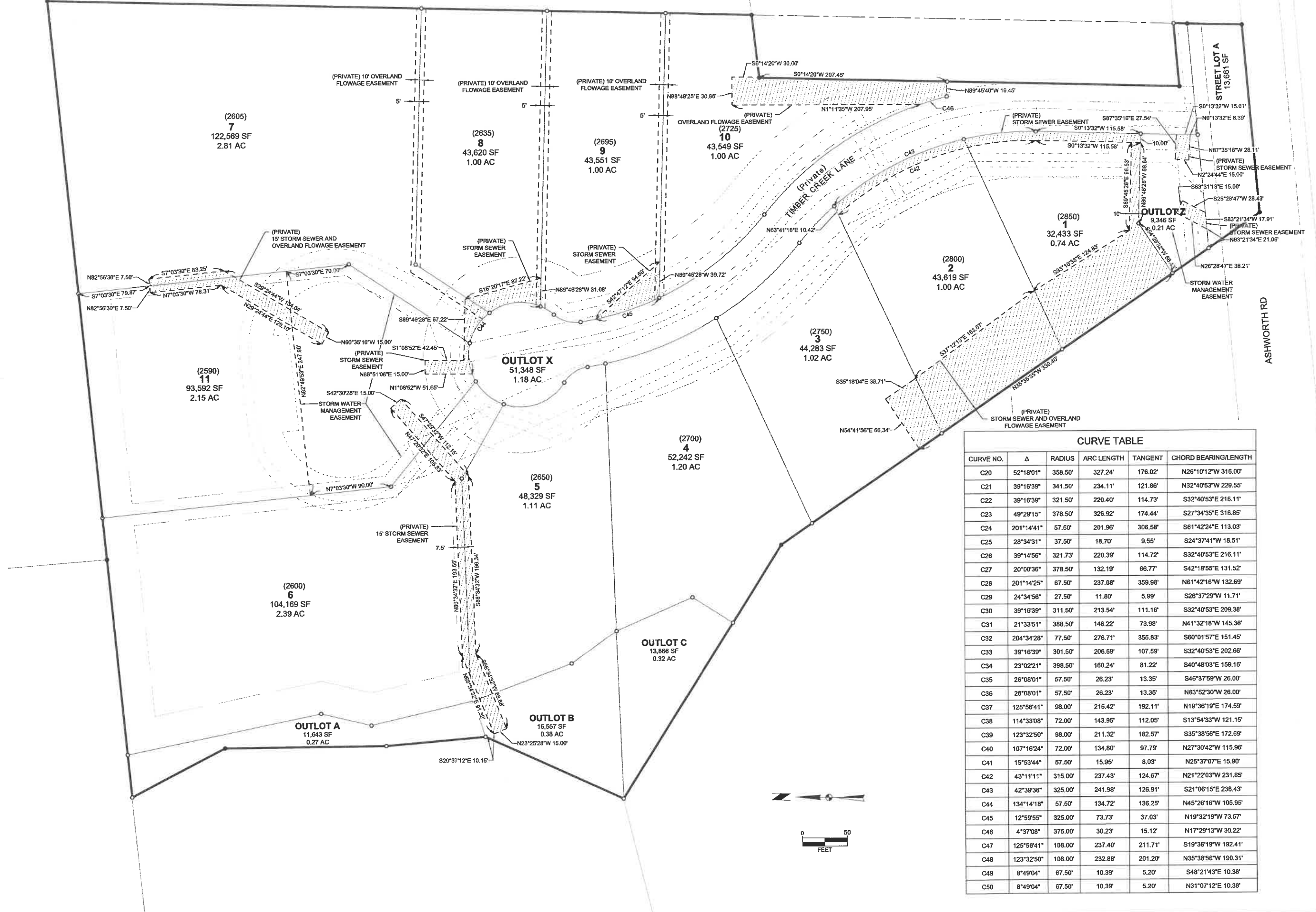
Project No: 120.0259.01
 Sheet 5 OF 5

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TIMBER CREEK PLAT 1
FINAL PLAT - STORM SEWER & DRAINAGE EASEMENTS
SNYDER & ASSOCIATES, INC. I



Project No: 120.0259.01
 Sheet 5 OF 5



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