

# ASHLEY ACRES PLAT 2

## FINAL PLAT



Doc ID: 008950580020 Type: PLAT  
 Recorded: 11/17/2022 at 08:35:03 AM  
 Fee Amt: \$102.00 Page 1 of 20  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK **2022** PG **23700**

**INDEX LEGEND**  
 LOCATION: PT SE1/4 SEC 21-79-26  
 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: ASHLEY ACRES, LLC  
 PROPRIETOR: ASHLEY ACRES, LLC  
 2400 86TH STREET, SUITE 24  
 URBANDALE, IA 50322  
 SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 11/07/2022  
 SIGNED: *Michael A. Brooner*

**DATE OF SURVEY**  
 JANUARY 31, 2022

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

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322

**PLAT DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ASHLEY ACRES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°35'45" WEST ALONG THE NORTHERLY LINE OF ASHLEY ACRES PLAT 1, A DISTANCE OF 158.08 FEET; THENCE SOUTH 81°33'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.72 FEET; THENCE SOUTH 71°22'58" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.72 FEET; THENCE SOUTH 70°47'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.89 FEET; THENCE SOUTH 82°39'42" WEST CONTINUING ALONG SAID NORTHERLY LINE, 59.71 FEET; THENCE NORTH 85°05'51" WEST CONTINUING ALONG SAID NORTHERLY LINE, 63.97 FEET; THENCE NORTH 77°16'51" WEST CONTINUING ALONG SAID NORTHERLY LINE, 73.63 FEET; THENCE NORTH 78°26'50" WEST CONTINUING ALONG SAID NORTHERLY LINE, 79.55 FEET; THENCE NORTH 83°58'35" WEST CONTINUING ALONG SAID NORTHERLY LINE, 85.56 FEET; THENCE NORTH 89°03'13" WEST CONTINUING ALONG SAID NORTHERLY LINE, 79.70 FEET; THENCE NORTH 89°41'47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 31.00 FEET; THENCE SOUTH 00°18'13" WEST CONTINUING ALONG SAID NORTHERLY LINE, 140.00 FEET TO THE NORTHWEST CORNER OF SAID ASHLEY ACRES PLAT 1; THENCE SOUTH 00°18'13" WEST ALONG THE WESTERLY LINE OF SAID ASHLEY ACRES PLAT 1, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°51'28" EAST CONTINUING ALONG SAID WESTERLY LINE, 83.43 FEET; THENCE SOUTH 07°32'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 46.77 FEET TO THE NORTHEAST CORNER OF LOT 10, SAHU ACRES, AN OFFICIAL PLAT; THENCE SOUTH 89°39'50" WEST ALONG THE NORTHERLY LINE OF SAID SAHU ACRES, 1152.64 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID SAHU ACRES; THENCE NORTH 00°13'36" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 653.65 FEET TO THE CENTER OF SAID SECTION 21; THENCE SOUTH 89°41'47" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2628.44 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°24'15" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 303.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.50 ACRES (1,241,544 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**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

**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	----	

- 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.
  - STREET LOTS 'A', 'B', 'C' AND 'D' ARE TO BE DEEDED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY PURPOSES.
  - 5-FOOT SIDEWALKS ARE TO BE CONSTRUCTED ALONG EACH LOT AS THEY ARE DEVELOPED.
  - MAINTENANCE OF LANDSCAPE BUFFER AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - MAINTENANCE OF OUTLOTS 'W', 'X', 'Y' AND 'Z' SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**VICINITY MAP (NOT TO SCALE)**

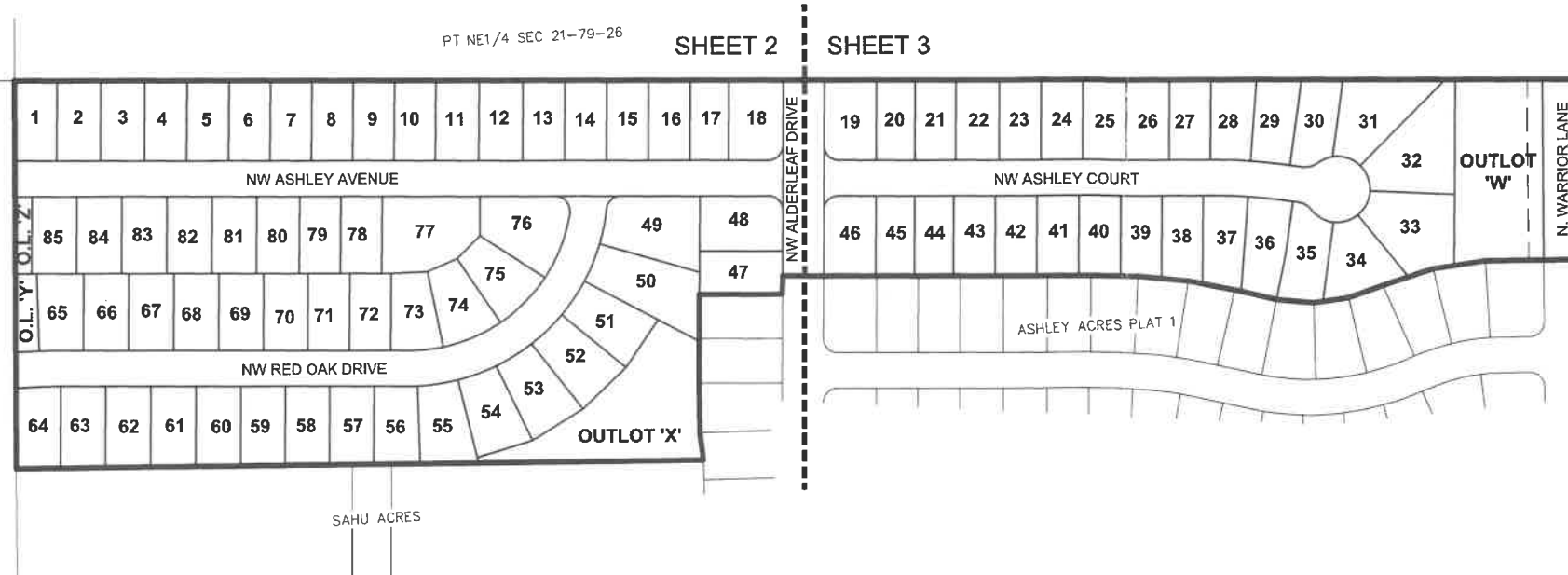


WAUKEE, IOWA

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°08'30"	750.00'	67.31'	N87°43'58"E	67.28'
C2	90°00'00"	300.00'	471.24'	N45°18'13"E	424.26'
C3	7°24'42"	1000.00'	129.36'	N85°59'26"W	129.27'
C4	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C5	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'
C6	0°09'18"	1030.00'	2.79'	S89°37'08"E	2.79'
C7	3°47'04"	1030.00'	68.03'	S87°38'57"E	68.02'
C8	3°28'20"	1030.00'	62.42'	S84°01'15"E	62.41'
C9	44°13'12"	34.50'	26.63'	N75°36'19"E	25.97'
C10	28°21'58"	55.50'	27.48'	N67°40'42"E	27.20'
C11	52°34'53"	55.50'	50.93'	S71°50'53"E	49.16'
C12	48°21'20"	55.50'	46.84'	S21°22'47"E	45.46'
C13	48°21'20"	55.50'	46.84'	N26°58'33"E	45.46'
C14	45°43'20"	55.50'	44.29'	N74°00'53"E	43.12'
C15	45°03'34"	55.50'	43.65'	S60°35'40"E	42.53'
C16	44°13'12"	34.50'	26.63'	S80°10'29"E	25.97'
C17	3°29'31"	970.00'	59.12'	S84°01'51"E	59.11'
C18	3°55'11"	970.00'	66.36'	S87°44'11"E	66.35'
C19	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C20	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'
C21	84°20'31"	25.00'	36.80'	N48°07'58"E	33.57'
C22	10°17'43"	330.00'	59.30'	N11°06'34"E	59.22'
C23	11°47'54"	330.00'	67.95'	N22°09'22"E	67.83'
C24	11°47'54"	330.00'	67.95'	N33°57'16"E	67.83'
C25	12°11'45"	330.00'	70.24'	N45°57'05"E	70.11'
C26	12°11'45"	330.00'	70.24'	N58°08'50"E	70.11'
C27	11°47'54"	330.00'	67.95'	N70°08'39"E	67.83'
C28	11°57'30"	330.00'	68.87'	N82°01'21"E	68.75'
C29	2°18'07"	330.00'	13.26'	N89°09'10"E	13.26'
C30	5°20'04"	720.00'	67.04'	N87°38'11"E	67.01'
C31	2°53'35"	780.00'	39.38'	S86°47'11"W	39.38'
C32	2°04'15"	780.00'	28.19'	N89°16'06"E	28.19'
C33	12°01'26"	270.00'	56.66'	S84°17'30"W	56.56'
C34	22°25'28"	270.00'	105.67'	S67°04'03"W	105.00'
C35	22°25'28"	270.00'	105.67'	S44°38'35"W	105.00'
C36	24°54'50"	270.00'	117.40'	S20°58'26"W	116.48'
C37	98°12'48"	25.00'	42.85'	S40°35'23"E	37.80'

SHEET 2 SHEET 3



PARCEL "21-153"  
 NE1/4 SW1/4 SEC 21-79-26  
 OWNER: TEMPLE HOLDINGS, LP  
 ZONING: R-2

FILE: H:\2022\03021\03021\ASHLEY ACRES PLAT 2\03021\FINAL PLAT-PLAT 2.DWG  
 PLOTTED: 11/07/2022 1:25 PM  
 PLOTTED BY: JAW/ENDIAN  
 DATE:



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 Brooner* 11-9-2022  
 MICHAEL A. BROONER, P.L.S. DATE  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 3

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



WAUKEE, IOWA

**ASHLEY ACRES PLAT 2**  
**FINAL PLAT**

# ASHLEY ACRES PLAT 2

## FINAL PLAT

SE1/4 NW1/4 SEC 21-79-26  
OWNER: B & J CLAYTON TRUST  
ZONING: A-1

CENTER SEC 21-79-26  
ALSO BEING  
NE COR PARCEL '21-153'  
BK 2022 PG 4353  
FND 1/2" REBAR W/CAP #5301  
BK 2006 PG 388

SW1/4 NE1/4 SEC 21-79-26  
OWNER: FOX VALLEY DEVELOPMENT, LLC  
ZONING: R-2

EXISTING 40.00' SANITARY  
SEWER EASEMENT  
BK 2021 PG 13084

PT SE1/4 NE1/4 SEC 21-79-26  
VALLEY DEVELOPMENT, LLC  
ZONING: R-2

EXISTING 40.00' SANITARY  
SEWER EASEMENT  
BOOK 2021/PAGE 19909

EXISTING 40.00' SANITARY  
SEWER EASEMENT  
BK 2021 PG 15096

OUTLOT 'Z'  
3603 SF  
(FUTURE DEVELOPMENT)

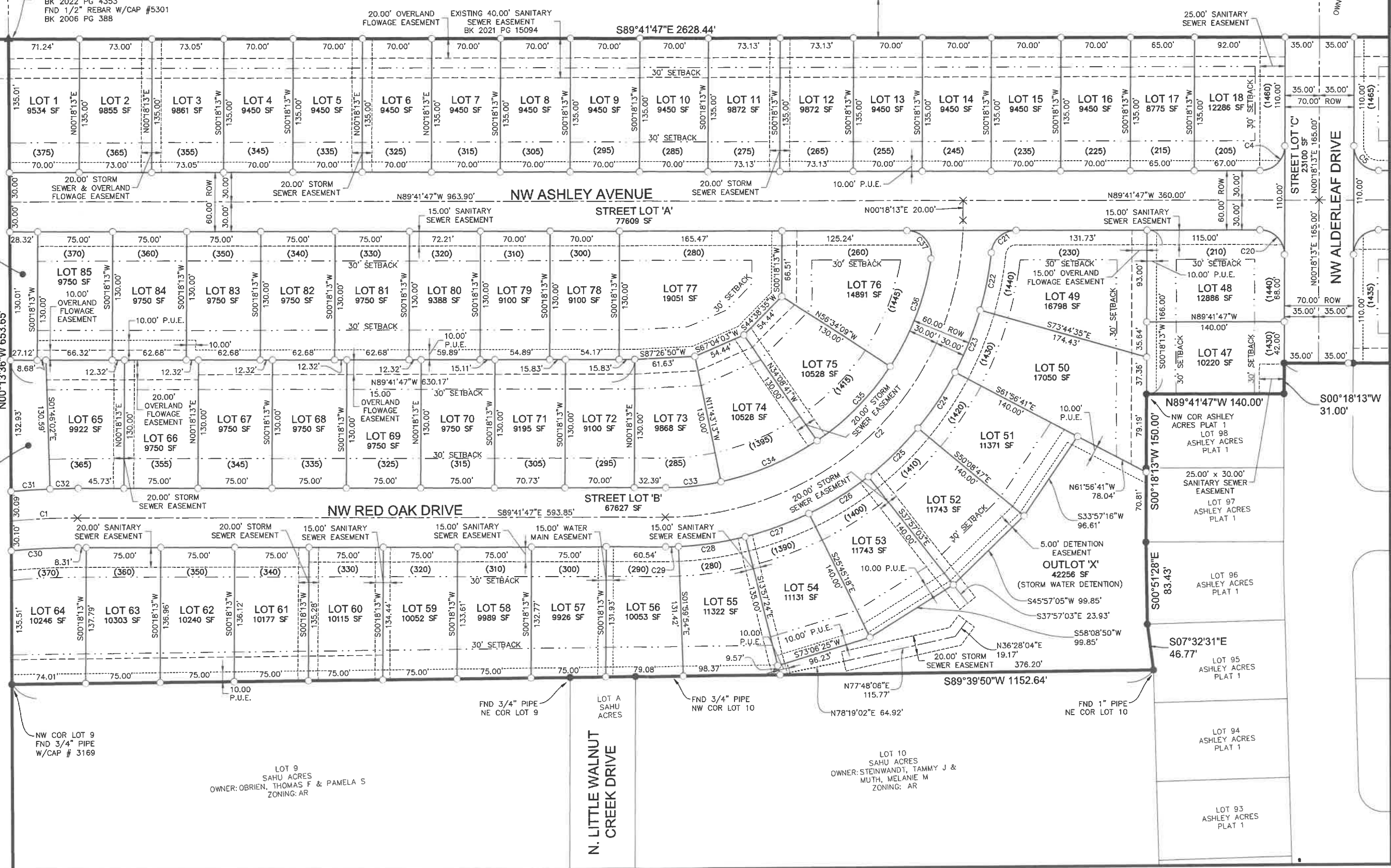
PARCEL '21-153'  
NE1/4 SW1/4 SEC 21-79-26  
OWNER: TEMPLE HOLDINGS, LP  
ZONING: R-2

OUTLOT 'Y'  
4944 SF  
(FUTURE DEVELOPMENT)

FILE: H:\2023\20231211\ASHLEY ACRES PLAT 2\20231211\_ASHLEY ACRES PLAT 2\_FINAL.DWG  
DATE PLOTTED: 12/11/2023 10:54 AM  
DRAWN BY: J. B. BROWN



SCALE  
0' 25' 50' 100'  
1" = 50' (FULL SIZE)



REVISIONS	DATE
	11/03/22
	01/15/22

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



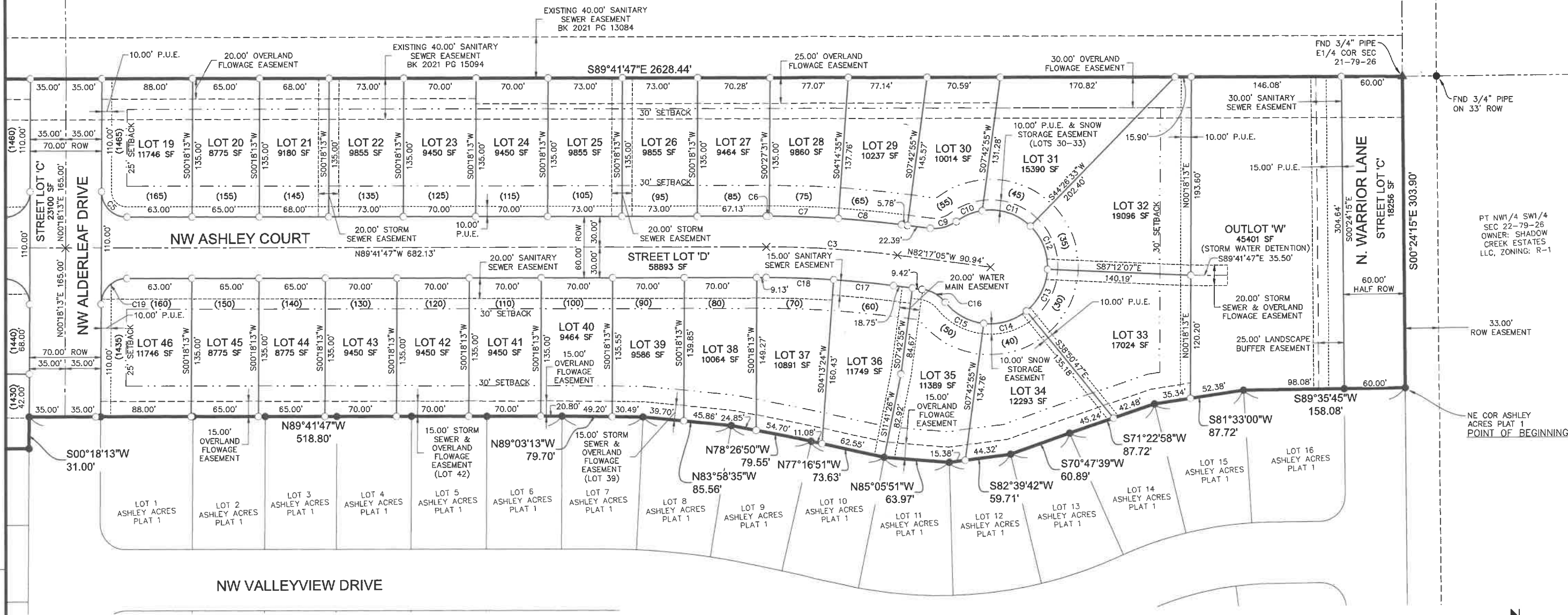
CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

ASHLEY ACRES PLAT 2  
FINAL PLAT

2/3  
2003.121

# ASHLEY ACRES PLAT 2 FINAL PLAT

PT SE1/4 NE1/4 SEC 21-79-26  
OWNER: FOX VALLEY DEVELOPMENT, LLC  
ZONING: R-2



PT SW1/4 NW1/4  
SEC 22-79-26  
OWNER: SHADOW  
CREEK ESTATES  
LLC, ZONING: R-1

PT NW1/4 SW1/4  
SEC 22-79-26  
OWNER: SHADOW  
CREEK ESTATES  
LLC, ZONING: R-1



DATE	REVISIONS	REVISED
11/03/22		PREPARED
07/31/22		

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_  
REVIEW: \_\_\_\_\_



CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

## ASHLEY ACRES PLAT 2 FINAL PLAT

FILE: H:\2003\2003121\ASHLEY ACRES PLAT 2\2003121-FINAL PLAT-PLAT 2.DWG  
PLOT: 11/19/2022 1:28 PM  
DRAWN BY: J. VAN ZEEB  
CHECKED BY: J. VAN ZEEB