

# ASHWORTH ACRES PLAT 1

## INDEX LEGEND

LOCATION: PT PARCEL 'A' AND PT PARCEL 'B',  
SE 1/4 SEC 6-78-26  
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: ASHWORTH ACRES LLC

PROPRIETOR: ASHWORTH ACRES LLC  
6400 WESTOWN PKWY  
WEST DES MOINES, IA 50266

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 ACRES LLC  
6400 WESTOWN PKWY  
WEST DES MOINES, IA 50266

## ENGINEER / SURVEYOR

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

## DATE OF SURVEY

AUGUST 24, 2018

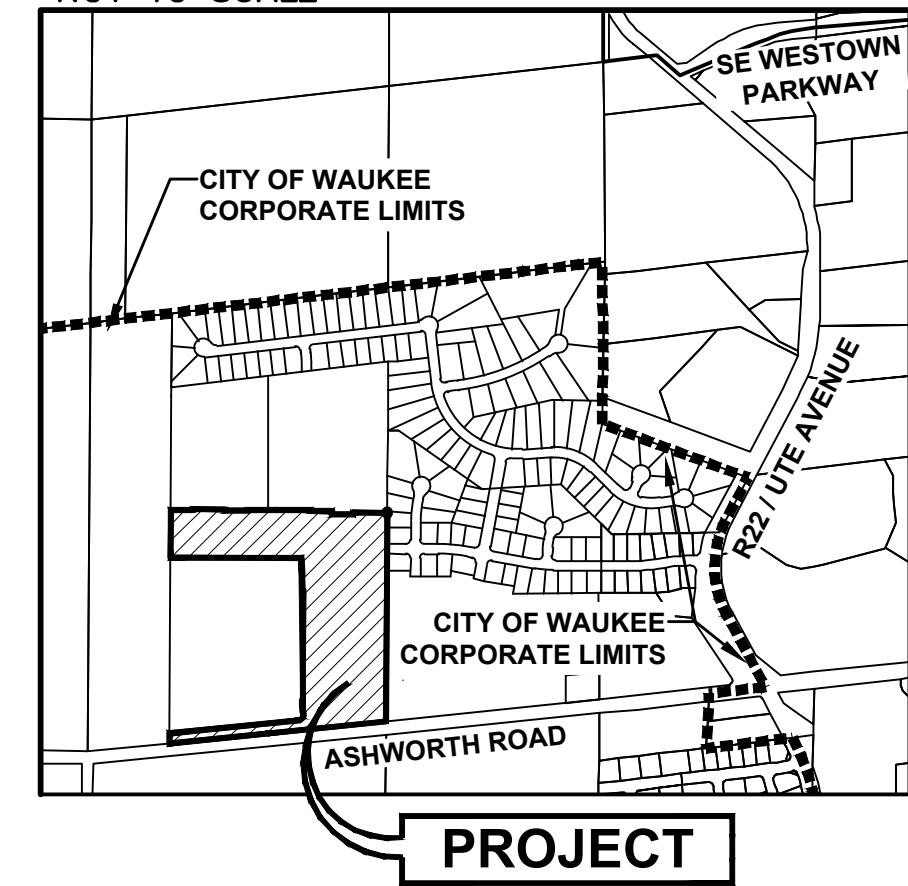
## FINAL PLAT

## 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	78°27'47"	25.00'	34.24'	S50°27'59"E	31.62'
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	106.96'
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'

## VICINITY MAP

NOT TO SCALE



## 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:

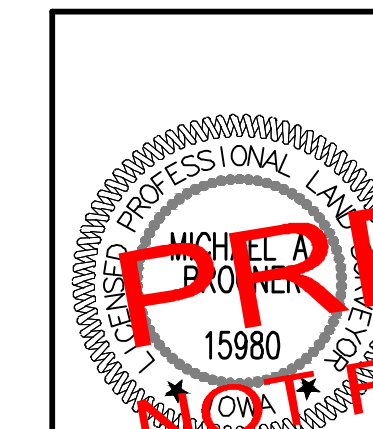
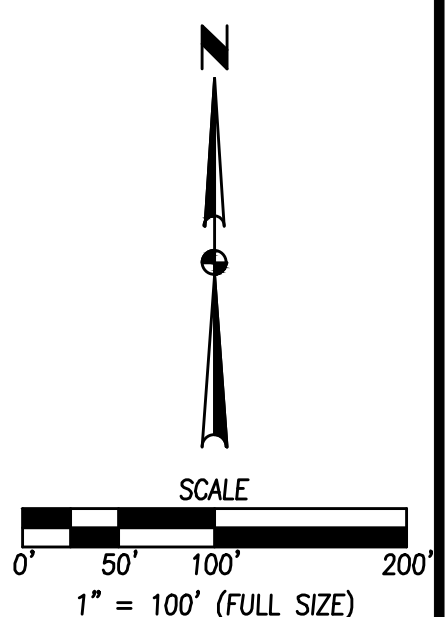
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 00°18'08" EAST ALONG THE WEST LINE OF SAID PARCEL 'A', 60.34 FEET TO THE SOUTHWEST CORNER OF PARCEL '18-79' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 11472; THENCE NORTH 84°11'21" EAST ALONG THE SOUTH LINE OF SAID PARCEL '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°18'08" 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 LOTS ARE TO BE DEEDED TO THE CITY OF WAUKEE.
- MAINTENANCE OF LANDSCAPE BUFFERS ARE THE RESPONSIBILITY OF THE LOT OWNERS.

## LEGEND

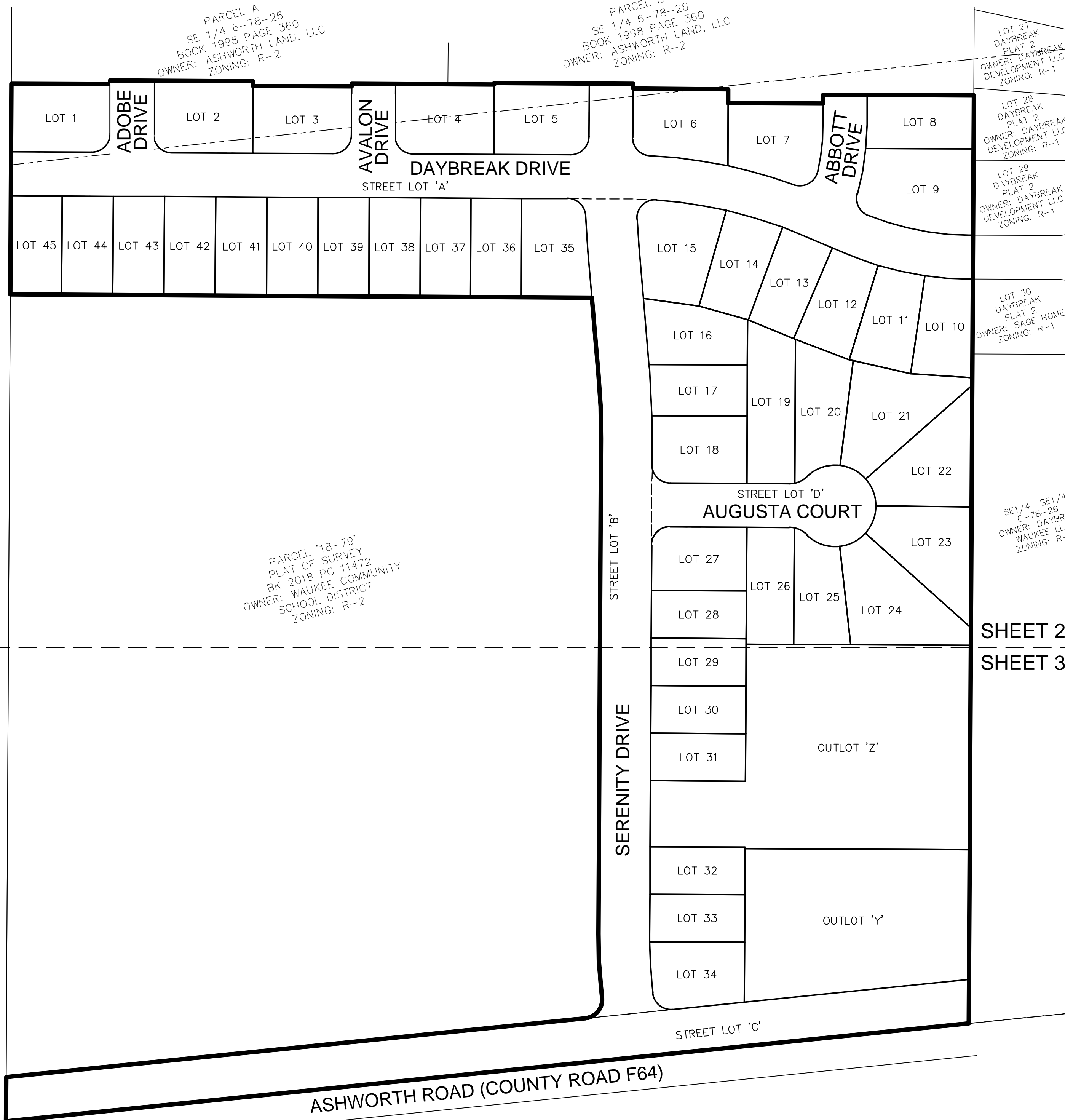
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT 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, P.L.S. DATE \_\_\_\_\_

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



SHEET 2  
SHEET 3

SHEET 2  
SHEET 3

FILE: H:\2018\1802054.DWG\1802054-FINAL PLAT.DWG  
DATE PLOTTED: 5/28/2019 5:27 PM

DATE: 05/28/19  
04/23/19

REVISIONS

2ND SUBMITTAL  
1ST SUBMITTAL

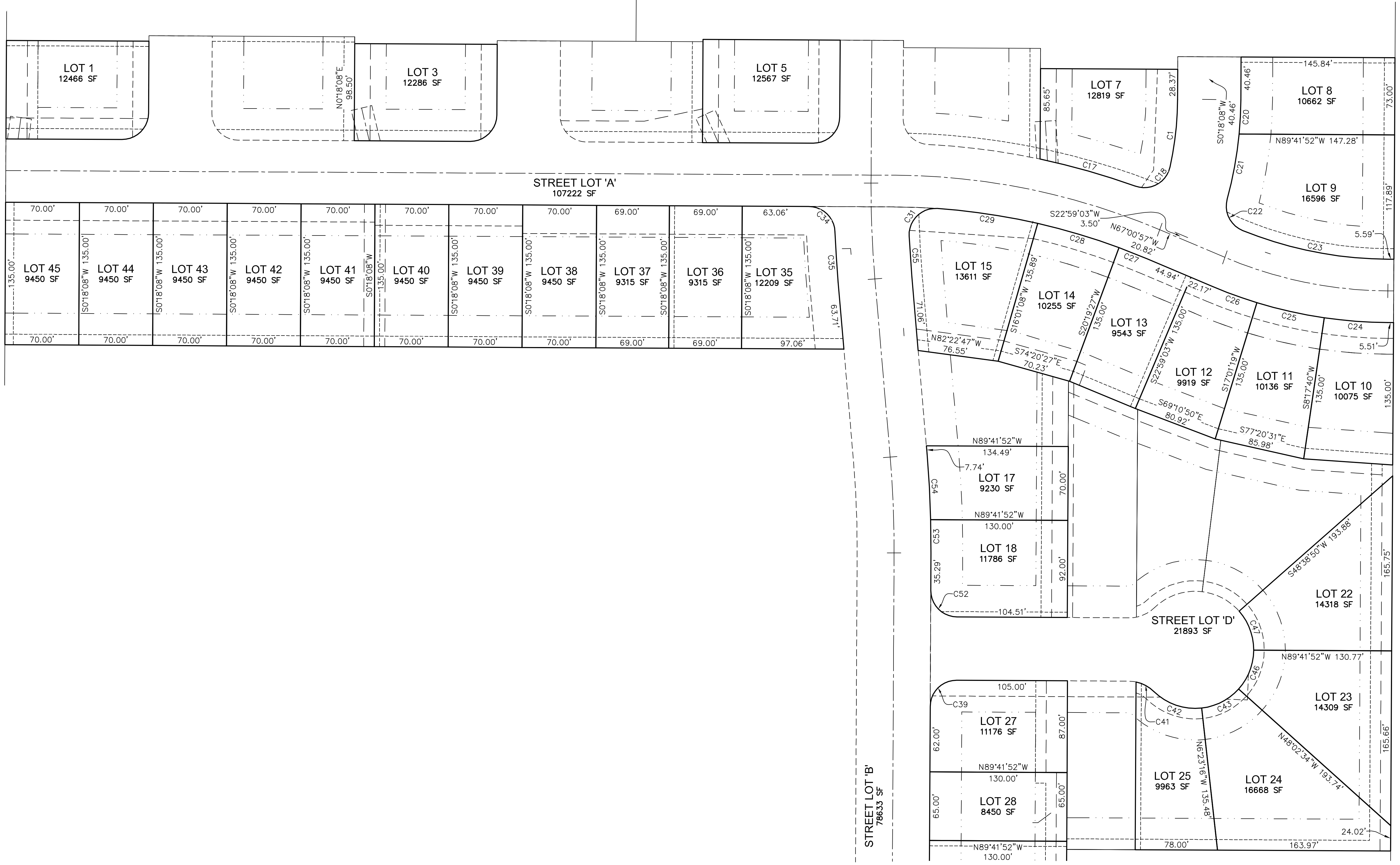
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: \_\_\_\_\_  
ENGINEER: EKO

**ASHWORTH ACRES PLAT 1**  
**FINAL PLAT**

WAUKEE, IOWA

1/3  
1802.054



LOT 1  
12466 SF

LOT 3  
12286 SF

LOT 5  
12567 SF

LOT 7  
12819 SF

LOT 8  
10662 SF

LOT 9  
16596 SF

STREET LOT 'A'  
107222 SF

LOT 45  
9450 SF

LOT 44  
9450 SF

LOT 43  
9450 SF

LOT 42  
9450 SF

LOT 41  
9450 SF

LOT 40  
9450 SF

LOT 39  
9450 SF

LOT 38  
9450 SF

LOT 37  
9315 SF

LOT 36  
9315 SF

LOT 35  
12209 SF

LOT 15  
13611 SF

LOT 14  
10255 SF

LOT 13  
9543 SF

LOT 12  
9919 SF

LOT 11  
10136 SF

LOT 10  
10075 SF

LOT 17  
9230 SF

LOT 18  
11786 SF

STREET LOT 'D'  
21893 SF

LOT 22  
14318 SF

LOT 23  
14309 SF

LOT 27  
11176 SF

LOT 28  
8450 SF

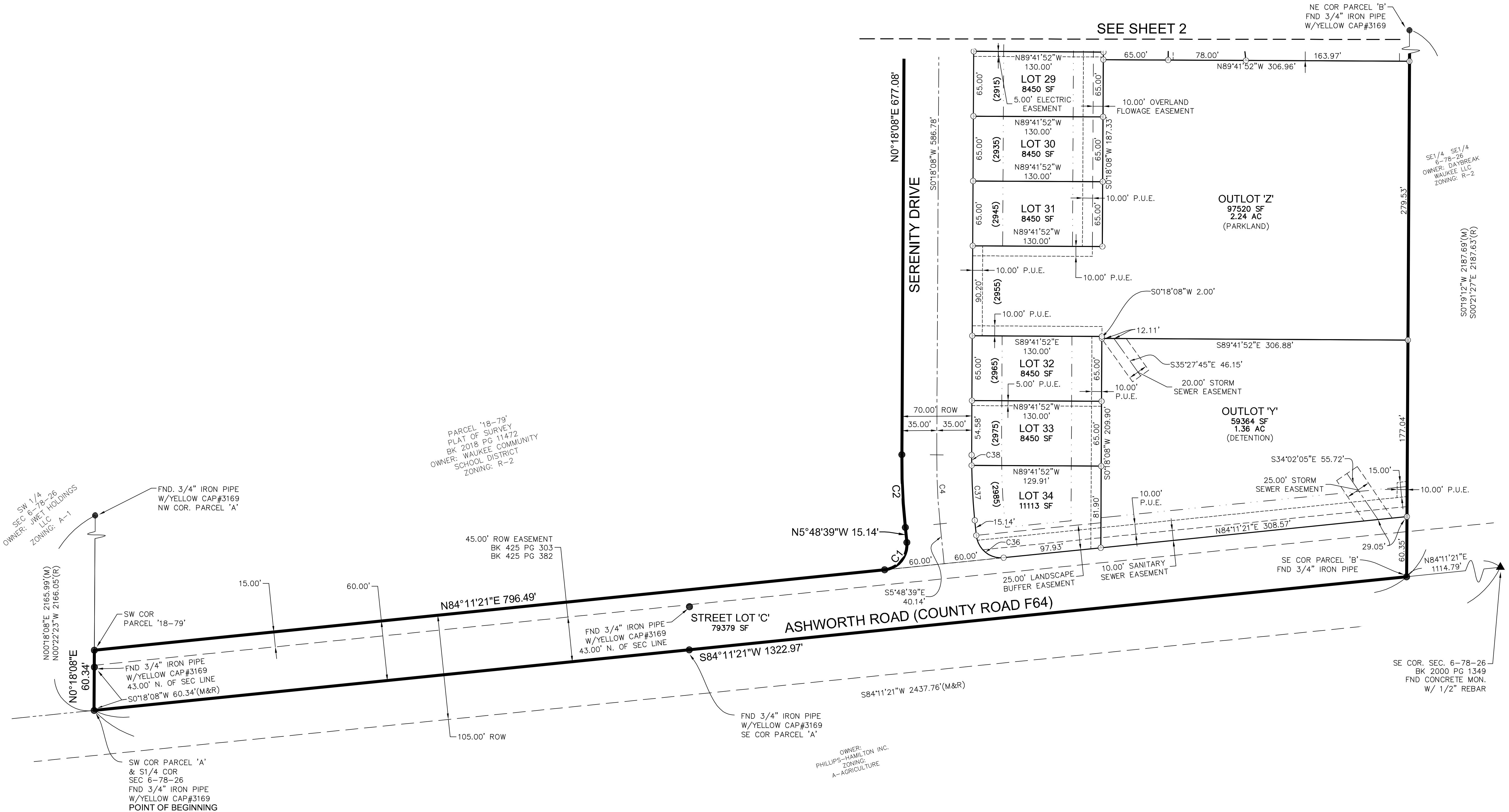
LOT 25  
9963 SF

LOT 24  
16668 SF

STREET LOT 'B'  
78633 SF

# ASHWORTH ACRES PLAT 1

## FINAL PLAT



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

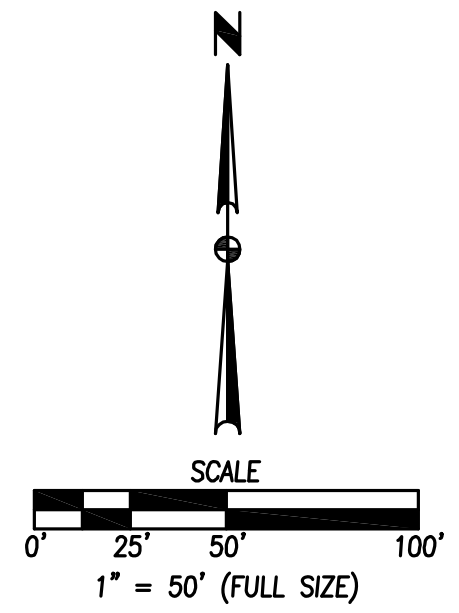
OWNER:  
PHILLIPS-HAMILTON INC.  
ZONING:  
A-AGRICULTURE

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

S0'19'12"W 2187.69'(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

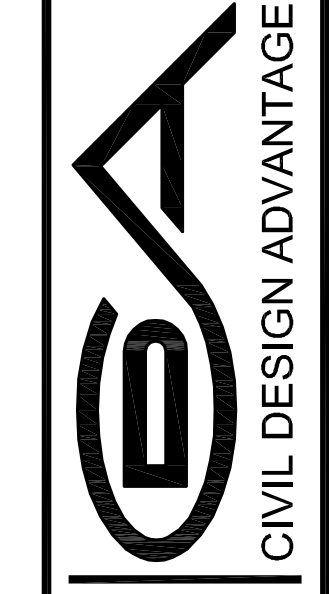
	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
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RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



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DATE: 5/13/19 DATE PLOTTED: 5/28/2019 5:25 PM

REVISIONS	DATE
2ND SUBMITTAL	05/28/19
1ST SUBMITTAL	04/23/19

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



**ASHWORTH ACRES PLAT 1**  
**FINAL PLAT**