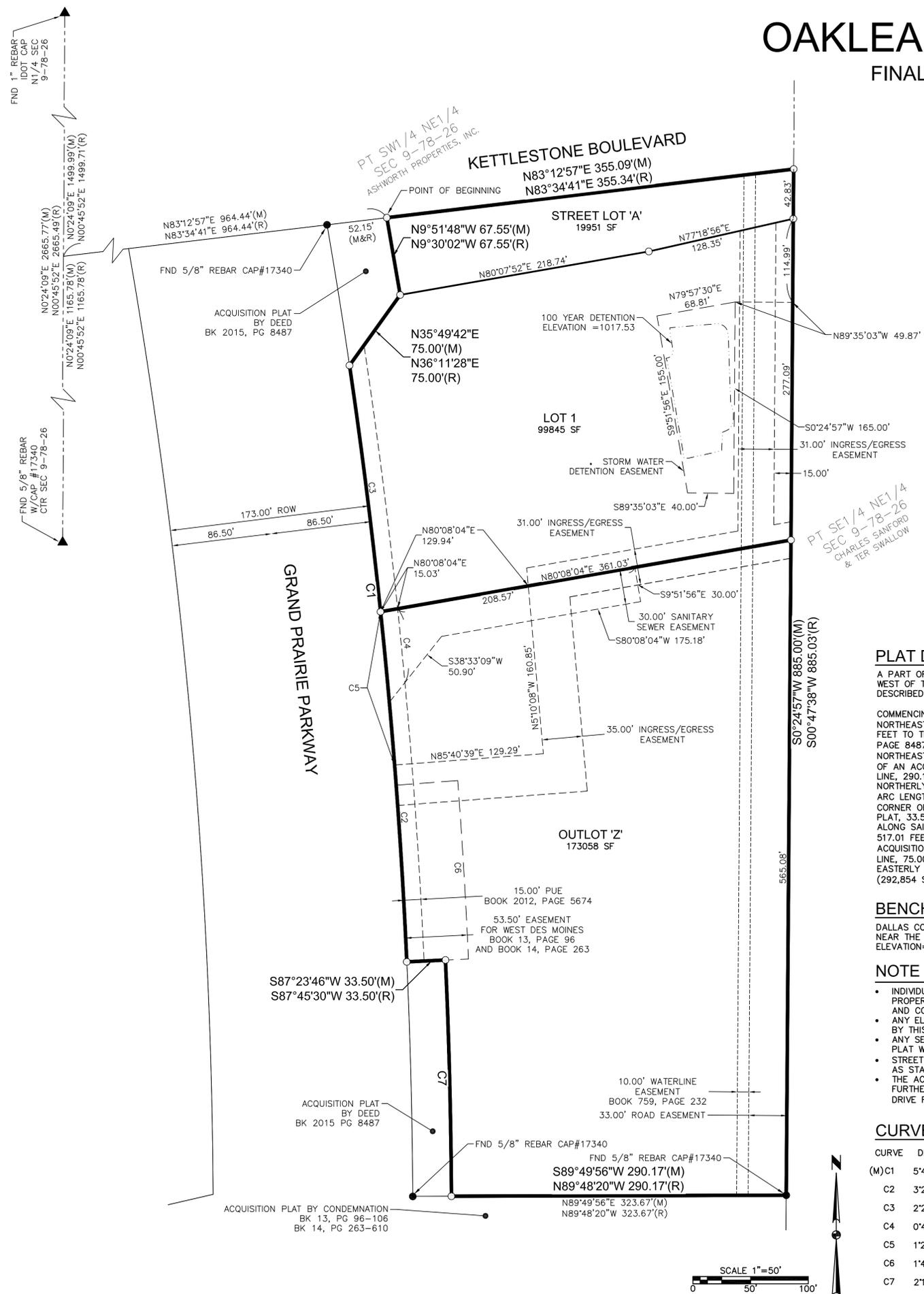


OAKLEAF PLAT 1

FINAL PLAT



PLAT DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE NORTH 00°24'09" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1165.78 FEET; THENCE NORTH 83°12'57" EAST, 964.44 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF AN ACQUISITION PLAT RECORDED IN BOOK 2015, PAGE 8487; THENCE NORTH 83°12'57" EAST, 355.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°24'57" WEST ALONG SAID EAST LINE, 885.00 FEET TO THE EASTERLY LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 13 PAGE 96; THENCE SOUTH 89°49'56" WEST ALONG SAID EASTERLY LINE, 290.17 FEET TO THE EAST LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487; THENCE NORTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 5120.00 FEET, WHOSE ARC LENGTH IS 203.73 FEET AND WHOSE CHORD BEARS NORTH 1°27'50" WEST, 203.71 FEET TO THE NORTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 87°23'46" WEST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 33.50 FEET TO THE EAST LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 13 PAGE 96; THENCE NORTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 5086.50 FEET, WHOSE ARC LENGTH IS 517.01 FEET AND WHOSE CHORD BEARS NORTH 05°30'57" WEST, 516.78 FEET TO THE SOUTHERLY LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487; THENCE NORTH 35°49'42" EAST ALONG SAID SOUTHERLY LINE, 75.00 FEET TO THE SOUTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE NORTH 9°51'48" WEST ALONG THE EASTERLY LINE OF SAID ACQUISITION PLAT, 67.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.72 ACRES (292,854 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BENCH MARK:

DALLAS COUNTY WDM59 N=574181.4 E=1531792.3
NEAR THE SE COR OF SECTION 1-78-27
ELEVATION=995.26

DATE OF SURVEY:

SEPTEMBER 18, 2013

NOTE

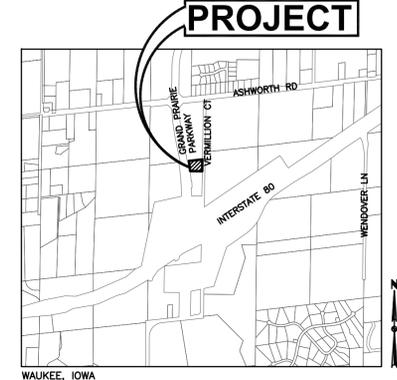
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREET LOT 'A' IS DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY BY RECORDING THE PLAT AS STATED IN CHAPTER 354.19 IN THE CODE OF IOWA.
- THE ACCESS DRIVE OFF OF SE KETTLESTONE BOULEVARD WILL INITIALLY ALLOW FOR FULL ACCESS. UPON FURTHER EXTENSION OF SE KETTLESTONE BOULEVARD TO THE EAST OR AS TRAFFIC WARRANTS, THE ACCESS DRIVE RESTRICTED TO RIGHT-IN/RIGHT-OUT.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	DELTA	RADIUS	LENGTH	BEARING	CHORD	
(M)C1	5°49'25"	5086.50'	517.01'	N5°30'57"W	516.78'	(R)C1	5°49'25"	5086.50'	517.02'	N/S	N/S
C2	3°24'40"	5086.50'	302.83'	S4°18'34"E	302.78'						
C3	2°24'45"	5086.50'	214.18'	S7°13'17"E	214.16'						
C4	0°43'06"	5101.50'	63.95'	N5°40'02"W	63.95'						
C5	1°29'43"	5086.50'	132.75'	N5°16'03"W	132.75'						
C6	1°43'08"	5140.00'	154.20'	N3°27'48"W	154.20'	(R)C6	1°43'08"	5140.00'	154.20'	N3°06'04"W	154.19'
C7	2°16'47"	5120.00'	203.73'	N1°27'50"W	203.71'	(R)C7	2°16'47"	5120.00'	203.73'	N1°06'07"W	203.71'

VICINITY MAP

NOT TO SCALE



ZONING INFORMATION

ZONE:	K-RR KETTLESTONE RETAIL REGIONAL
MINIMUM LOT AREA:	N/A
MINIMUM LOT WIDTH:	N/A
SITE AREA PER UNIT:	99,839 SF
FRONT YARD SETBACK:	0'
FRONT YARD CANOPY SETBACK:	0'
SIDE YARD SETBACK:	0'
REAR YARD SETBACK:	0'
MAXIMUM HEIGHT:	8 STORIES
MAXIMUM BUILDING COVERAGE:	35%
MAXIMUM IMPERVIOUS COVERAGE:	80%
MAXIMUM FLOOR AREA:	N/A

OWNER:

OAKLEAF PROPERTIES, LC
1200 35TH STREET, SUITE 705
WEST DES MOINES, IA 50266

DEVELOPER:

KUM & GO L.C.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
ATTN: JOHN THATCHER
PH: (515) 226-0128

ENGINEER/SURVEYOR:

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

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DECEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	-----	

PROFESSIONAL LAND SURVEYOR
MICHAEL D. LEE
16747
NOT FOR CONSTRUCTION

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 D. LEE, S.L.S. DATE: 07-17-2015

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

RETURN TO: MICHAEL LEE, CIVIL DESIGN ADVANTAGE, 50111
3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IOWA



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

OAKLEAF PLAT 1

FINAL PLAT

KG PROJECT TEAM:
RDR:
SDM:
CPM:

REVISION DESCRIPTION

DATE: 07-17-2015

SHEET NUMBER:

1 OF 1

FILE: H:\2013\1307303\DWG\1307303-FINAL PLAT.DWG
DATE: 7/17/15 DATE PLOTTED: 7/17/2015 11:33 AM
PLOTTER: RYAN HARDISTY TECH: PLT