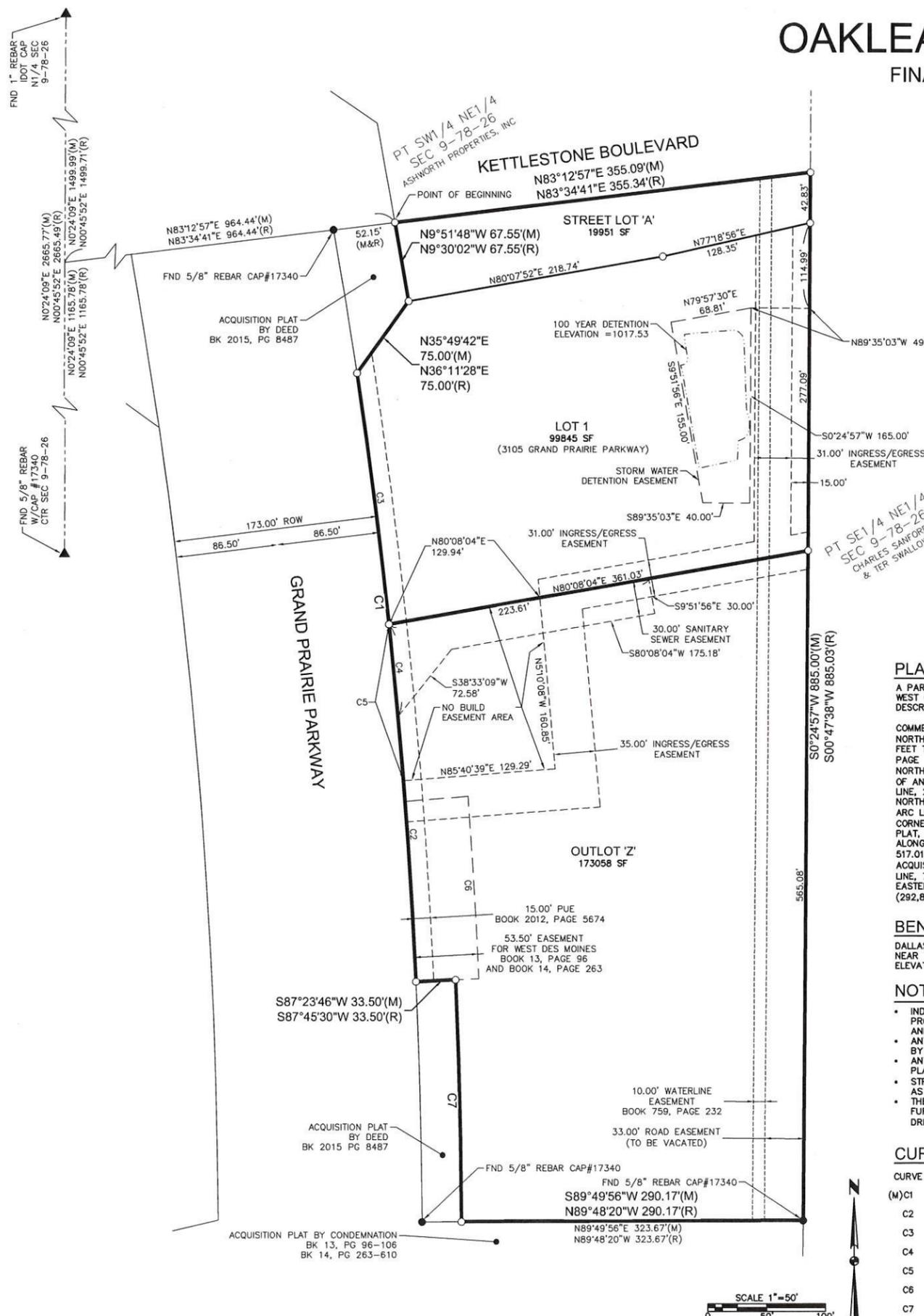
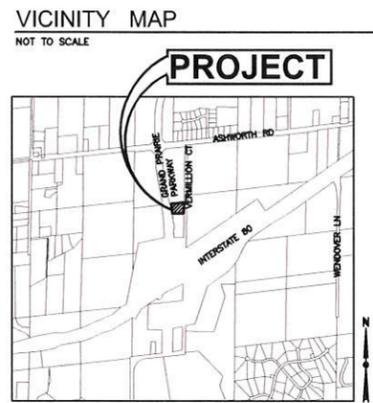


OAKLEAF PLAT 1

FINAL PLAT



FINAL PLAT
 APPROVED BY *City Council*
 DATE *08/17/2015*
 SIGNED *Michael D. Lee*



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 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 WILL BE 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°52'59"	5086.50'	78.39'	N5°34'25"W	78.39'						
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'

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:

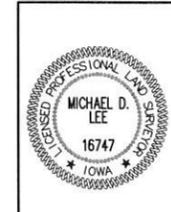
KUM & GO L.C.
 6400 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 ATTN: NICK HALFHILL
 PH: (515) 226-0128

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	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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
 MICHAEL D. LEE, P.L.S. DATE 08-12-2015

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

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

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G, GRIMES, IOWA 50111
 PROJECT NO. 1017-200

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

OAKLEAF PLAT 1
 FINAL PLAT

I&G PROJECT TEAM:
 RDR:
 SDM:
 CPM:

REVISIONS

REVISION DESCRIPTION

DATE

SHEET NUMBER:

1 OF 1

FILE: H:\2013\1307303\DWG\1307303-FINAL PLAT.DWG
 FILE DATE: 8/18/15 DATE PLOTTED: 8/18/2015 11:09 AM
 PLOTTED BY: MIKE LEE TECH COMMENT: