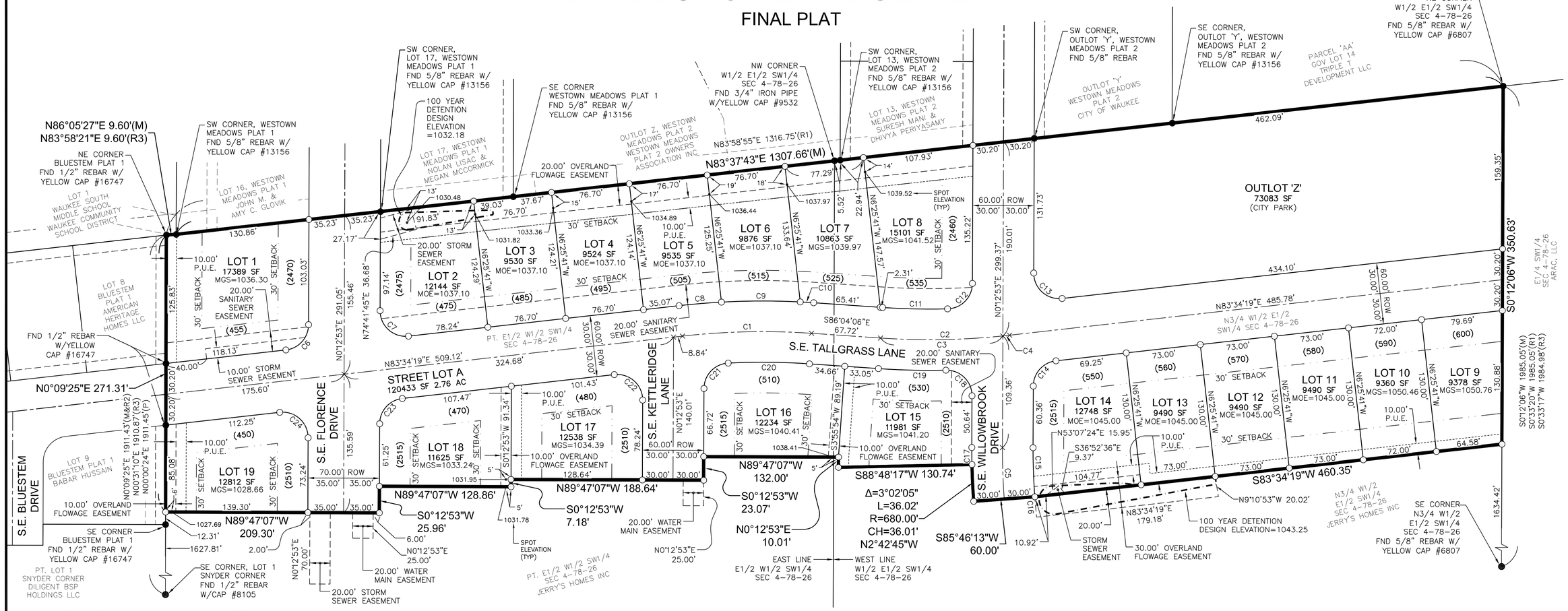
KETTLESTONE RIDGE PLAT 1

FINAL PLAT



OWNER / DEVELOPER

JERRY'S HOMES
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IOWA 50322
PH: 515-727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

MIN. LOT AREA = 8,000 SF
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 15' (TOTAL=15' MIN. SIDE=7')

DATE OF SURVEY

APRIL, 2015

BENCHMARK

BM#1
DALLAS CO G120. ELEVATION=1011.76

BM#2
SE BURY BOLT ON HYDRANT 142 FEET +/- EAST OF S.E. BLUESTEM DRIVE ON SOUTH SIDE OF S.E. TALLGRASS LANE.
ELEVATION=1035.49

NOTES

1. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
2. ALL PUBLIC SIDEWALKS WITHIN THE PLAT SHALL BE 5 FEET WIDE AND SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
3. STREET LOT 'A' AND OUTLOT 'Z' SHALL BE DEEDED TO THE CITY OF WAUKEE. OUTLOT 'Z' IS BEING DEDICATED TO THE CITY TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
4. STREET TREES SHALL BE INSTALLED ALONG S.E. TALLGRASS LANE AS EACH INDIVIDUAL LOT DEVELOPS AND SHALL BE IN ACCORDANCE WITH THE STANDARDS APPROVED WITH THE KETTLESTONE DISTRICT.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE (RETRACEMENT SURVEY, BK 2001, PG 10941)	R1	
RECORDED BEARING & DISTANCE (RETRACEMENT SURVEY, BK 2007, PG 9350)	R2	
RECORDED BEARING & DISTANCE (RETRACEMENT SURVEY, BK 2014, PG 10019)	R3	
MINIMUM OPENING ELEVATION	MOE	
MINIMUM GRADE AT STRUCTURE	MGS	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PLAT DESCRIPTION

A PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, 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:

BEGINNING AT THE NORTHEAST CORNER OF BLUESTEM PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 86°05'27" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 9.60 FEET TO THE SOUTHWEST CORNER OF WESTOWN MEADOWS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 83°37'43" EAST CONTINUING ALONG SAID NORTH LINE, 1307.66 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°12'06" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 350.63 FEET; THENCE SOUTH 83°34'19" WEST, 460.35 FEET; THENCE SOUTH 85°46'13" WEST, 60.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 680.00 FEET, WHOSE ARC LENGTH IS 36.02 FEET AND WHOSE CHORD BEARS NORTH 2°42'45" WEST, 36.01 FEET; THENCE SOUTH 88°48'17" WEST, 130.74 FEET; THENCE NORTH 0°12'53" EAST, 10.01 FEET; THENCE NORTH 89°47'07" WEST, 132.00 FEET; THENCE SOUTH 0°12'53" WEST, 23.07 FEET; THENCE NORTH 89°47'07" WEST, 188.64 FEET; THENCE SOUTH 0°12'53" WEST, 7.18 FEET; THENCE NORTH 89°47'07" WEST, 128.86 FEET; THENCE SOUTH 0°12'53" WEST, 25.96 FEET; THENCE NORTH 89°47'07" WEST, 209.30 FEET TO THE EAST LINE OF SAID BLUESTEM PLAT 1; THENCE NORTH 0°09'25" EAST ALONG SAID EAST LINE, 271.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.38 ACRES (408,624 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

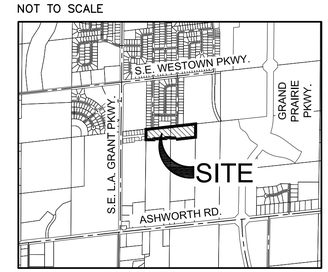
AREA OF THE PLAT WITHIN
E1/2 W1/2 SW1/4 = 185,145 SF
N3/4 W1/2 E1/2 SW1/4 = 223,479 SF

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°21'35"	700.00'	126.57'	N88°45'06"E	126.40'
C2	10°21'35"	700.00'	126.57'	N88°45'06"E	126.40'
C3	9°49'07"	700.00'	119.96'	N89°01'20"E	119.81'
C4	0°32'28"	700.00'	6.61'	N83°50'33"E	6.61'
C5	4°26'40"	650.00'	50.42'	N2°00'27"W	50.41'
C6	83°21'26"	25.00'	36.37'	N41°53'36"E	33.25'
C7	96°38'34"	25.00'	42.17'	S48°06'24"E	37.34'
C8	3°16'09"	730.00'	41.65'	N85°12'23"E	41.64'
C9	6°03'34"	730.00'	77.20'	N89°52'14"E	77.17'
C10	1°01'53"	730.00'	13.14'	S86°35'03"E	13.14'
C11	5°26'28"	670.00'	63.63'	S88°47'20"E	63.60'
C12	88°16'33"	25.00'	38.52'	N44°21'10"E	34.82'
C13	96°38'34"	25.00'	42.17'	S48°06'24"E	37.34'
C14	83°21'26"	25.00'	36.37'	S41°53'36"W	33.25'
C15	4°26'40"	620.00'	48.09'	S2°00'27"E	48.08'
C16	1°50'56"	620.00'	20.01'	S5°09'15"E	20.00'
C17	1°24'36"	680.00'	16.73'	N0°29'25"W	16.73'
C18	91°28'23"	25.00'	39.91'	N45°31'18"W	35.81'
C19	5°11'23"	730.00'	66.12'	N88°39'48"W	66.10'
C20	6°48'22"	670.00'	79.59'	N89°28'17"W	79.54'
C21	86°54'39"	25.00'	37.92'	S43°40'13"W	34.39'
C22	96°38'34"	25.00'	42.17'	N48°06'24"W	37.34'
C23	83°21'26"	25.00'	36.37'	S41°53'36"W	33.25'
C24	96°38'34"	25.00'	42.17'	N48°06'24"W	37.34'

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

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

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.

LOUIS M. KEBEMAN 18660 IOWA

LOUIS M. KEBEMAN, PLS DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
SECOND SUBMITTAL	11/05/15
FIRST SUBMITTAL	10/13/15

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CIVIL DESIGN ADVANTAGE

KETTLESTONE RIDGE PLAT 1
FINAL PLAT
WAUKEE, IOWA

1 / 1

1412.603

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