

COVE AT KETTLESTONE PLAT 2 FINAL PLAT

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 10/7/19
SIGNED: [Signature]

SE UNIVERSITY AVENUE (PUBLIC)
 120.00' R.O.W.

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

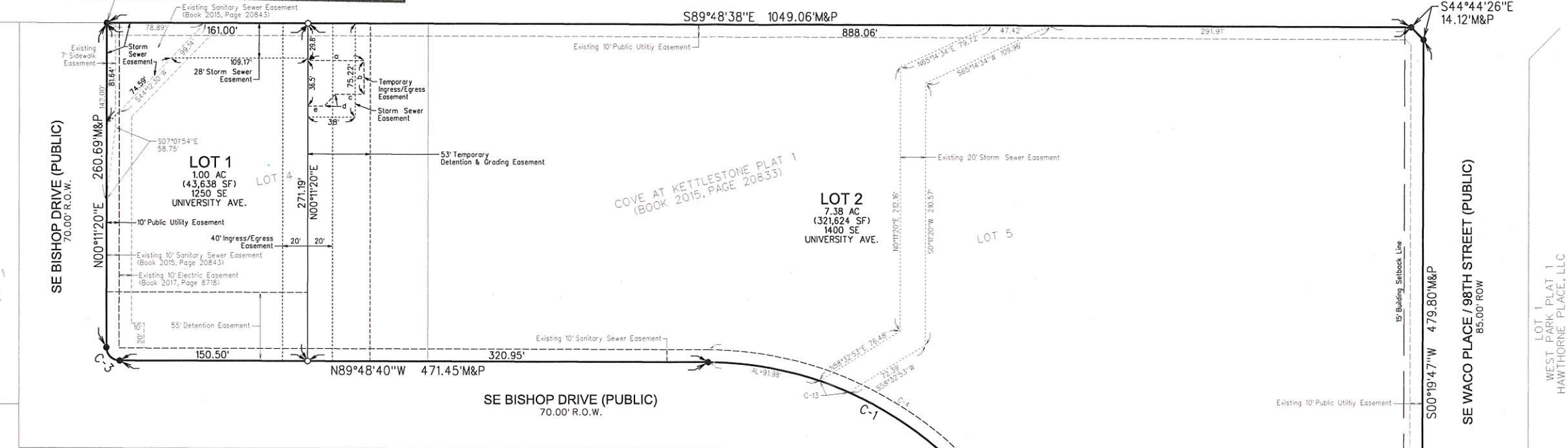
SURVEYOR'S NAME:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 ergriffin@snyder-associates.com

SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
 LOTS 4 & 5
 COVE AT KETTLESTONE PLAT 1
 SEC.03-78-26

REQUESTED BY:
 HAWTHORNE POINTE LLC

RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023

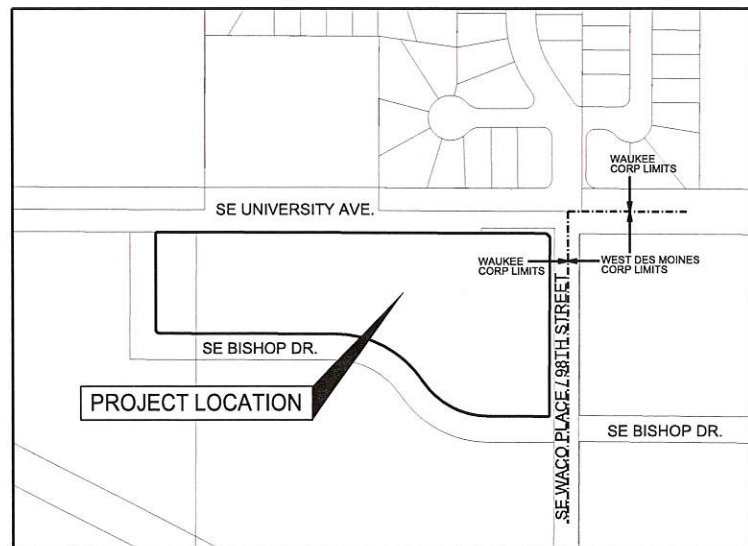


LOT 3
 COVE AT KETTLESTONE PLAT 1
 (BOOK 2015, PAGE 20833)
 WAUKEE INVESTMENTS I, LLC

COVE AT KETTLESTONE PLAT 1
 (BOOK 2015, PAGE 20833)

OUTLOT Z
 COVE AT KETTLESTONE PLAT 1
 (BOOK 2015, PAGE 20833)
 COVE AT KETTLESTONE
 HOMEOWNER'S ASSOC.

LOT 6
 COVE AT KETTLESTONE PLAT 1
 (BOOK 2015, PAGE 20833)
 BRICKTOWNE WAUKEE CONDOS



1"=500'

VICINITY MAP

PROPERTY DESCRIPTION

LOTS 4 AND 5, COVE AT KETTLESTONE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AREA SUMMARY

8.39 AC. (365,262 S.F.)

OWNER/DEVELOPER

HAWTHORNE POINTE LLC
 9500 UNIVERSITY AVENUE, SUITE 2112
 WEST DES MOINES, IA 50266

ZONING

C-1/PD-1
 BOOK 2016, PAGE 2362
 ORDINANCE NO. 2791

BULK REGULATIONS AND SETBACKS

FRONT YARD SETBACK = 0'
 SIDE YARD SETBACK = NONE EXCEPT 10' ADJACENT TO RESIDENTIAL
 REAR YARD SETBACK = NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

NOTE

ALL EXISTING EASEMENTS SHOWN AS PER COVE AT KETTLESTONE PLAT 1, FILED IN BOOK 2015, PAGE 20833 OF THE DALLAS COUNTY RECORDER'S OFFICE UNLESS OTHERWISE NOTED.

LINE TABLE

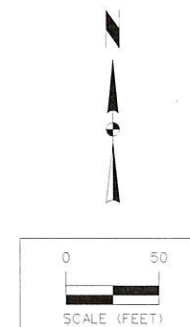
a S89°48'38"E 45.00'
 b S00°11'20"W 27.00'
 c N89°48'38"W 23.00'
 d S42°00'33"W 12.75'
 e S89°48'38"E 13.50'
 f N00°11'20"E 26.50'
 g S89°48'40"E 20.00'
 h S00°11'20"W 26.50'
 i S00°19'47"W 47.97'
 k N34°51'33"E 30.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1 (M&P)	55°45'10" RT	285.00'	277.33'	150.75'	S61°56'05"E 266.51'
C-2 (M&P)	55°45'10" RT	215.00'	209.21'	113.72'	N61°56'05"W 201.05'
C-3 (M&P)	90°00'00" RT	10.50'	16.49'	10.50'	N44°48'40"W 14.85'
C-4 (M&P)	55°45'10" RT	295.00'	287.06'	156.04'	S61°56'05"E 275.86'
C-5 (M&P)	15°58'46" LT	205.00'	57.17'	28.77'	S42°02'52"E 56.99'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/ Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	●	●
Bench Mark	○	○
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Dead Distance	—	—
Calculated Distance	—	—
Minimum Protection Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 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.

Erin D. Griffin, PLS
 License Number 19710
 My License Renewal Date is December 31, 2019
 Pages or sheets covered by this seal:
 Sheet 1 of 1

MARK	REVISION	DATE	BY

WAUKEE, IA
 ENGINEER: ERIN D. GRIFFIN
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

**COVE AT KETTLESTONE PLAT 2
FINAL PLAT**

FINAL PLAT

SNYDER & ASSOCIATES, INC.

Project No: 119.0768

Sheet 1 of 1