

EDENCREST KETTLESTONE PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT GOV'T LOTS 14 & 15 SEC 4-78-26 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

PROPRIETORS: LOLOWAU, LLC
6000 UNIVERSITY AVENUE, SUITE 350
WEST DES MOINES, IOWA 50266 AND HRC WAUKEE, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

SURVEYOR: MATTHEW J. THOMAS

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

OWNERS

LOLOWAU, LLC
6000 UNIVERSITY AVENUE, SUITE 350
WEST DES MOINES, IOWA 50266

HRC WAUKEE, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

FEBRUARY 18, 2022

DEVELOPER

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
CONTACT: KRIS SADDORIS
EMAIL: KRIS.SADDORIS@HUBBELLREALTY.COM
PH: (515) 280-2078

ZONING

K-MF STACKED MED/PD-1

BULK REGULATIONS

SETBACKS:
FRONT: 0 FT
SIDE: 0 FT
REAR: 0 FT

DETACHED ACCESSORY STRUCTURE: 20 FT
FRONT, 5 FT INTERNAL

MONUMENT SIGN: 15 FT

NOTES

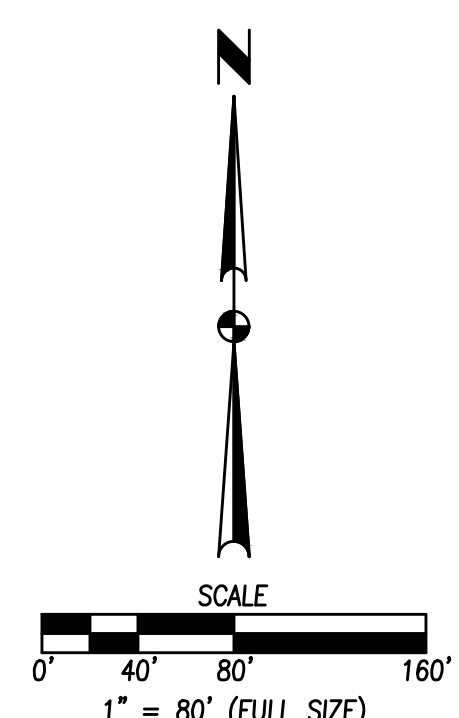
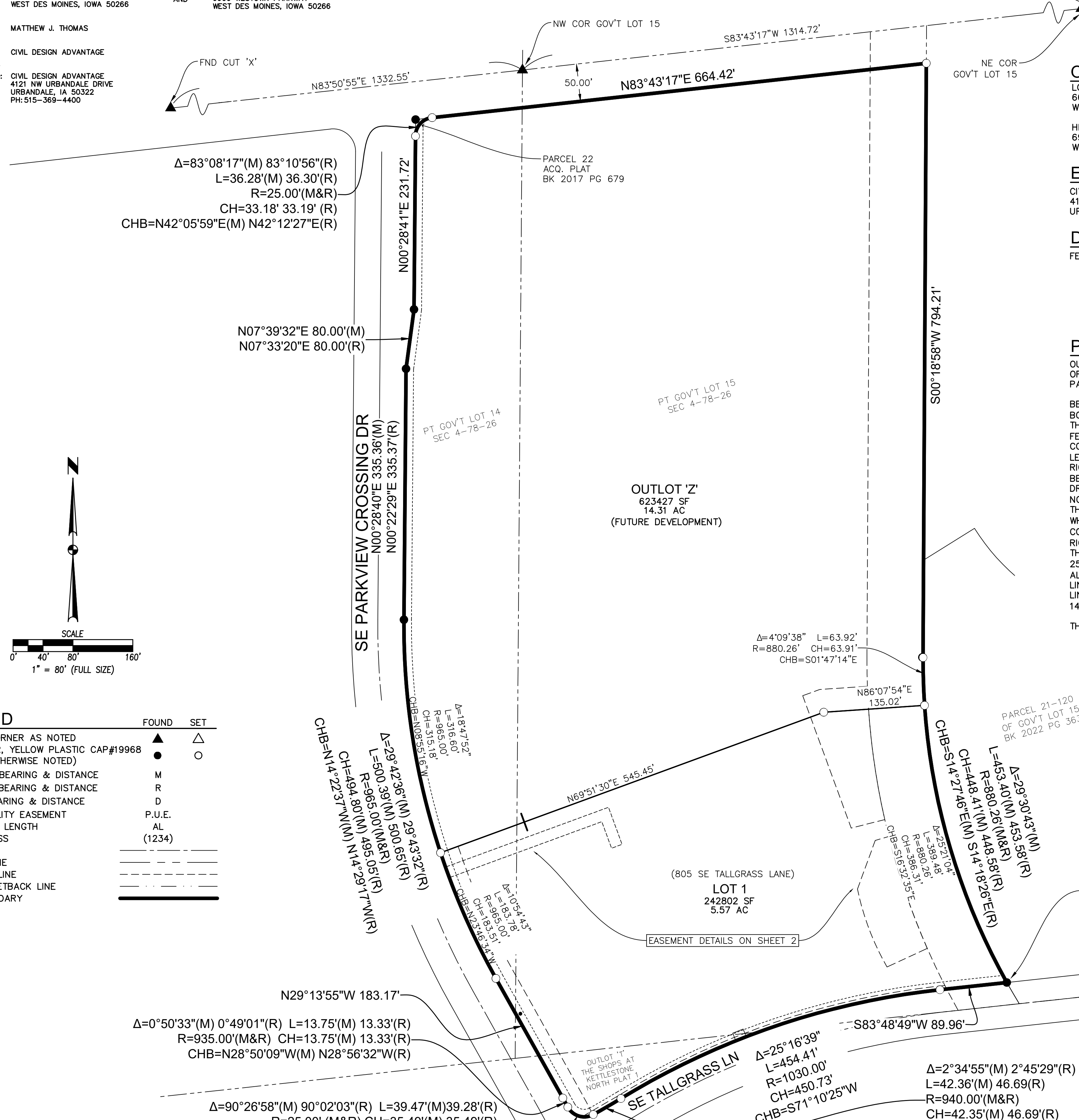
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS

PLAT DESCRIPTION

OUTLOT 'T', THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT AND A PART OF GOVERNMENT LOT 14 AND GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 21-120 OF SAID GOVERNMENT LOT 15 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 363; THENCE SOUTH 83°48'49" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE TALLGRASS LANE, 89.96 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 454.41 FEET AND WHOSE CHORD BEARS SOUTH 71°10'25" WEST, 450.73 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE ARC LENGTH IS 42.36 FEET AND WHOSE CHORD BEARS SOUTH 59°50'42" WEST, 42.35 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.47 FEET AND WHOSE CHORD BEARS NORTH 73°38'22" WEST, 35.49 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DRIVE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 935.00 FEET, WHOSE ARC LENGTH IS 13.75 FEET AND WHOSE CHORD BEARS NORTH 28°50'09" WEST, 13.75 FEET; THENCE NORTH 29°13'55" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 183.17 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 500.39 FEET AND WHOSE CHORD BEARS NORTH 14°22'37" WEST, 494.80 FEET; THENCE NORTH 00°28'40" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 335.36 FEET; THENCE NORTH 07°39'32" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 00°28'41" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 231.72 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.28 FEET AND WHOSE CHORD BEARS NORTH 42°05'59" EAST, 33.18 FEET; THENCE NORTH 83°43'17" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SE WESTOWN PARKWAY, 664.42 FEET; THENCE SOUTH 00°18'58" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 21-120 AND THE NORTHERLY EXTENSION THEREOF, 794.21 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 880.26 FEET, WHOSE ARC LENGTH IS 453.40 FEET AND WHOSE CHORD BEARS SOUTH 14°27'46" EAST, 448.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.89 ACRES (866,229 SQUARE FEET).

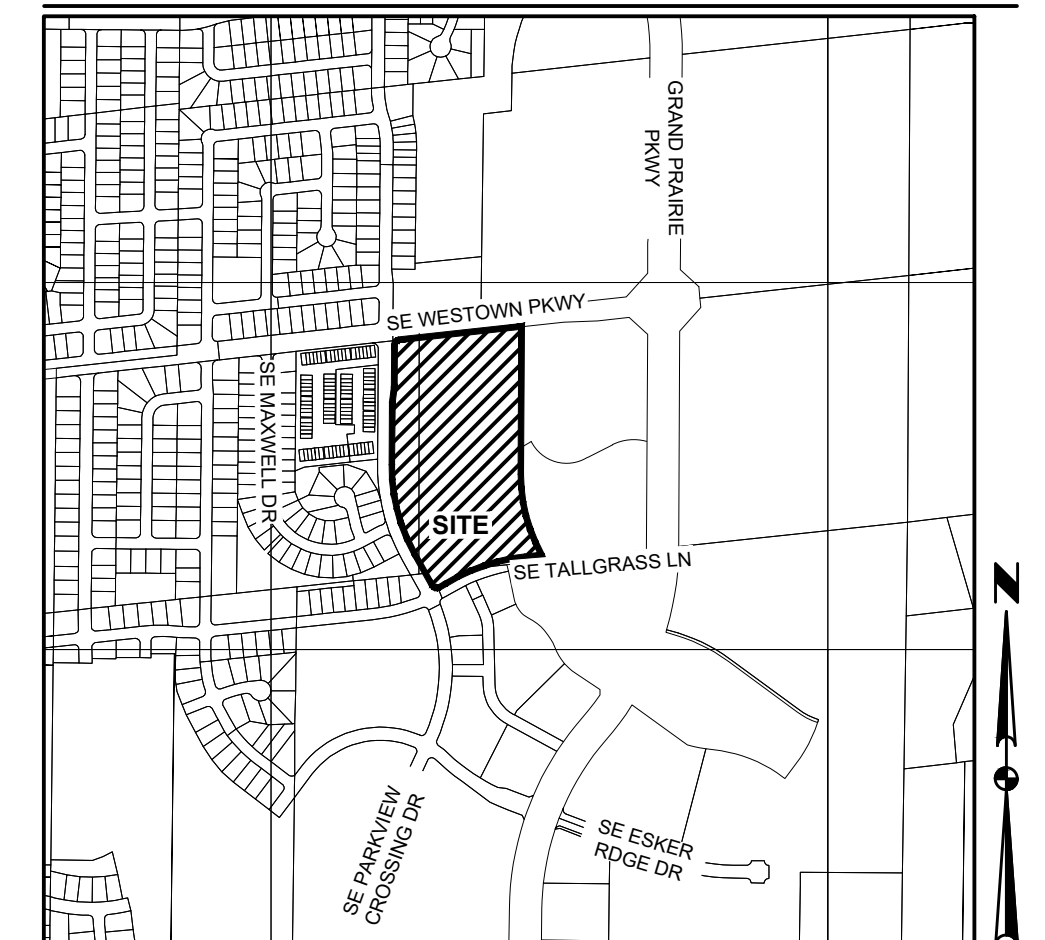
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #19968 (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	---	

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

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.

PRELIMINARY

NOT FOR CONSTRUCTION

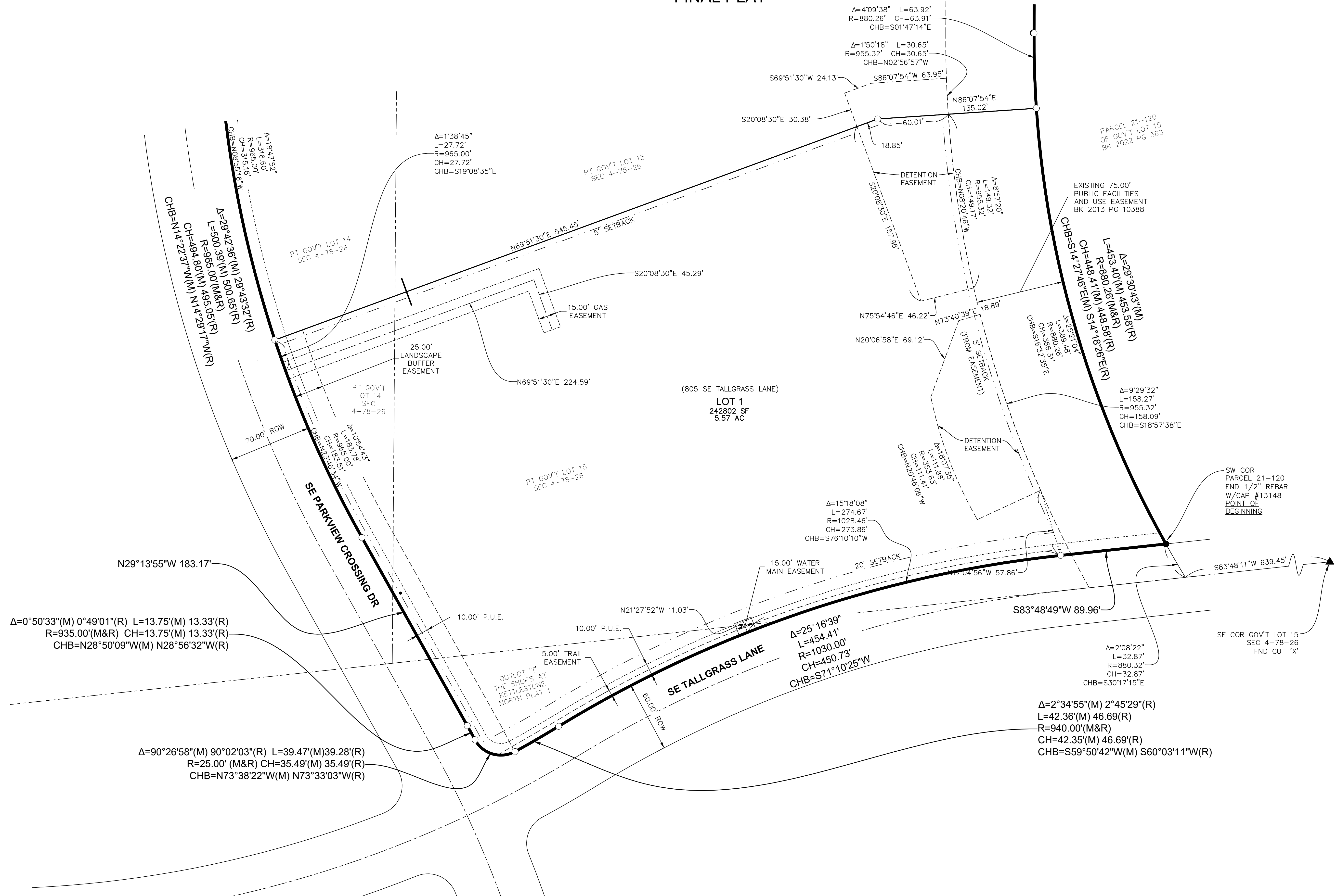
MATTHEW J. THOMAS, P.L.S.
19968
DATE: _____
SHEETS 1 AND 2

COMMENT: _____
 ENCL: _____
 FILE: H:\2021\2107594\2107594-FINAL PLATING
 PLOTTED BY: BRANSON HUBER
 DATE: 4/19/2022 1:45 PM

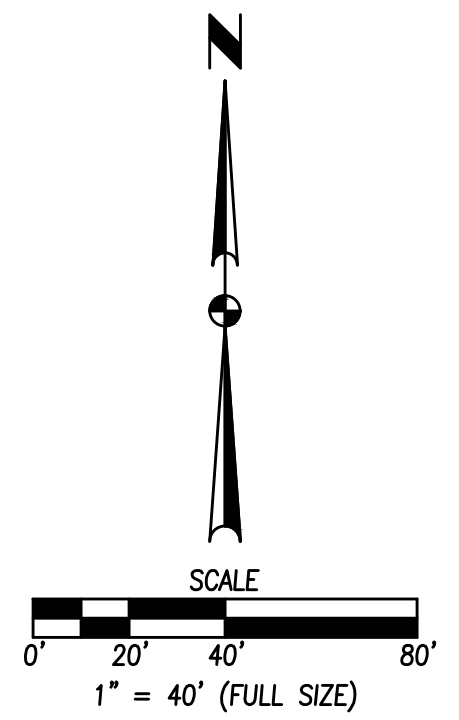
DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH: _____ REVIEW: _____
CIVIL DESIGN ADVANTAGE	ENGINEER: _____
WAUKEE, IOWA	
EDENCREST KETTLESTONE PLAT 1	FINAL PLAT
1	2
2107.594	

EDENCREST KETTLESTONE PLAT 1

FINAL PLAT

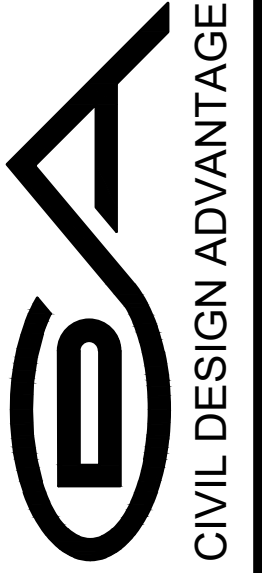


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 URBANDALE, IA 50322
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WAUKEE, IOWA

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2
 2
 2107.594