

FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 3

Waukee, Iowa

OWNER / DEVELOPER

ARAC, LLC
12605 TANGLEWOOD DRIVE
URBANDALE, IA 50323
PH. 515-986-5678

ZONING

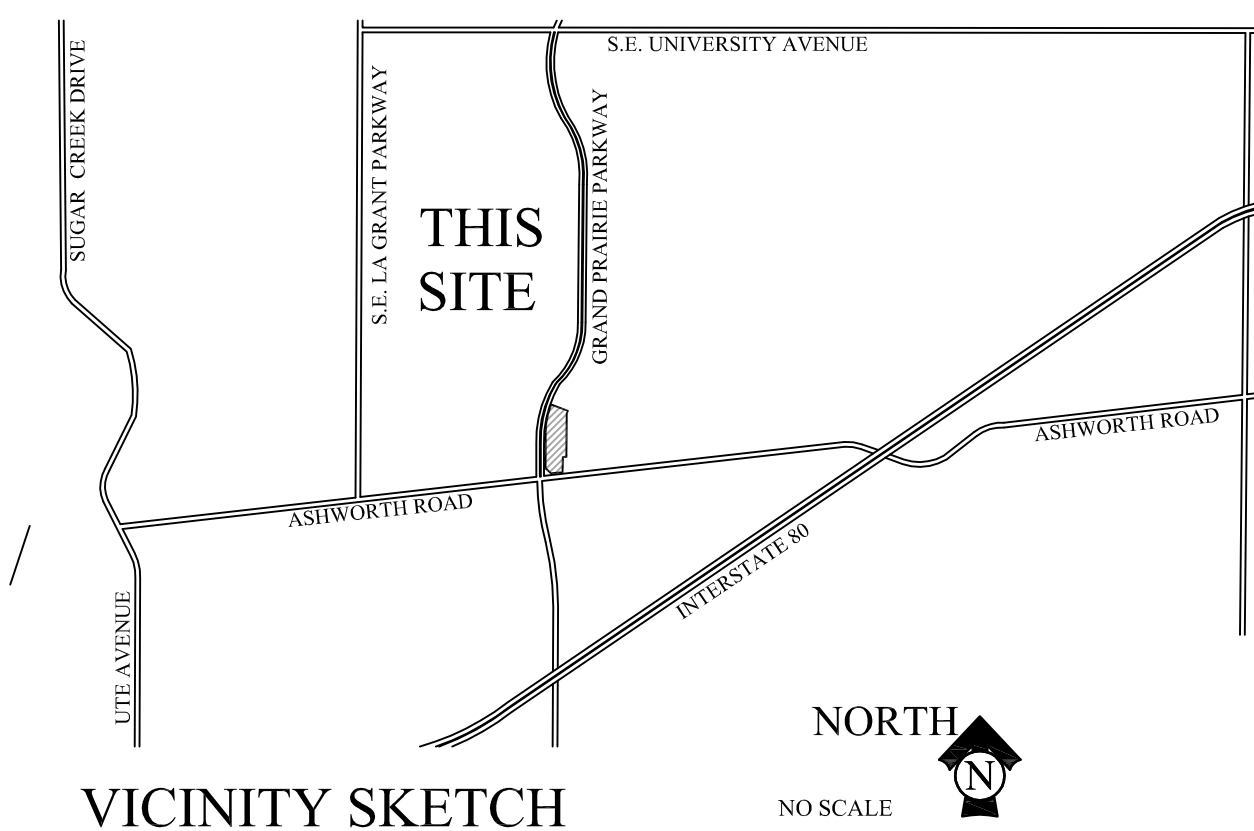
K-RC (OUTLOTS 'Z', 'W', 'V')

SETBACKS

K-RC FRONT - NO MIN. FOR PRINCIPLE USES.
20' MIN. FOR ACCESSORY STRUCTURE.
NO MIN. FOR PRINCIPLE USES.
REAR - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
SIDE - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
PRINCIPLE BUILDING SEPARATION IS 25'

NOTE

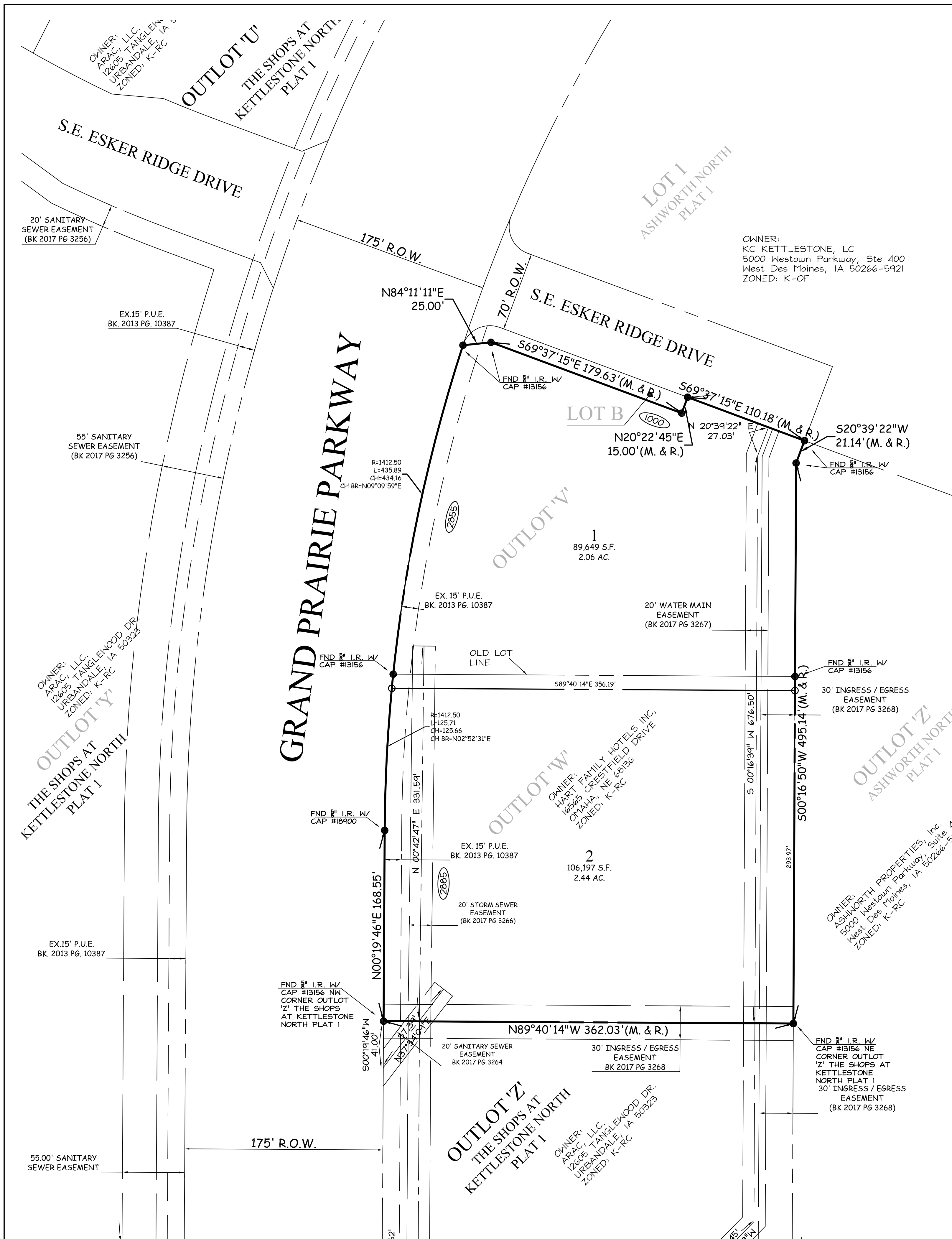
1. THE DETENTION BASIN IN LOT 2 SHALL BE MAINTAINED BY AN ASSOCIATION.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
4. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.



VICINITY SKETCH

LEGAL DESCRIPTION EAST SIDE

OUTLOT 'V' & 'W' OF THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 2017 PAGE 3256, AT THE WARREN COUNTY RECORDER'S OFFICE, CONTAINING 4.50 ACRES MORE OR LESS.



LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

KEVEN J. CRAWFORD
13156
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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-13-2017
REVISIONS: 11-27-2017
12-13-2017

JOB NUMBER
**CC
2053**

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

FINAL PLAT
THE SHOPS AT KETTLESTONE NORTH PLAT 3

SHEET
1 OF 1

