THE SHOPS AT KETTLESTONE NORTH PLAT 5

EXISTING LEGAL DESCRIPTION:
(per Preliminary Title Opinion dated August 2, 2018)

Outlet "W" in the Shops of Kettlestone North Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

OWNER/ DEVELOPER:
Encompass Holdings
I4700 150 Street
Urbandale, IA 50323
(515)-205-2754

ZONING:
K-OF/PD-1 Overlay (Per Zoning Ordinance #2896)

SETBACKS:
Front - 0 feet, 20 feet for accessory structures
Side - 0 feet, 5 feet for accessory structures
Rear - 0 feet, 5 feet for accessory structures

Principle Building Separation - 25 feet
Accessory Building - 25 feet between structures

AREA TABLE:
Total Acres - 12.40 Acres

DATE OF SURVEY:
June 28, 2017

NOTES:
1.

FINAL PLAT
APPROVED BY: Waukee City Council

DATE: _____

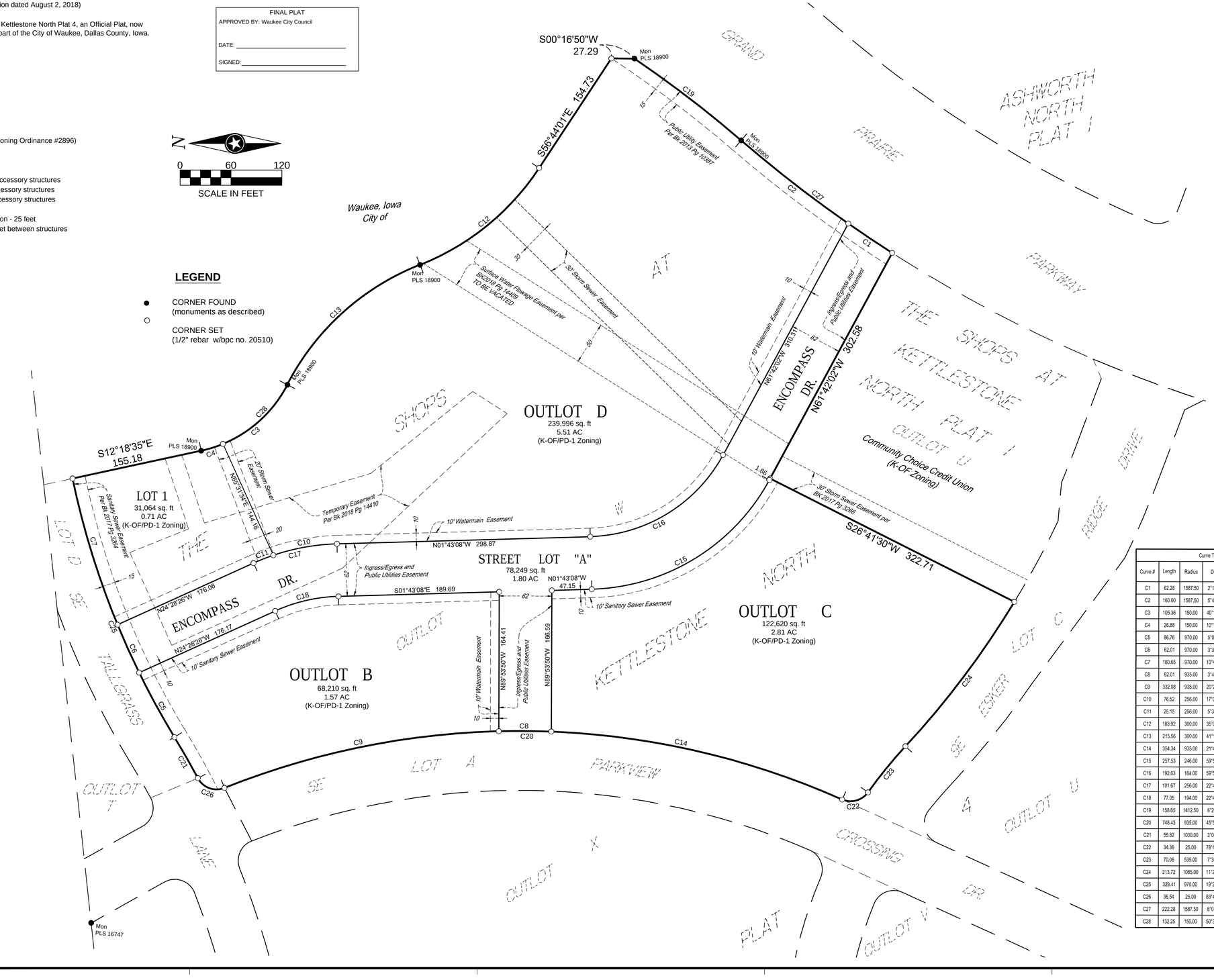
SIGNED: _____

N
0 60 120
SCALE IN FEET

LEGEND

● CORNER FOUND
(monuments as described)

○ CORNER SET
(1/2" rebar w/bpc no. 20510)

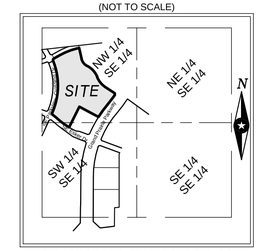


Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	62.28	1587.50	2°14'52"	62.28	S33° 42' 25"W
C2	160.00	1587.50	5°46'28"	159.93	S37° 43' 05"W
C3	105.36	150.00	40°14'46"	103.21	S42° 40' 54"E
C4	26.88	150.00	10°16'05"	26.85	S17° 25' 28"E
C5	86.76	970.00	5°07'29"	86.73	S61° 14' 11"W
C6	62.01	970.00	3°39'46"	62.00	S65° 37' 49"W
C7	180.65	970.00	10°40'13"	180.38	S72° 47' 48"W
C8	62.01	935.00	3°48'00"	62.00	N0° 17' 40"E
C9	332.08	935.00	20°20'59"	330.34	N11° 46' 49"W
C10	76.52	256.00	17°07'31"	76.23	N10° 16' 53"W
C11	25.15	256.00	5°37'47"	25.14	N21° 39' 32"W
C12	183.92	300.00	35°07'31"	181.05	S39° 12' 50"E
C13	215.56	300.00	41°10'05"	210.95	N42° 12' 04"W
C14	354.34	935.00	21°42'48"	352.22	N13° 03' 04"E
C15	257.53	246.00	59°58'54"	245.93	S31° 42' 35"E
C16	192.63	184.00	59°58'54"	183.95	S31° 42' 35"E
C17	101.67	256.00	22°45'18"	101.00	N13° 05' 47"W
C18	77.05	194.00	22°45'18"	76.54	N13° 05' 47"W
C19	158.65	1412.50	6°26'08"	158.57	N37° 23' 03"E
C20	748.43	935.00	45°51'47"	728.61	N0° 58' 35"E
C21	55.82	1030.00	3°06'18"	55.81	N60° 13' 35"E
C22	34.36	25.00	78°44'20"	31.72	S15° 27' 41"E
C23	70.06	535.00	7°30'09"	70.01	N51° 04' 47"W
C24	213.72	1065.00	11°29'52"	213.36	S53° 04' 39"E
C25	329.41	970.00	19°27'28"	327.83	S68° 24' 11"W
C26	36.54	25.00	83°44'03"	33.37	S19° 54' 43"W
C27	222.28	1587.50	8°01'20"	222.09	S36° 35' 39"W
C28	132.25	150.00	50°30'51"	128.00	S37° 32' 51"E

DRAFT

ISG

VICINITY MAP
(NOT TO SCALE)



SE 1/4 SEC. 4, TWP.78, RGE. 26
Dallas County, 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

_____ _____
(signature) (date)

Tom Hoodjer
License Number 20510
My license renewal date is 12-31-2018
Pages or sheets covered by this seal: 1

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
VERTICAL GROUP SOLUTIONS
WAUKEE KETTLEVIEW DEVELOPMENT
WAUKEE IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	18-21452
CAD FILE NAME	21452 FPLAT
DRAWN BY	JW
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE
FINAL PLAT

SHEET
1
OF 1