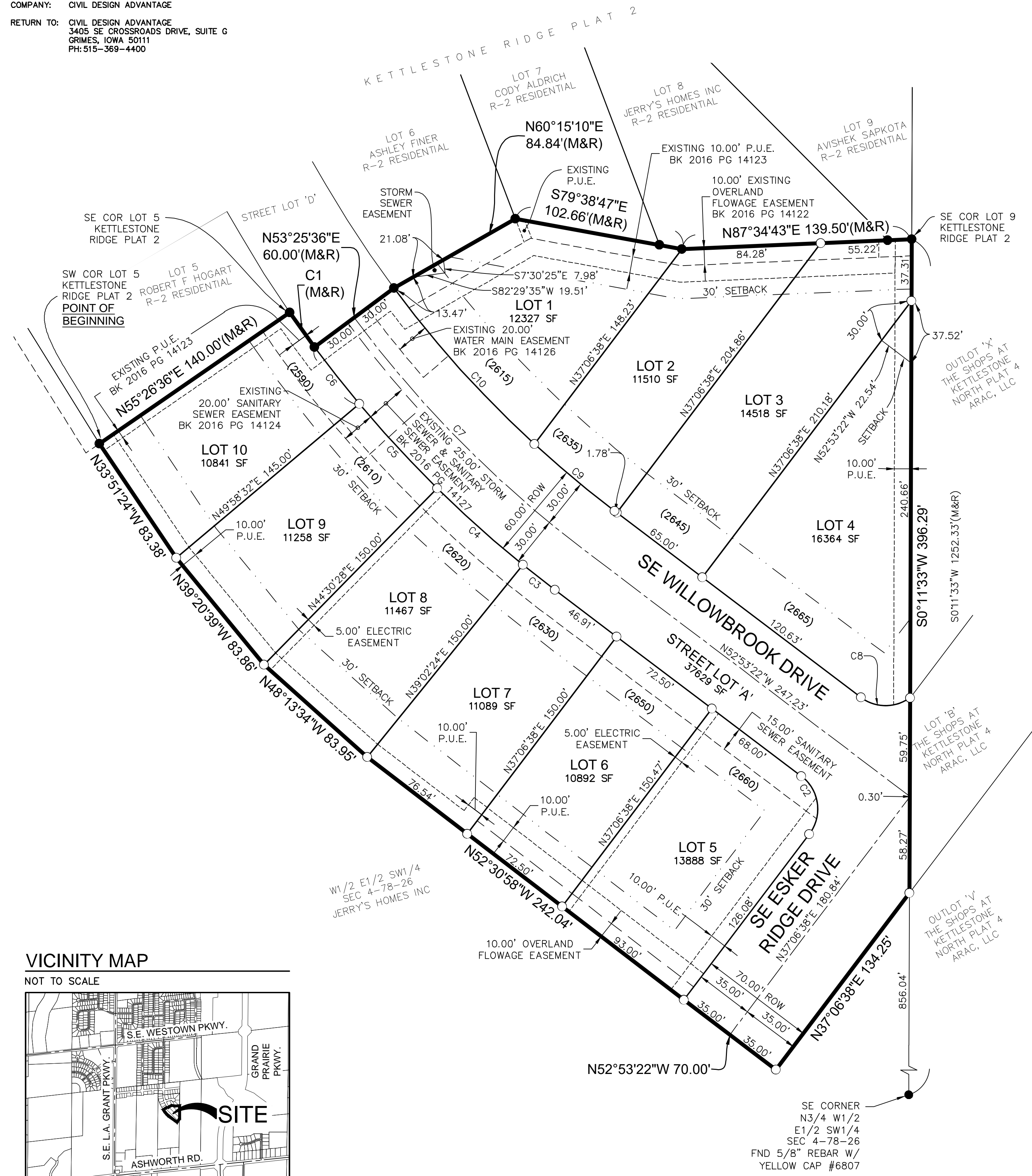


KETTLESTONE RIDGE PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: PT W1/2 E1/2 SW1/4 SEC 4-78-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: JERRY'S HOMES
 PROPRIETOR: JERRY'S HOMES
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400



ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

OWNER/DEVELOPER

JERRY'S HOMES
 CONTACT: JAY COWAN
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 PH: (515) 727-0356

DATE OF SURVEY

SEPTEMBER 27, 2018

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

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

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 5-FOOT-WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
3. STREET LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE.
4. STREET TREES IN COMPLIANCE WITH THE KETTLESTONE DESIGN GUIDELINES WILL BE REQUIRED TO BE INSTALLED ALONG SE ESKER RIDGE DRIVE AT THE TIME LOT 5 DEVELOPS.

PLAT DESCRIPTION

A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF 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:

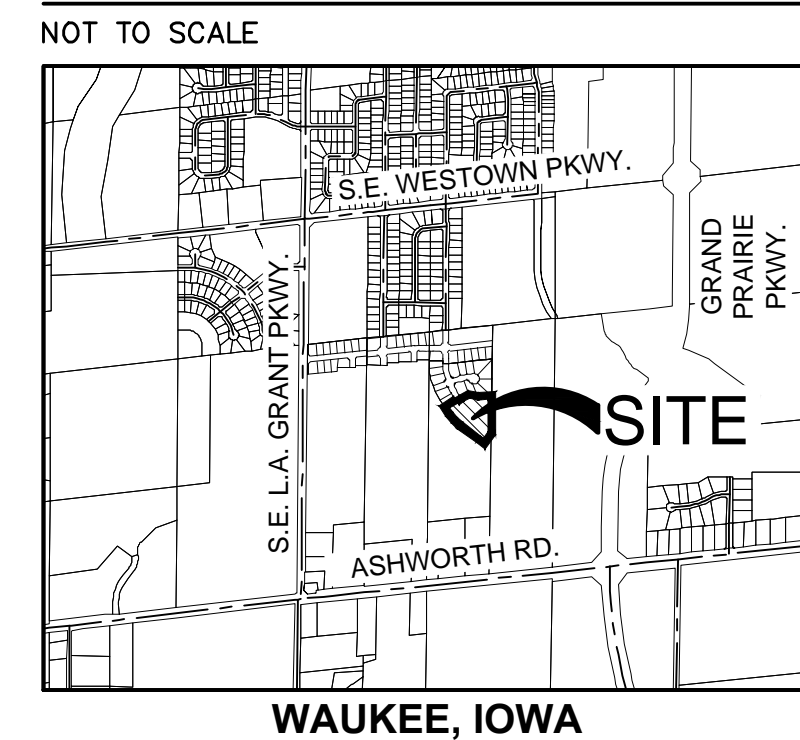
BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, KETTLESTONE RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 55°26'36" EAST ALONG THE SOUTHERLY LINE OF SAID KETTLESTONE RIDGE PLAT 2, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 25.69 FEET AND WHOSE CHORD BEARS SOUTH 35°33'54" EAST, 25.69 FEET TO THE SOUTHWEST CORNER OF STREET LOT 'D', SAID KETTLESTONE RIDGE PLAT 2; THENCE NORTH 53°25'36" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID KETTLESTONE RIDGE PLAT 2; THENCE NORTH 60°15'10" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 84.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 79°38'47" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 102.66 FEET; THENCE NORTH 87°34'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 139.50 FEET TO THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°11'33" WEST ALONG SAID EAST LINE, 396.29 FEET; THENCE SOUTH 37°06'38" WEST, 134.25 FEET; THENCE NORTH 52°53'22" WEST, 70.00 FEET; THENCE NORTH 52°30'58" WEST, 242.04 FEET; THENCE NORTH 48°13'34" WEST, 83.95 FEET; THENCE NORTH 39°20'39" WEST, 83.86 FEET; THENCE NORTH 33°51'24" WEST, 83.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.71 ACRES (161,782 SQUARE FEET).

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

CURVE DATA

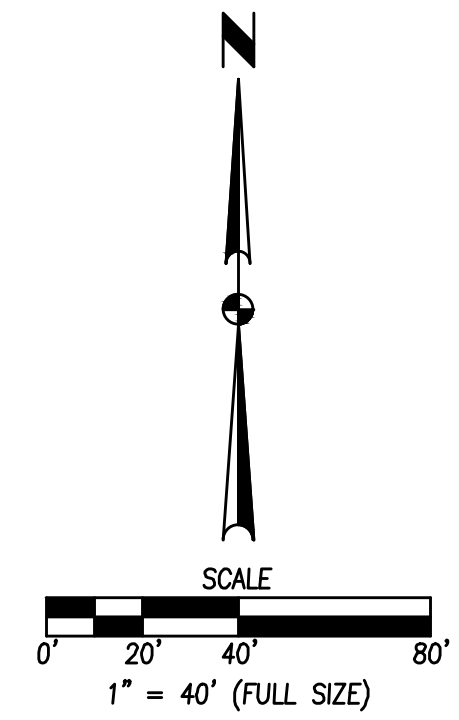
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°00'59"	730.00'	25.69'	S35°33'54"E	25.69'
C2	90°00'00"	25.00'	39.27'	N7°53'22"W	35.36'
C3	1°55'46"	730.00'	24.58'	N51°55'29"W	24.58'
C4	5°28'04"	730.00'	69.66'	N48°13'34"W	69.64'
C5	5°28'04"	730.00'	69.66'	N42°45'30"W	69.64'
C6	3°27'05"	730.00'	43.97'	N38°17'56"W	43.97'
C7	16°18'59"	700.00'	199.34'	N44°43'53"W	198.67'
C8	7°31'12"	25.00'	31.93'	S89°28'58"E	29.81'
C9	5°24'51"	670.00'	63.31'	S50°10'57"E	63.29'
C10	10°54'07"	670.00'	127.49'	S42°01'27"E	127.29'

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP #15980 (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	---	



PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL LAND SURVEYOR
 MICHAEL A. BROONER, P.L.S.
 15980
 IOWA LICENSE RENEWAL DATE IS DECEMBER 31, 2014
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 THIS SHEET _____

DATE: _____
 REVISIONS: _____
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: _____
 ENGINEER: _____
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
KETTLESTONE RIDGE PLAT 3
FINAL PLAT
 1804.178