

THE SHOPS AT KETTLESTONE NORTH PLAT 5

INDEX LEGEND	
FINAL PLAT	
CITY:	WAUKEE
COUNTY:	DALLAS
SECTION:	4
TOWNSHIP:	78
RANGE:	26
PROPRIETOR:	Kettleview, LLC
PLAT PREPARED FOR:	Kettleview, LLC
PLAT PREPARED BY:	Daniel L. Stueber
COMPANY NAME:	ISG
OFFICE ADDRESS:	508 E Locust Street, Des Moines, IA 50309
PHONE:	515-243-9143

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 10/15/18
SIGNED: *[Signature]*
DETAIL: 1"=40'



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:
 Kettleview, LLC
 4700 150 Street
 Urbandale, IA 50323

- NOTES:**
- Proposed SE Encompass Drive will be a private road.
 - A 5 foot wide sidewalk will be extended along the north side of Lot 1.
 - Proposed address for Lot 1 is 2505 SE Encompass Drive.
 - Lot corners will be set within one year of recording.
 - Maintenance and ownership of private street, SE Encompass Drive will be by the owners association.

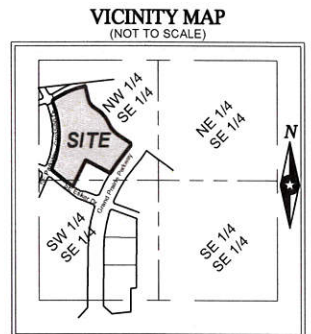
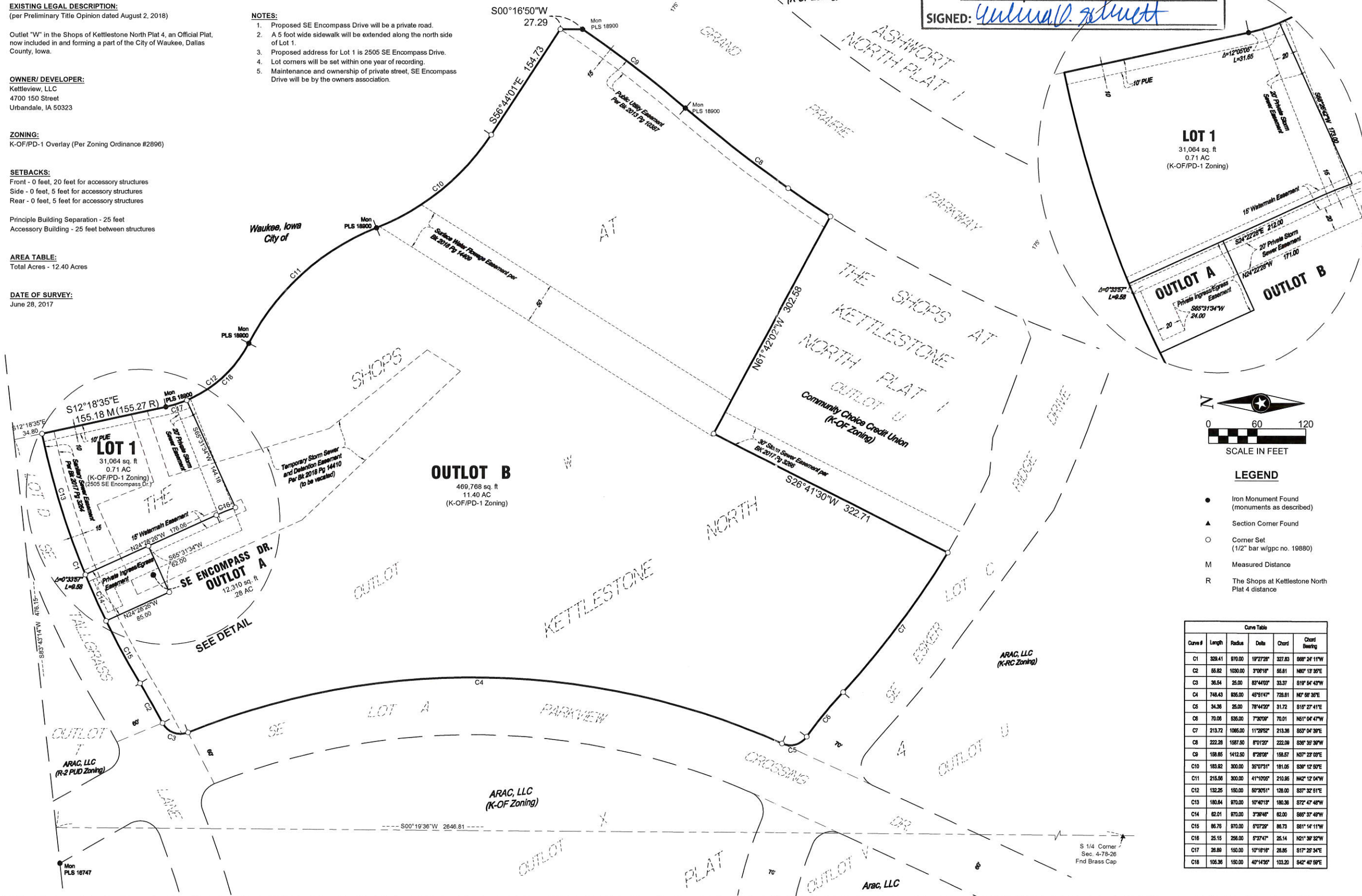
ZONING:
 K-OF/PD-1 Overlay (Per Zoning Ordinance #2896)

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



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] 11-12-2018
 (signature) (date)

Daniel L. Stueber
 License Number 19880
 My license renewal date is 12-31-2019
 Pages or sheets covered by this seal: 1

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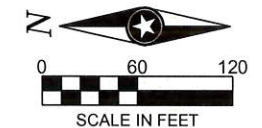
PROJECT
VERTICAL GROUP SOLUTIONS WAUKEE KETTLEVIEW DEVELOPMENT

WAUKEE IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
10-02-18	City Comments	JW
11-01-18	City Comments	JW
11-12-18	Easement Updates	JW

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



- LEGEND**
- Iron Monument Found (monuments as described)
 - ▲ Section Corner Found
 - Corner Set (1/2" bar w/gpc no. 19880)
 - M Measured Distance
 - R The Shops at Kettlestone North Plat 4 distance

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	328.41	970.00	19°27'28"	327.83	S88°24'11"W
C2	65.82	1030.00	3°08'18"	65.81	N63°13'30"E
C3	36.54	25.00	83°41'03"	33.37	S19°54'43"W
C4	748.43	935.00	45°51'47"	728.81	N0°58'38"E
C5	34.38	25.00	78°44'20"	31.72	S18°27'41"E
C6	70.00	535.00	7°30'00"	70.01	N51°04'47"W
C7	213.72	1065.00	11°29'52"	213.38	S53°04'39"E
C8	222.28	1587.50	8°01'20"	222.39	S38°55'30"W
C9	158.85	1412.50	6°28'00"	159.57	N37°23'03"E
C10	183.82	300.00	35°07'31"	181.05	S38°12'50"E
C11	215.50	300.00	41°10'05"	210.85	N42°12'04"W
C12	132.25	150.00	50°30'51"	128.00	S37°32'51"E
C13	180.84	970.00	10°40'13"	180.38	S72°47'40"W
C14	82.01	970.00	3°38'48"	82.00	S68°37'49"W
C15	86.76	970.00	5°07'29"	86.73	S61°14'11"W
C16	25.15	258.00	5°37'47"	25.14	N21°39'32"W
C17	28.89	150.00	10°18'18"	28.85	S17°29'34"E
C18	105.36	150.00	40°14'59"	103.20	S42°40'59"E

S 1/4 Corner - Sec. 4-78-26
 Fnd Brass Cap