

THE SHOPS AT KETTLESTONE NORTH PLAT 6

| INDEX LEGEND | |
|--------------------|---|
| FINAL PLAT | |
| CITY: | WAUKEE |
| COUNTY: | DALLAS |
| SECTION: | 4 |
| TOWNSHIP: | 78 |
| RANGE: | 26 |
| PREPARED FOR: | 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 50306 |
| PHONE: | 515-243-9143 |

EXISTING LEGAL DESCRIPTION:

That part of Outlot B in the Shops of Kettlestone North Plat 5, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

EXCEPT

That part of Outlot B according to the Plat of Survey, per Book 2018, Page 23782, City of Waukee, Dallas County, Iowa.

OWNER/ DEVELOPER:

Kettleview, LLC
4700 150 Street
Urbandale, IA 50323

SURVEYOR:

ISG
508 East Locust Street
Des Moines, IA, 50306
515-243-9143

BEARING NOTE:

The orientation of this bearing system is based on the plat of The Shops at Kettlestone Plat North 5.

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 - 381,169 sq. ft.

DATE OF SURVEY:

June 28, 2017

LEGEND

- Iron Monument Found (monuments as described)
- ▲ Section Corner Found
- Corner Set (1/2" bar w/gpc no. 19880)

| Curve Table | | | | | |
|-------------|--------|---------|-----------|--------|---------------|
| Curve # | Length | Radius | Delta | Chord | Chord Bearing |
| C1 | 105.36 | 150.00 | 40°14'36" | 103.20 | S42°40'59"E |
| C2 | 215.56 | 300.00 | 41°10'00" | 210.95 | N42°12'04"W |
| C3 | 183.92 | 300.00 | 30°07'31" | 181.05 | S30°12'50"E |
| C4 | 158.85 | 1412.50 | 8°28'00" | 158.57 | N37°23'03"E |
| C5 | 222.28 | 1587.50 | 8°01'20" | 222.08 | S38°30'30"W |
| C6 | 257.53 | 246.00 | 58°55'54" | 245.93 | S31°42'30"E |
| C7 | 304.09 | 935.00 | 24°08'50" | 301.18 | N8°52'48"W |
| C8 | 36.54 | 25.00 | 83°44'03" | 33.37 | S10°54'43"W |
| C9 | 55.82 | 1030.00 | 3°06'11" | 55.81 | N80°13'30"E |
| C10 | 86.78 | 870.00 | 3°07'29" | 86.73 | S81°14'11"W |
| C11 | 25.15 | 258.00 | 5°37'47" | 25.14 | N21°30'32"W |
| C12 | 77.88 | 194.00 | 22°48'00" | 76.59 | N13°08'10"W |
| C13 | 184.18 | 935.00 | 11°17'11" | 183.88 | N10°18'43"W |
| C14 | 147.90 | 935.00 | 8°03'40" | 147.75 | N8°08'14"W |
| C15 | 82.01 | 935.00 | 3°48'02" | 82.00 | N0°17'40"E |

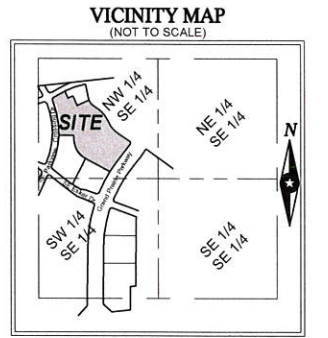
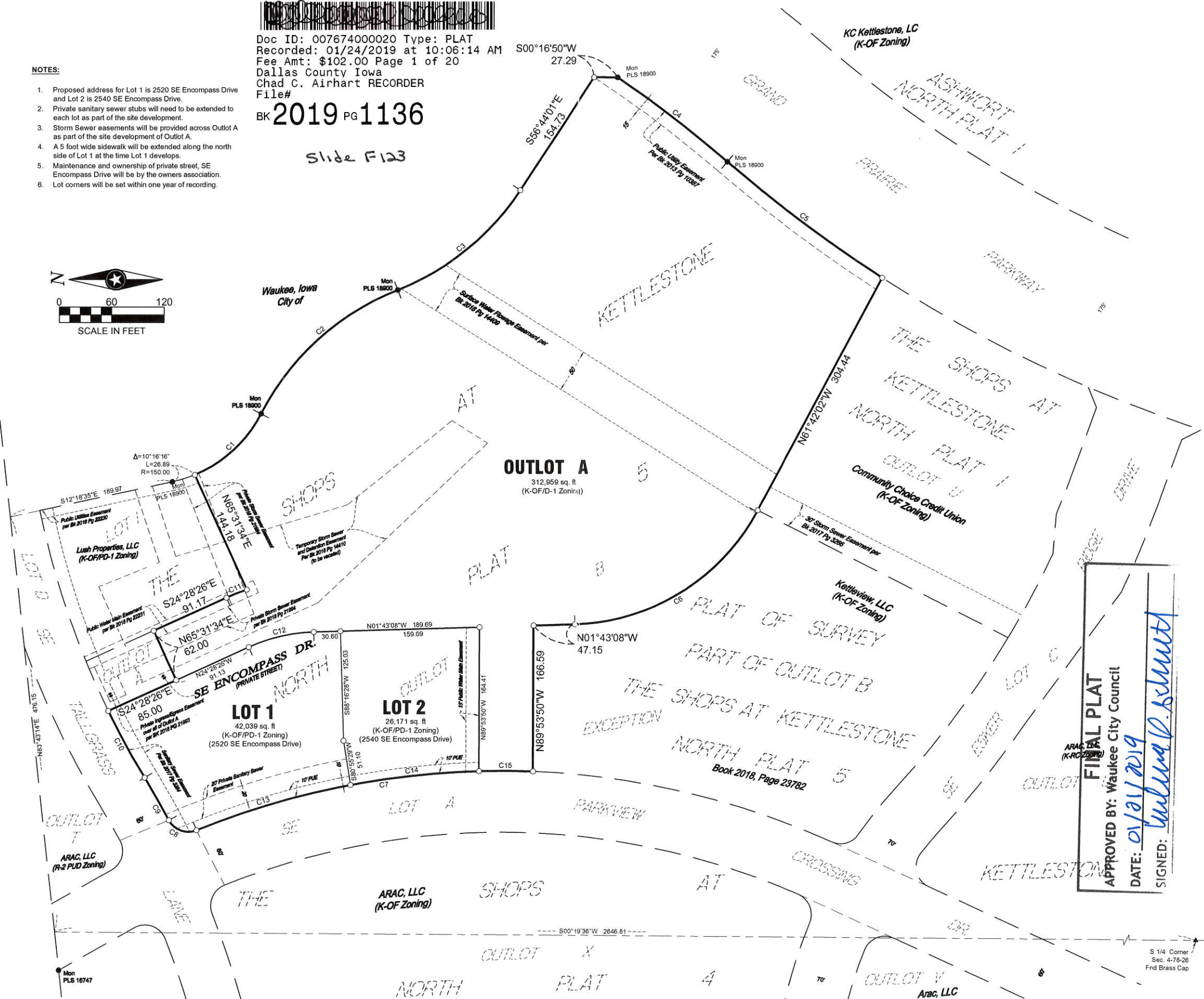
NOTES:

- Proposed address for Lot 1 is 2520 SE Encompass Drive and Lot 2 is 2540 SE Encompass Drive.
- Private sanitary sewer stubs will need to be extended to each lot as part of the site development.
- Storm Sewer easements will be provided across Outlot A as part of the site development of Outlot A.
- A 5 foot wide sidewalk will be extended along the north side of Lot 1 at the time Lot 1 develops.
- Maintenance and ownership of private street, SE Encompass Drive will be by the owners association.
- Lot corners will be set within one year of recording.

Doc ID: 00767400020 Type: PLAT
Recorded: 01/24/2019 at 10:06:14 AM S00°16'50"W
Fee Amt: \$102.00 Page 1 of 20
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2019 PG 1136

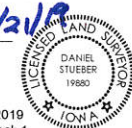
Slide F123



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.

Daniel L. Stueber
(signature) (date)



Daniel L. Stueber
License Number 19880
My license renewal date is 12-31-2019
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 |
| 01/18/19 | Per 12-21-18 City Comments | JW |
| 01/18/19 | Per 01-18-19 City Comments | JW |

| | |
|---------------------|--------------|
| PROJECT NO. | 18-21452 |
| CAD FILE NAME | 21452 FPLAT2 |
| DRAWN BY | JW |
| DESIGNED BY | - |
| REVIEWED BY | - |
| ORIGINAL ISSUE DATE | 01/21/2019 |
| CLIENT PROJECT NO. | - |

TITLE

FINAL PLAT

SHEET

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 01/18/2019
SIGNED: *Wendy P. Schmitt*