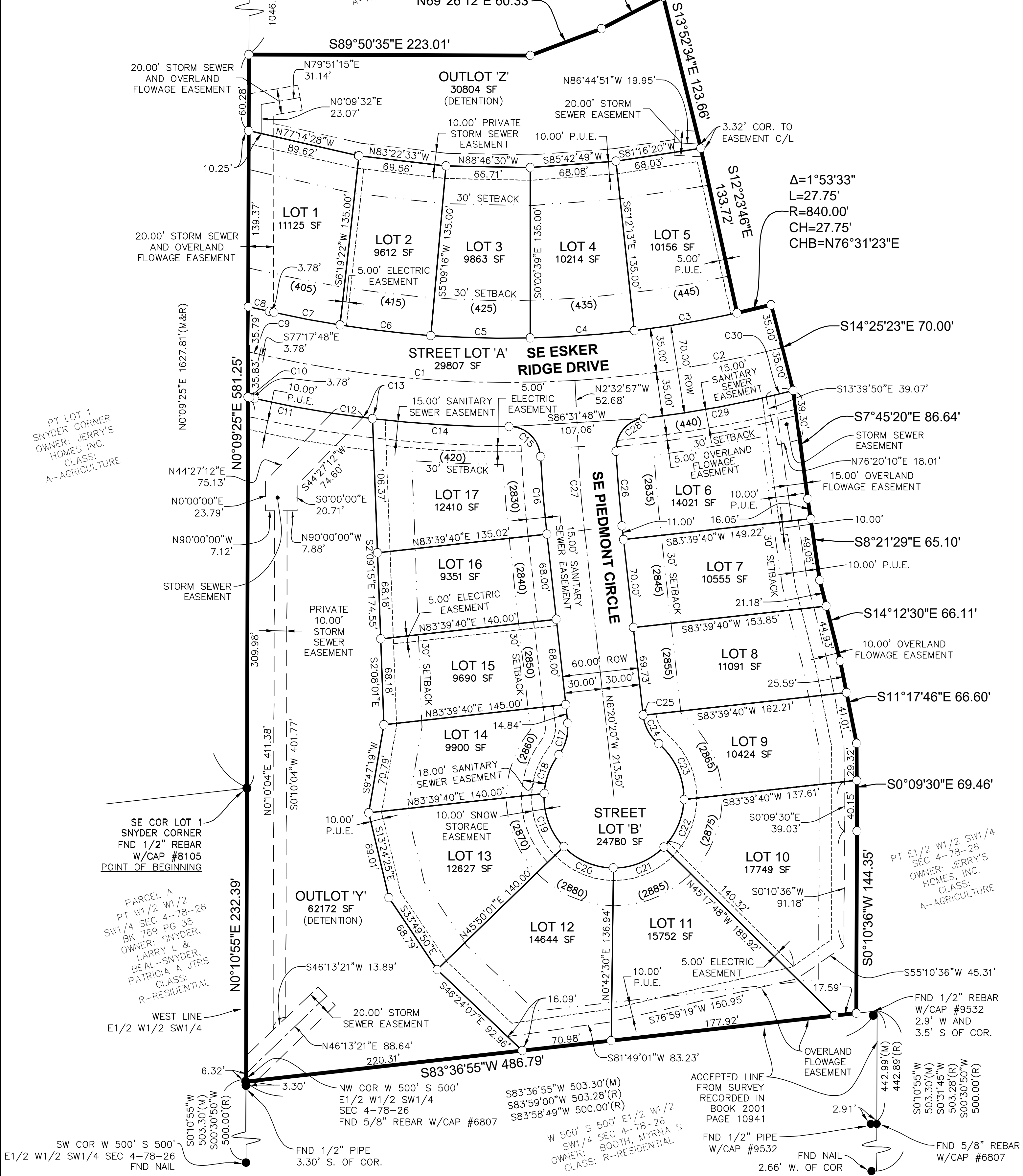


KETTLESTONE RIDGE PLAT 5

FINAL PLAT

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



OWNER/DEVELOPER

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

ENGINEER / SURVEYOR

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

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 YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

DATE OF SURVEY

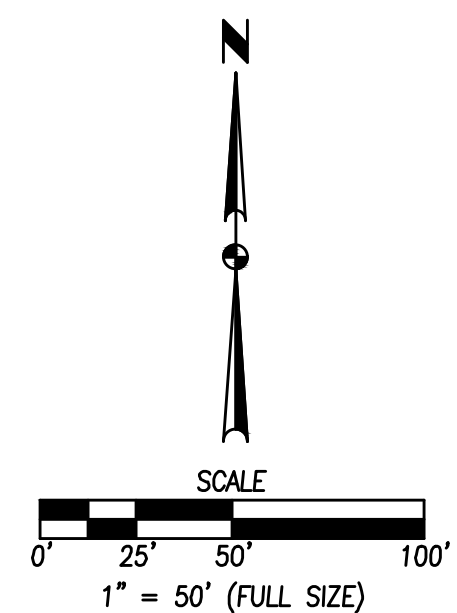
APRIL 22, 2019

NOTES

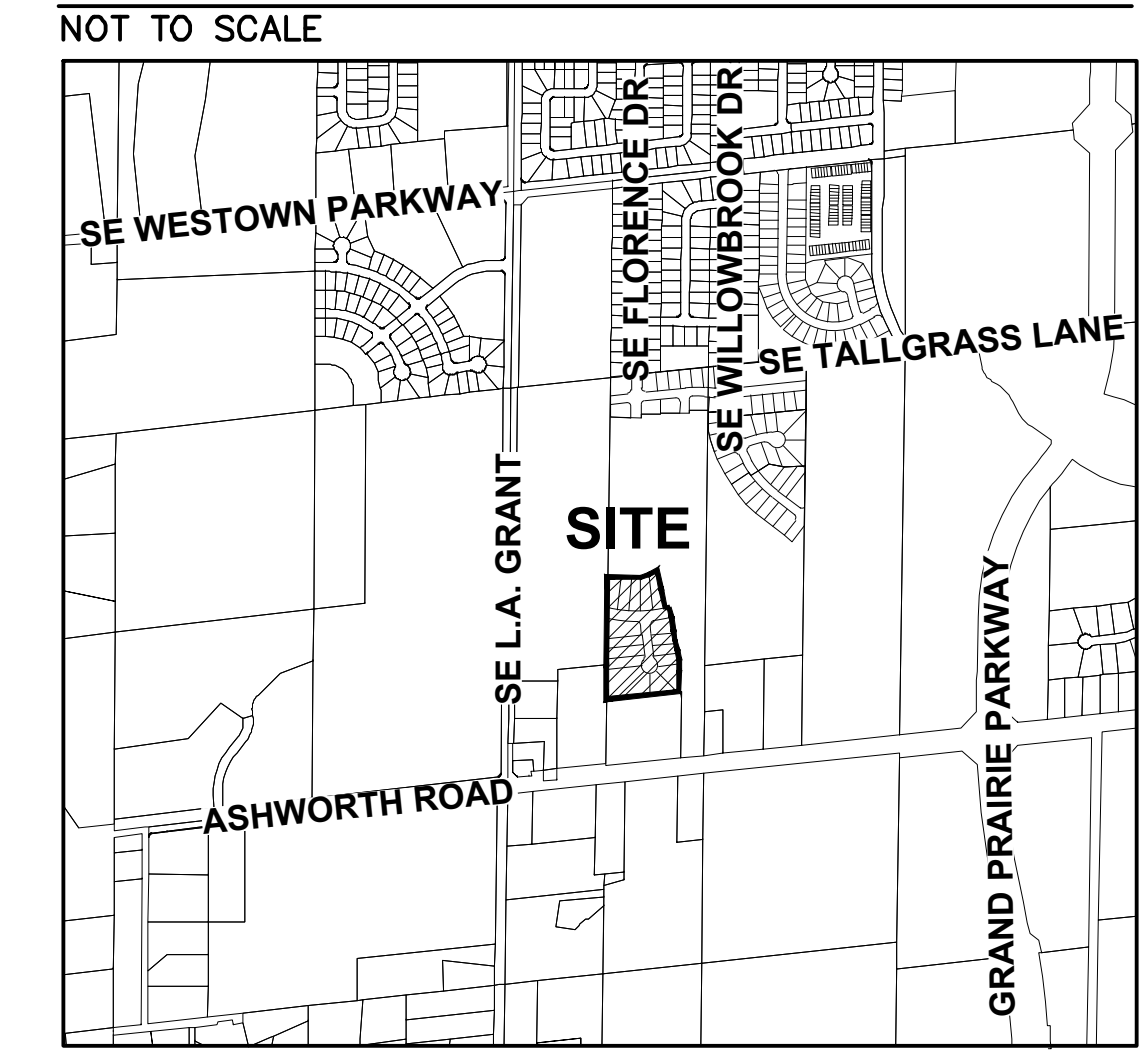
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. OUTLOT 'Y' AND OUTLOT 'Z' WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. 5-FOOT-WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
5. STREET LOTS 'A' AND 'B' ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
6. STREET TREES IN COMPLIANCE WITH THE KETTLESTONE DESIGN GUIDELINES WILL BE REQUIRED TO BE INSTALLED ALONG SE ESKER RIDGE DRIVE AT THE TIME LOTS 1-5, 6 AND 17 DEVELOP.
7. LOTS 6, 7 AND 8 WILL REQUIRE A DETAILED GRADING AT THE TIME A BUILDING PERMIT IS SUBMITTED.

LEGEND

	FOUND	SET
SECTION CORNER AS 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	---	



VICINITY MAP



PLAT DESCRIPTION

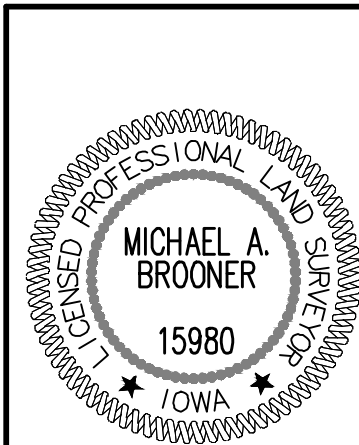
A PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SNYDER CORNER, AN OFFICIAL PLAT; THENCE NORTH 00°09'25" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 581.25 FEET; THENCE SOUTH 89°50'35" EAST, 223.01 FEET; THENCE NORTH 69°26'12" EAST, 60.33 FEET; THENCE NORTH 62°38'12" EAST, 55.17 FEET; THENCE SOUTH 13°52'34" EAST, 123.66 FEET; THENCE SOUTH 12°23'46" EAST, 133.72 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 840.00 FEET, WHOSE ARC LENGTH IS 27.75 FEET AND WHOSE CHORD BEARS NORTH 76°31'23" EAST, 27.75 FEET; THENCE SOUTH 14°25'23" EAST, 70.00 FEET; THENCE SOUTH 07°45'20" EAST, 86.64 FEET; THENCE SOUTH 08°21'29" EAST, 65.10 FEET; THENCE SOUTH 14°12'30" EAST, 66.11 FEET; THENCE SOUTH 11°17'46" EAST, 66.60 FEET; THENCE SOUTH 00°09'30" EAST, 69.46 FEET; THENCE SOUTH 00°10'36" WEST, 144.35 FEET TO THE NORTHERLY LINE OF THE WEST 500 FEET OF THE SOUTH 500 FEET OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG SAID NORTHERLY LINE, 486.79 FEET TO THE NORTHWEST CORNER OF SAID WEST 500 FEET OF THE SOUTH 500 FEET OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00°10'55" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 232.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.96 ACRES (346,746 SQUARE FEET).

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

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°14'02"	875.00'	247.92'	S85°24'49"E	247.09'
C2	10°53'33"	875.00'	166.35'	N81°01'23"E	166.10'
C3	5°37'56"	840.00'	82.57'	S80°17'08"W	82.54'
C4	5°38'25"	840.00'	82.69'	S85°55'18"W	82.66'
C5	5°22'55"	840.00'	78.90'	N88°34'02"W	78.87'
C6	4°56'02"	840.00'	72.33'	N83°24'34"W	72.31'
C7	3°38'45"	840.00'	53.45'	N79°07'11"W	53.44'
C8	0°36'03"	1635.00'	17.15'	N77°35'50"W	17.15'
C9	0°20'08"	1600.00'	9.37'	S77°27'52"E	9.37'
C10	0°03'29"	1565.00'	1.59'	S77°19'33"E	1.59'
C11	5°58'17"	910.00'	94.84'	S80°16'56"E	94.80'
C12	1°33'57"	910.00'	24.87'	S82°00'48"E	24.87'
C13	0°28'18"	910.00'	7.49'	S83°01'56"E	7.49'
C14	6°49'47"	910.00'	108.47'	S86°40'58"E	108.41'
C15	87°11'26"	25.00'	38.04'	S46°30'08"E	34.48'
C16	3°25'33"	1030.00'	61.59'	S4°37'12"E	61.58'
C17	44°13'12"	34.50'	26.63'	S15°46'16"W	25.97'
C18	34°15'13"	55.50'	33.18'	S20°45'16"W	32.69'
C19	47°47'38"	55.50'	46.30'	S20°16'10"E	44.97'
C20	45°07'32"	55.50'	43.71'	S66°43'44"E	42.59'
C21	46°00'18"	55.50'	44.56'	N67°42'21"E	43.38'
C22	43°16'40"	55.50'	41.92'	N23°03'52"E	40.93'
C23	51°59'04"	55.50'	50.36'	N24°34'00"W	48.65'
C24	43°46'45"	34.50'	26.36'	N28°40'09"W	25.72'
C25	0°26'27"	34.50'	0.27'	N6°33'33"W	0.27'
C26	3°29'51"	970.00'	59.21'	N4°35'24"W	59.20'
C27	3°47'23"	1000.00'	66.14'	N4°26'38"W	66.13'
C28	85°59'56"	25.00'	37.52'	N40°09'29"E	34.10'
C29	7°34'50"	910.00'	120.40'	N79°22'02"E	120.31'
C30	1°23'20"	910.00'	22.06'	N76°16'17"E	22.06'



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.

MICHAEL A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 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

ENGINEER:EO TECH:JE REVIEW:EW

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 5

FINAL PLAT

1805.311