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# THE SHOPS AT KETTLESTONE NORTH PLAT 7

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	

**EXISTING LEGAL DESCRIPTION:**  
Per Book 2019 Page 1136

That part of Outlot A in the Shops of Kettlestone North Plat 6, 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

**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 6.

**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 - 312,959 sq. ft.

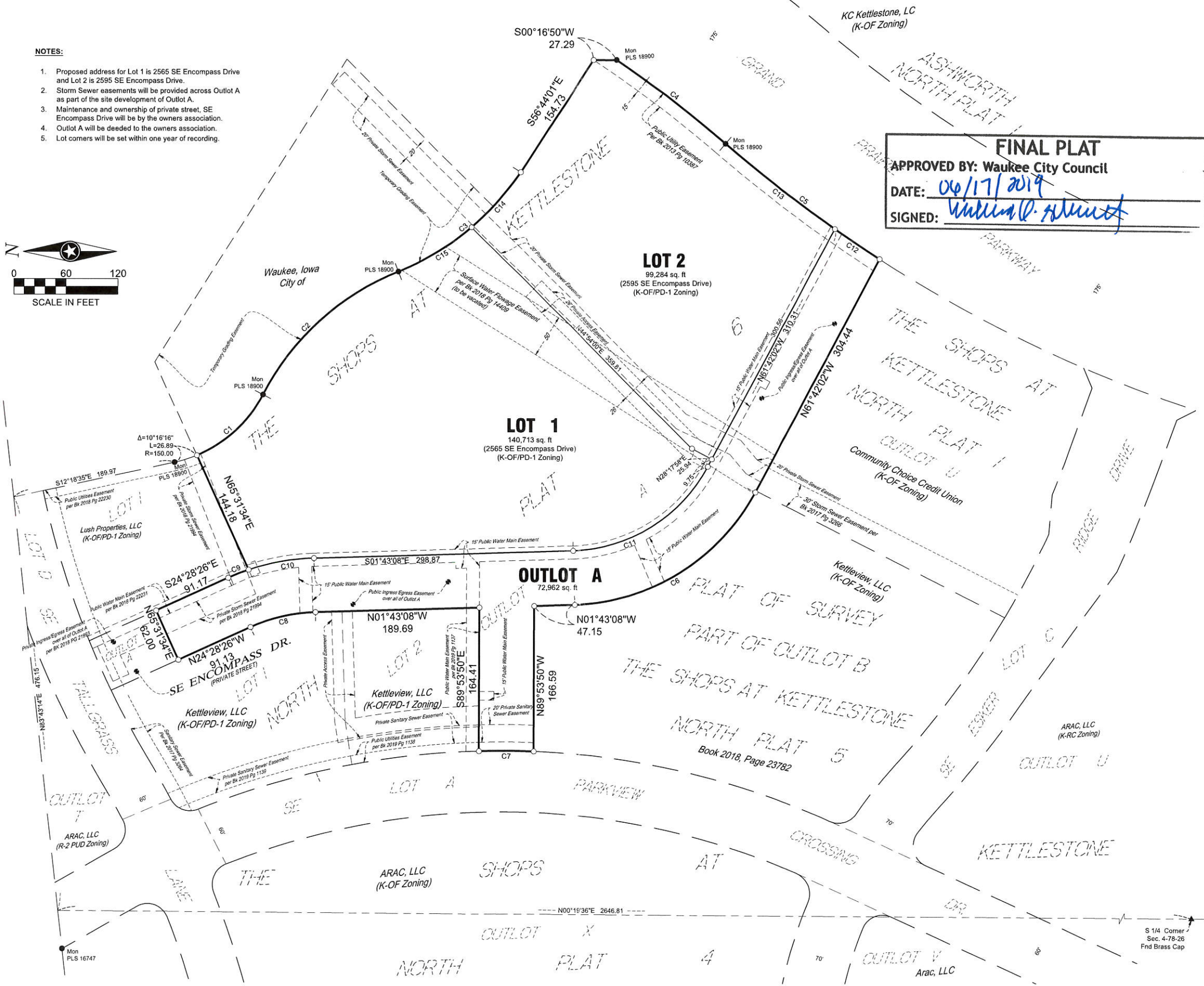
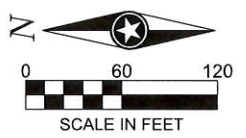
**DATE OF SURVEY:**  
June 28, 2017

**LEGEND**

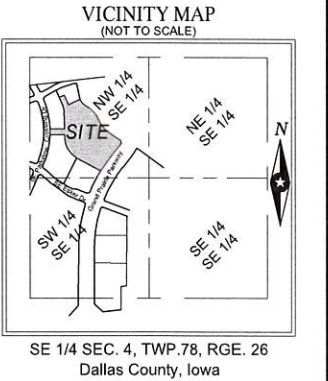
- Iron Monument Found (monuments as described)
- ▲ Section Corner Found
- Corner Set (1/2" bar w/gpc no. 19880)

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	105.36	150.00	40°14'35"	103.20	S42° 40' 59"E
C2	215.56	300.00	41°10'05"	210.95	N42° 12' 04"W
C3	183.92	300.00	35°07'31"	181.05	S39° 12' 50"E
C4	158.65	1412.50	6°28'08"	158.57	N37° 23' 03"E
C5	222.28	1587.50	6°01'20"	222.09	S36° 35' 39"W
C6	257.53	245.00	59°58'54"	245.93	S31° 42' 35"E
C7	62.01	935.00	3°48'00"	62.00	N0° 17' 40"E
C8	77.09	194.00	22°48'06"	76.59	N13° 05' 10"W
C9	25.15	256.00	5°37'47"	25.14	N21° 39' 32"W
C10	76.52	296.00	17°07'31"	76.23	N10° 16' 53"W
C11	192.63	184.00	59°58'54"	183.95	S31° 42' 35"E
C12	62.28	1587.50	2°14'52"	62.28	S33° 42' 25"W
C13	160.00	1587.50	5°46'28"	159.93	S37° 43' 05"W
C14	84.44	300.00	16°07'35"	84.16	S45° 42' 48"E
C15	59.48	300.00	18°59'56"	59.02	S31° 09' 02"E

- NOTES:**
- Proposed address for Lot 1 is 2565 SE Encompass Drive and Lot 2 is 2595 SE Encompass Drive.
  - Storm Sewer easements will be provided across Outlot A as part of the site development of Outlot A.
  - Maintenance and ownership of private street, SE Encompass Drive will be by the owners association.
  - Outlot A will be deeded to the owners association.
  - Lot corners will be set within one year of recording.



**FINAL PLAT**  
APPROVED BY: Waukee City Council  
DATE: 04/17/2019  
SIGNED: Daniel L. Stueber



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

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PROJECT

**LOT 1  
THE SHOPS AT  
KETTLESTONE  
NORTH PLAT 7**

DATE	DESCRIPTION	BY
04/09/19	1ST CITY SUBMITTAL	JW
05/03/19	2ND CITY SUBMITTAL	JW
05/21/19	3RD CITY SUBMITTAL	JW
05/31/19	4TH CITY SUBMITTAL	JW

PROJECT NO.	18-21452
CAD FILE NAME	21452 FPLAT3
DRAWN BY	JW
DESIGNED BY	JW
REVIEWED BY	DS
ORIGINAL ISSUE DATE	04/09/2019
CLIENT PROJECT NO.	-

TITLE

**FINAL PLAT**

SHEET

**1** OF 1