

COVE AT KETTLESTONE PLAT 2 FINAL PLAT

SE UNIVERSITY AVENUE (PUBLIC)
120.00' R.O.W.

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

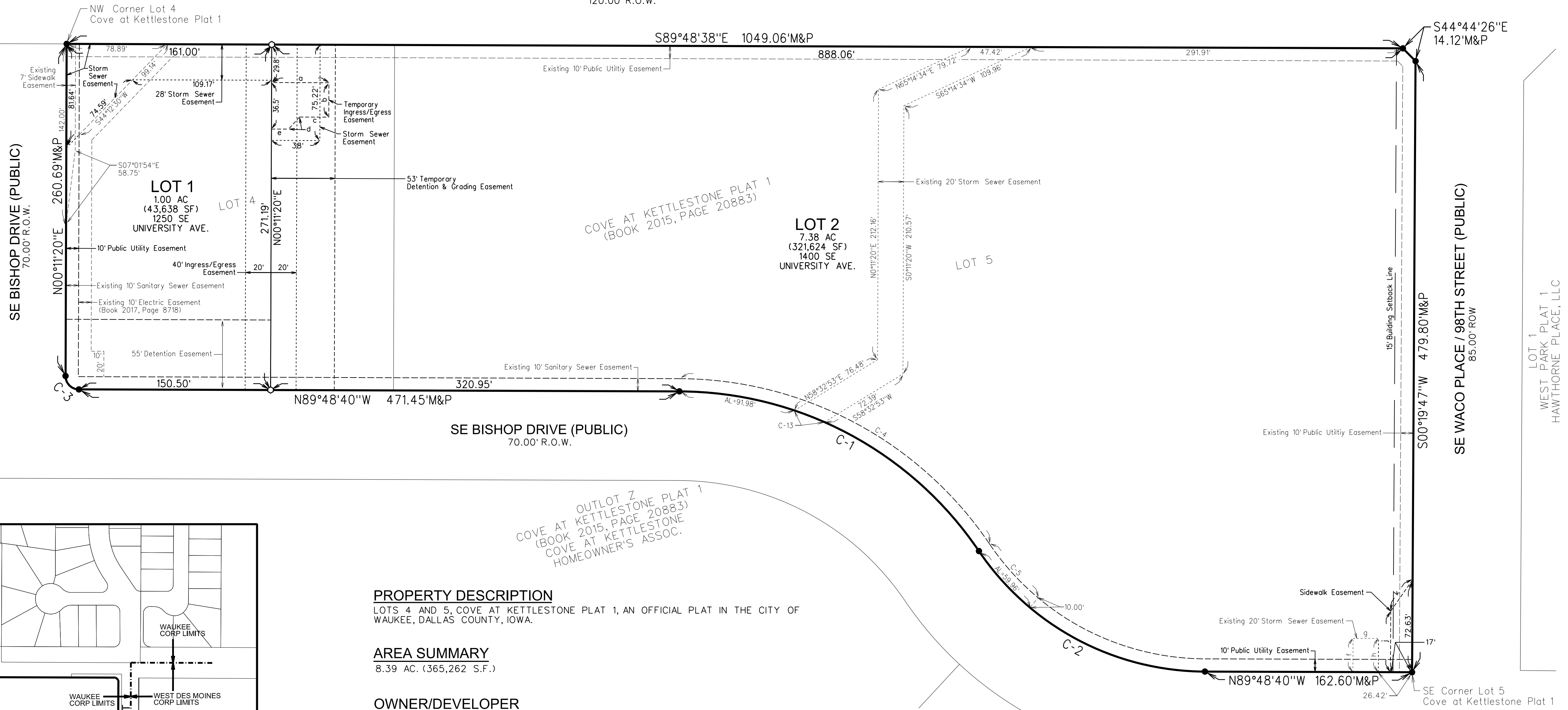
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
LOTS 4 & 5
COVE AT KETTLESTONE PLAT 1
SEC.03-78-26

REQUESTED BY:
HAWTHORNE POINTE LLC

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

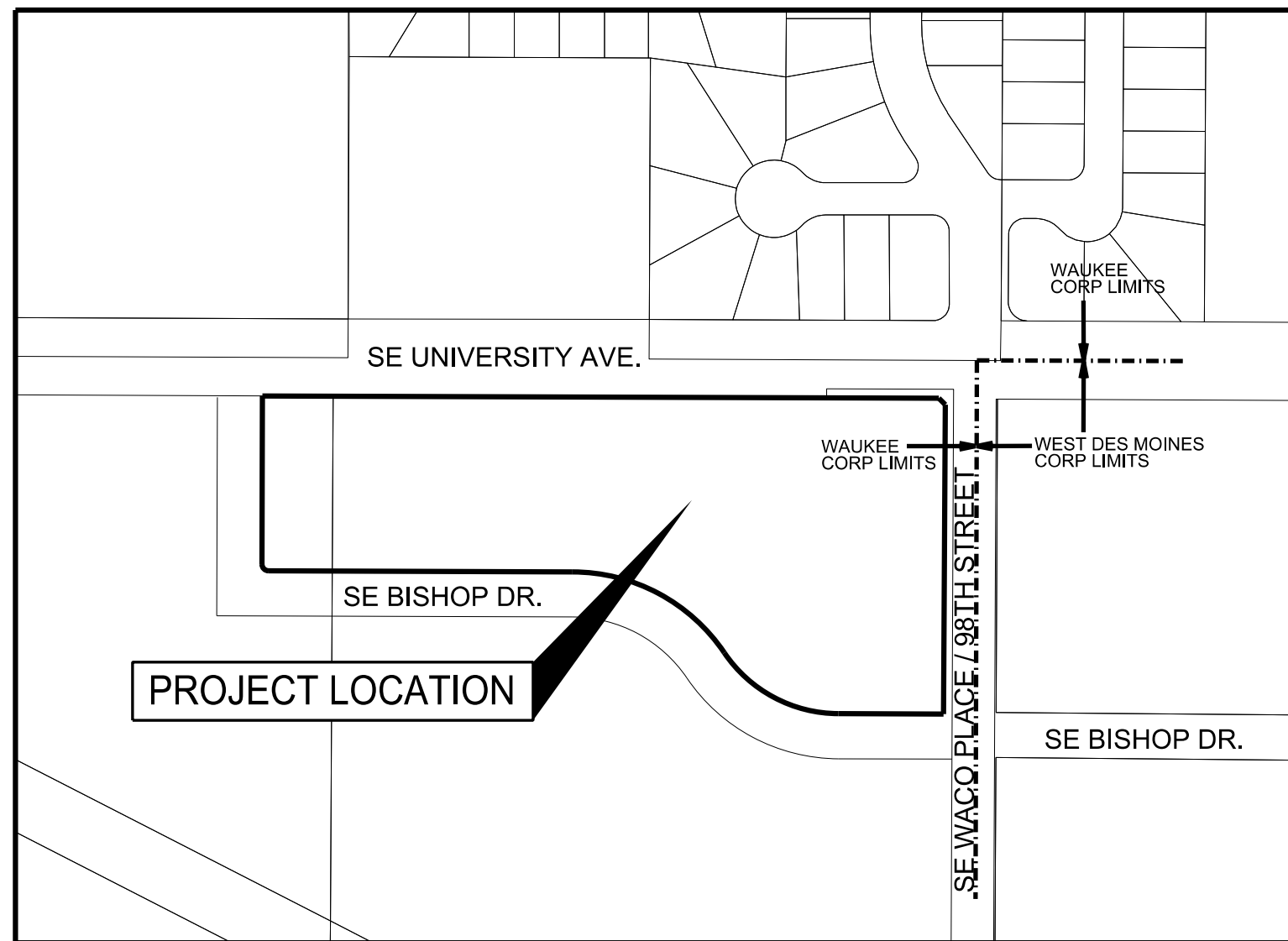


LOT 3
COVE AT KETTLESTONE PLAT 1
(BOOK 2015, PAGE 20883)
WAUKEE INVESTMENTS I, LLC

COVE AT KETTLESTONE PLAT 1
(BOOK 2015, PAGE 20883)

OUTLOT Z
COVE AT KETTLESTONE PLAT 1
(BOOK 2015, PAGE 20883)
COVE AT KETTLESTONE
HOMEOWNER'S ASSOC.

LOT 6
COVE AT KETTLESTONE PLAT 1
(BOOK 2015, PAGE 20883)
BRICKTOWNE WAUKEE CONDOS



VICINITY MAP

PROPERTY DESCRIPTION
LOTS 4 AND 5, COVE AT KETTLESTONE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AREA SUMMARY
8.39 AC. (365,262 S.F.)

OWNER/DEVELOPER
HAWTHORNE POINTE LLC
9500 UNIVERSITY AVENUE, SUITE 2112
WEST DES MOINES, IA 50266

ZONING
C-1/PD-1
BOOK 2016, PAGE 2362
ORDINANCE NO. 2791

BULK REGULATIONS AND SETBACKS
FRONT YARD SETBACK = 0'
SIDE YARD SETBACK = NONE EXCEPT 10' ADJACENT TO RESIDENTIAL
REAR YARD SETBACK = NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

NOTE
ALL EXISTING EASEMENTS SHOWN AS PER COVE AT KETTLESTONE PLAT 1, FILED IN BOOK 2015, PAGE 20833 OF THE DALLAS COUNTY RECORDER'S OFFICE UNLESS OTHERWISE NOTED.

LINE TABLE

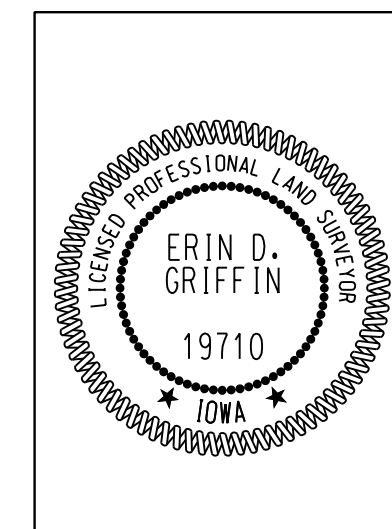
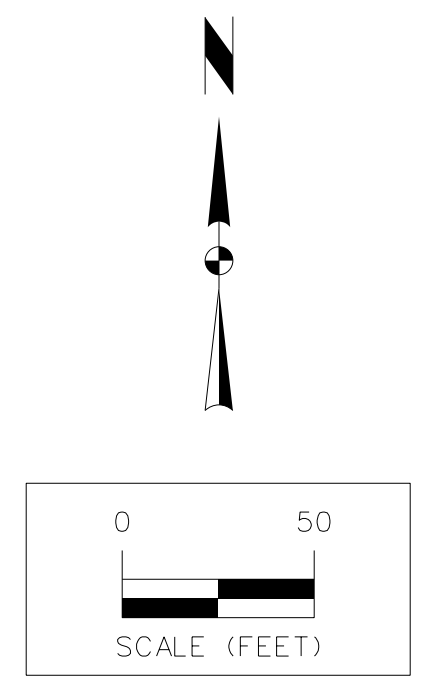
a	S89°48'38"E	45.00'
b	S00°11'20"W	27.00'
c	N89°48'38"W	23.00'
d	S42°00'33"W	12.75'
e	S89°48'38"E	13.50'
f	N00°11'20"E	26.50'
g	S89°48'40"E	20.00'
h	S00°11'20"W	26.50'
i	S00°19'47"W	47.97'
k	N34°51'33"E	30.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1 (M&P)	55°45'10" RT	285.00'	277.33'	150.75'	S61°56'05"E 266.51'
C-2 (M&P)	55°45'10" RT	215.00'	209.21'	113.72'	N61°56'05"W 201.05'
C-3 (M&P)	90°00'00" RT	10.50'	16.49'	10.50'	N44°48'40"W 14.85'
C-4 (M&P)	55°45'10" RT	295.00'	287.06'	156.04'	S61°56'05"E 275.86'
C-5 (M&P)	15°58'46" LT	205.00'	57.17'	28.77'	S42°02'52"E 56.99'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/ Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Nail	⊕	⊞
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	



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.

Erin D. Griffin, PLS _____ Date _____
License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
Sheet 1 of 1

COVE AT KETTLESTONE PLAT 2

FINAL PLAT

WAUKEE, IA

MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDG	Scale: 1" = 50'	
Technician: SGK	Date: 08-19-19	Field Bk:	
Project No: 119.0768			Sheet 1 of 1

LOT 1
WEST PARK PLAT 1
HAWTHORNE PLACE, LLC

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 119.0768

Sheet 1 of 1