

FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 3

Waukee, Iowa

OWNER / DEVELOPER

HY-VEE, INC. TELBY, LLC
5820 WESTOWN PKWY 10 - 11TH ST. SE
WDM IA 50266 SPENCER IA 51301

ZONING

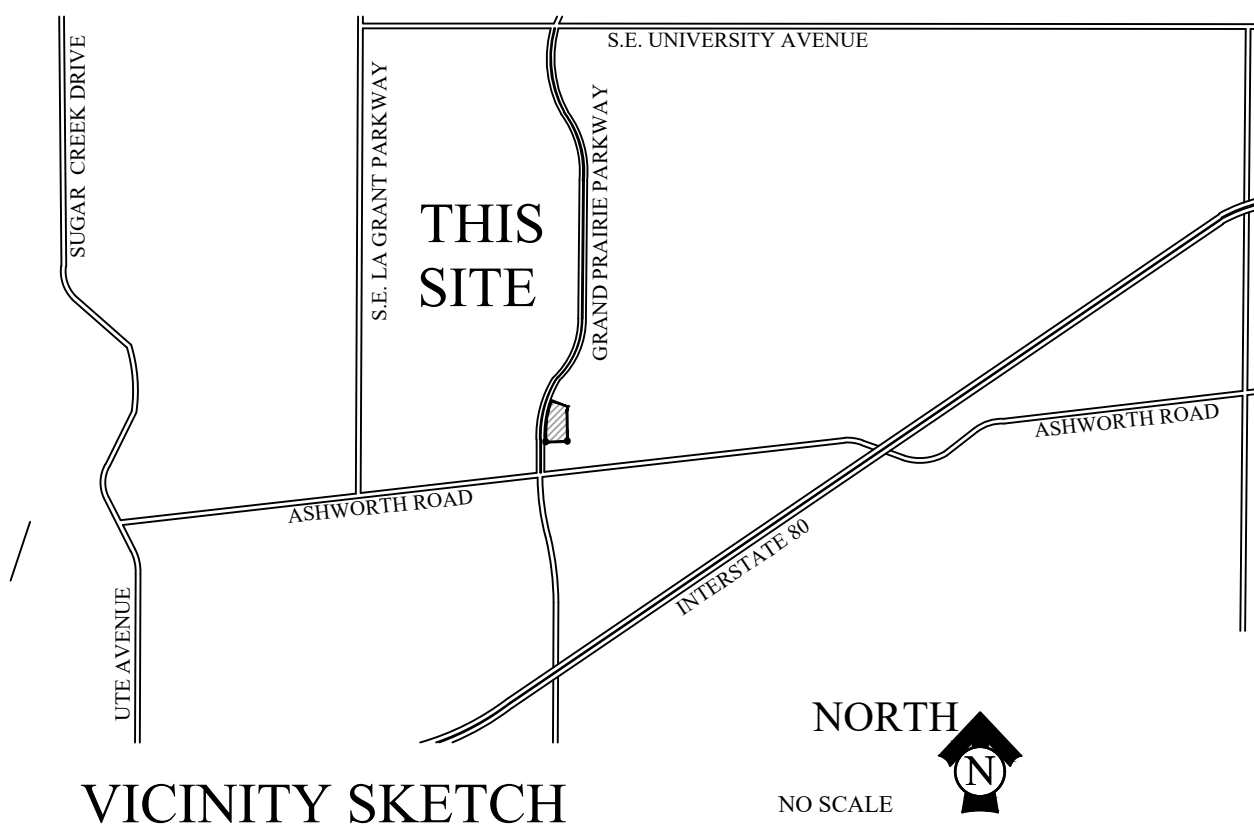
K-RC (OUTLOTS 'Z', 'W', 'V')

SETBACKS

K-RC FRONT - NO MIN. FOR PRINCIPLE USES.
20' MIN. FOR ACCESSORY STRUCTURE.
NO MIN. FOR PRINCIPLE USES.
REAR - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
SIDE - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
PRINCIPLE BUILDING SEPARATION IS 25'

NOTE

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.



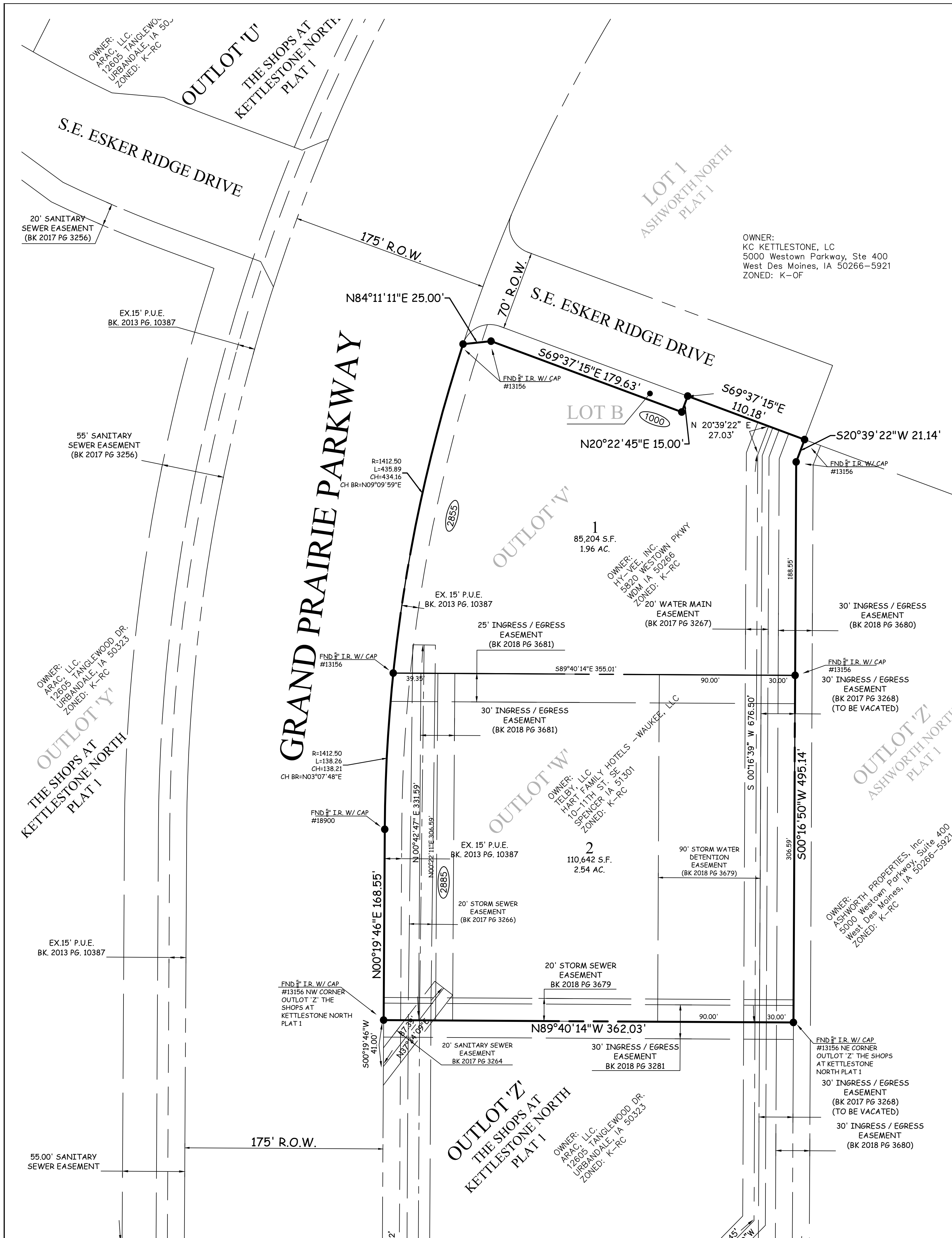
VICINITY SKETCH

LEGAL DESCRIPTION EAST SIDE

OUTLOT 'V' & 'W' OF THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 4.50 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.



LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

KEVEN J. CRAWFORD
13156

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.

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=50'

DATE: 11-13-2017
REVISIONS: 11-27-2017
12-13-2017
03-09-2020

JOB NUMBER
**CC
2053**

APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)

FINAL PLAT
THE SHOPS AT KETTLESTONE NORTH PLAT 3

SHEET
1 OF 1

