

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:	Tom W.G. Edgerton
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

Lot 1 in the Shops of Kettlestone North Plat 7, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

OWNER/ DEVELOPER:
2565 SE Encompass Investment Group, LLC
4700 150th Street
Urbandale, IA 50323
515-250-8767

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 7.

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:
Lot 1 - 127,813 sq. ft.
Lot 2 - 12,900 sq. ft.
Total - 140,713 sq. ft.

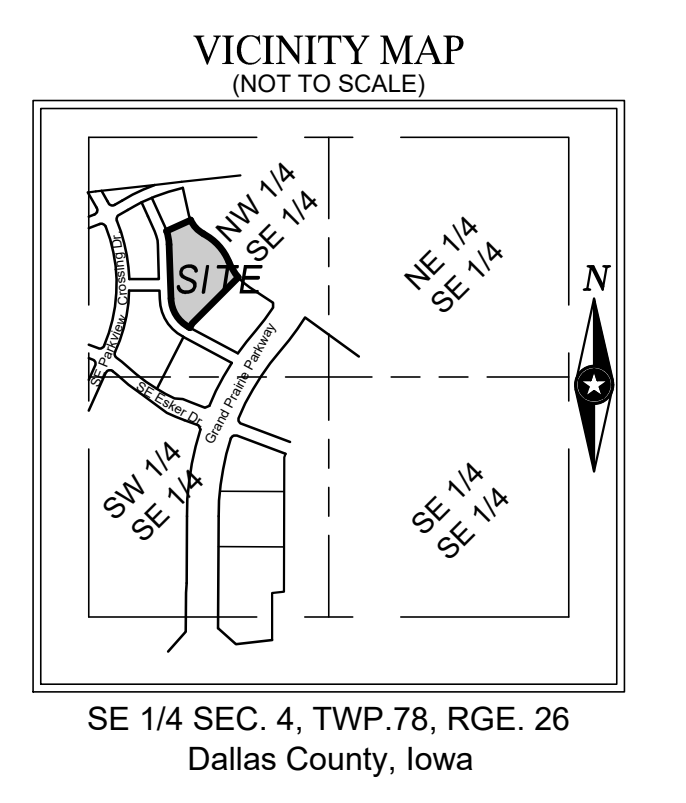
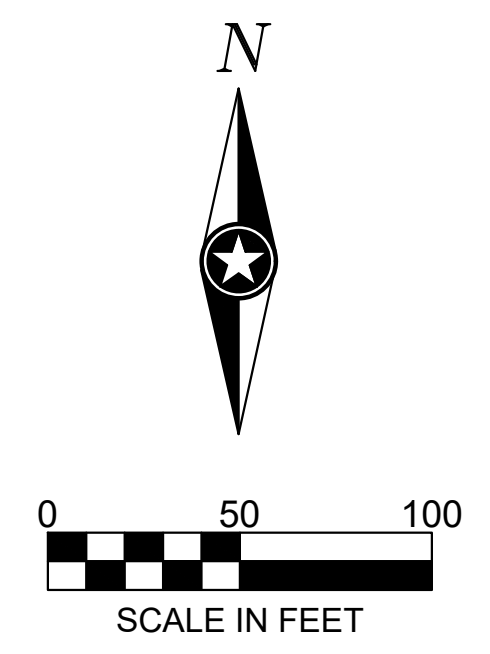
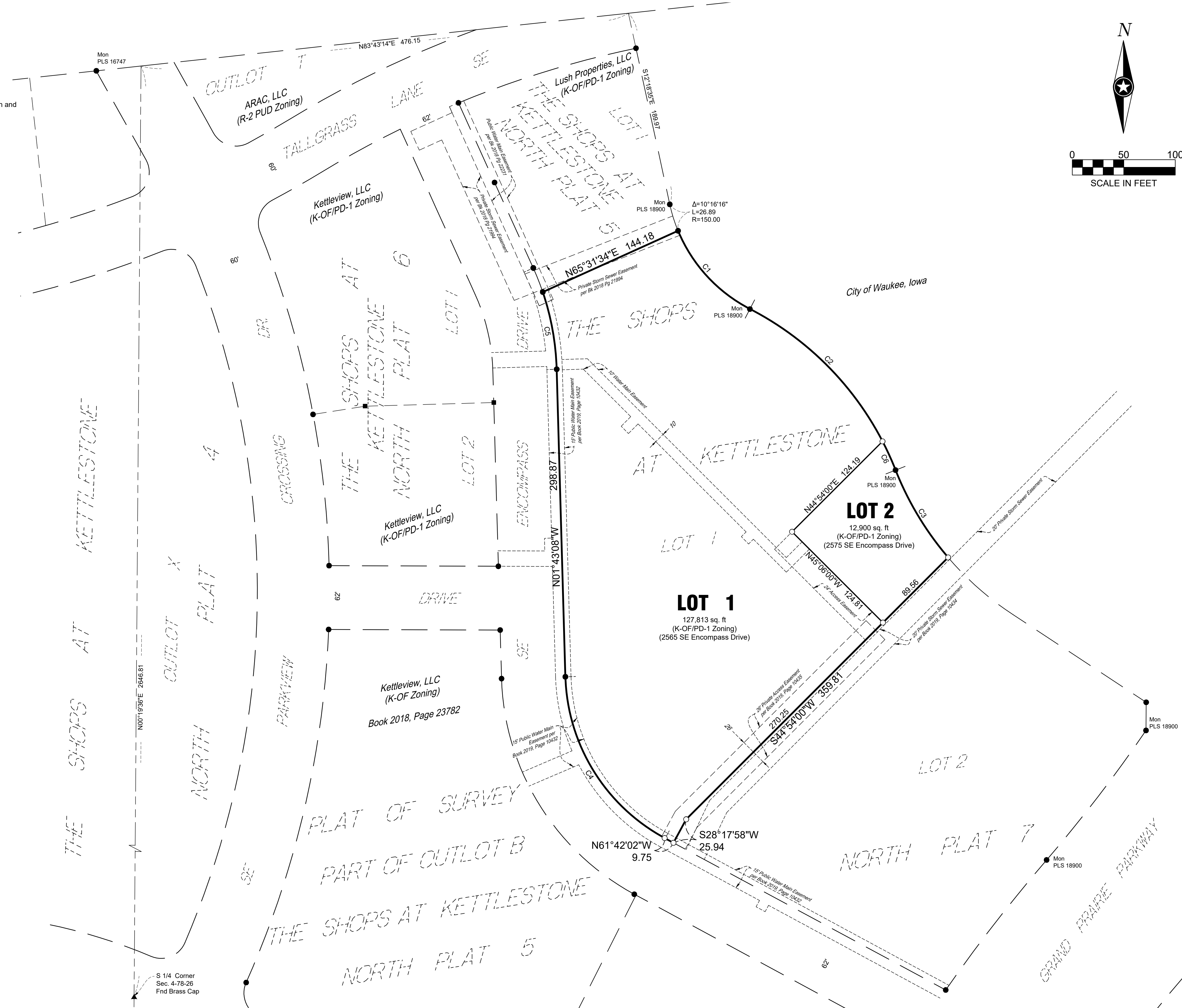
DATE OF SURVEY:
March 23, 2020

NOTES:
1. Lot corners will be set within one year of recording.

- LEGEND**
- Iron Monument Found w/gpc No. 19980 unless noted otherwise
 - Mag Nail Found
 - ▲ Section Corner Found
 - Corner Set (1/2" bar w/rpc no. 14199)

Curve Table					
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	99.48	300.00	18°59'56"	99.02	S31°09'03"E
C4	192.63	184.00	59°58'54"	183.95	N31°42'35"W
C5	76.52	256.00	17°07'31"	76.23	N10°16'53"W
C6	30.87	300.23	5°51'14"	30.66	S24°32'44"E

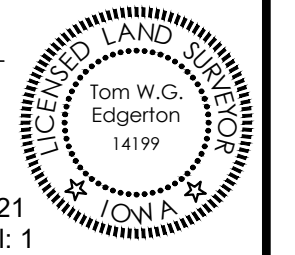
THE SHOPS AT KETTLESTONE NORTH PLAT 8



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.

(signature) _____ (date) _____

Tom W.G. Edgerton
License Number 14199
My license renewal date is 12-31-2021
Pages or sheets covered by this seal: 1



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PROJECT

THE SHOPS AT KETTLESTONE NORTH PLAT 8

WAUKEE IOWA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY
04/07/20	1ST CITY SUBMITTAL COMMENTS	JW

PROJECT NO. 19-22778
CAD FILE NAME 22778 FPLAT
DRAWN BY JW
DESIGNED BY JW
REVIEWED BY TE
ORIGINAL ISSUE DATE 03/24/20
CLIENT PROJECT NO. -

TITLE

FINAL PLAT

SHEET

1 OF 1