

# COVE AT KETTLESTONE PLAT 3 FINAL PLAT

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.

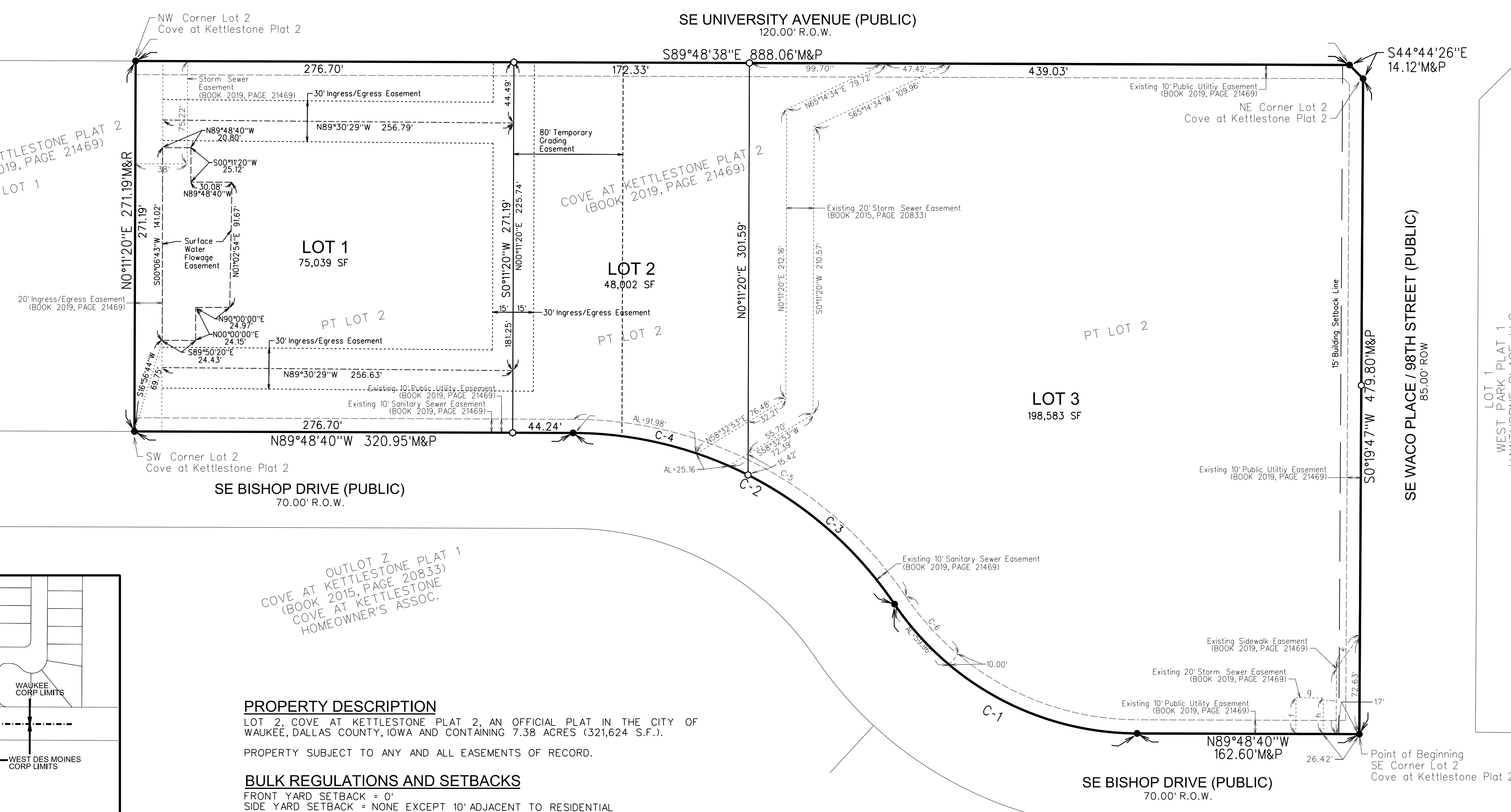
**SURVEY LOCATED:**  
LOT 2  
COVE AT KETTLESTONE PLAT 2  
SEC.03-78-26

**REQUESTED BY:**  
HAWTHORNE POINTE LLC

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

SE BISHOP DRIVE (PUBLIC)  
70.00' R.O.W.

COVE AT KETTLESTONE PLAT 2  
(BOOK 2019, PAGE 21469)



## PROPERTY DESCRIPTION

LOT 2, COVE AT KETTLESTONE PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 7.38 ACRES (321,624 S.F.).  
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## 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

## LINE TABLE

f N00°11'20"E 26.50'  
g S89°48'40"W 20.00'  
h S00°11'20"W 26.50'  
i S00°19'47"W 47.97'  
k N34°51'33"E 30.00'

## OWNER/DEVELOPER

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

## ZONING

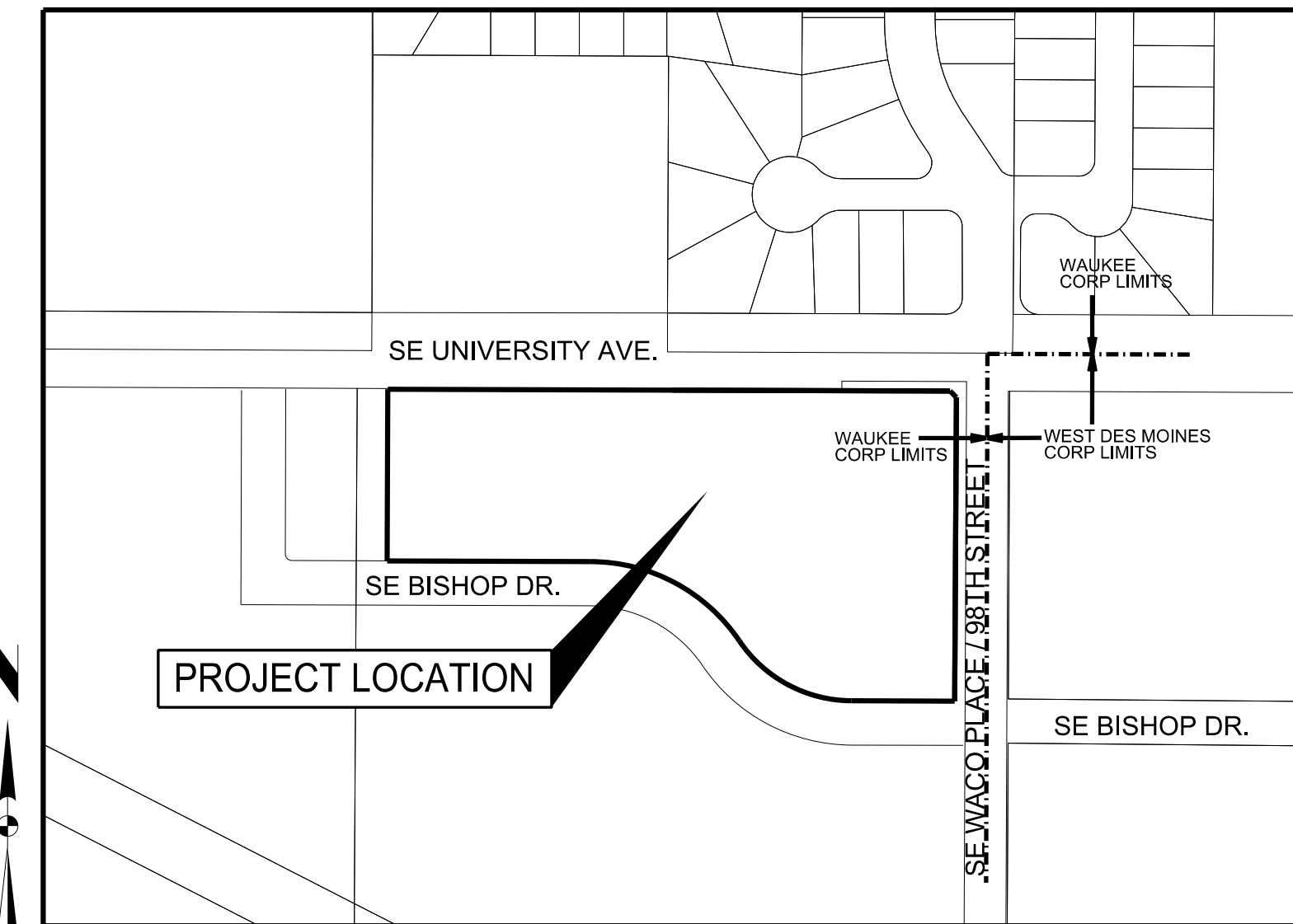
C-1/PD-1  
BOOK 2016, PAGE 2362  
ORDINANCE NO. 2791

## AREA SUMMARY

7.38 ACRES (321,624 S.F.).

## CURVE TABLE

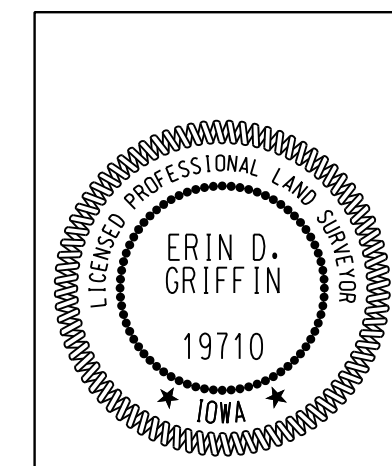
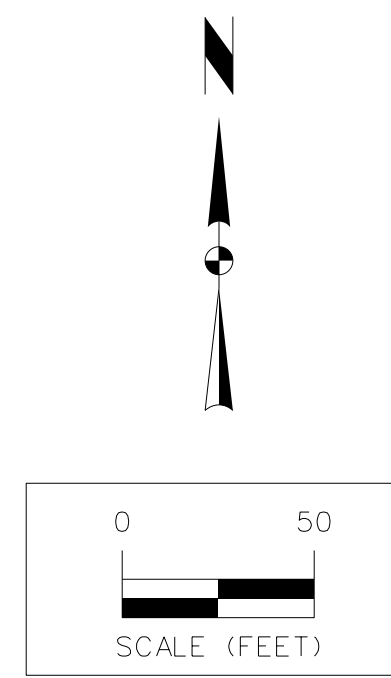
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1 (M&P)	55°45'10" RT	215.00'	209.21'	113.72'	N61°56'05"W 201.05'
C-2 (M&P)	55°45'10" LT	285.00'	277.33'	150.75'	N61°56'05"W 266.51'
C-3	29°02'49" LT	285.00'	144.49'	73.83'	N48°34'54"W 142.94'
C-4	26°42'21" LT	285.00'	132.84'	67.65'	N76°27'29"W 131.64'
C-5 (M&P)	55°45'10" RT	295.00'	287.06'	156.04'	S61°56'05"E 275.86'
C-6 (M&P)	15°58'46" LT	205.00'	57.17'	28.77'	S42°02'52"E 56.99'



VICINITY MAP

## LEGEND

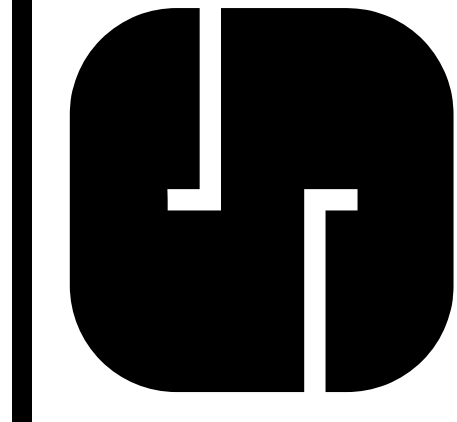
Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙	⊙
Bench Mark	⊕	⊕
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	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, 2021  
Pages or sheets covered by this seal:  
Sheet 1 of 1

COVE AT KETTLESTONE PLAT 3  
FINAL PLAT



Project No: 119.0768

Sheet 1 of 1

WAUKEE, IA

SNYDER & ASSOCIATES, INC.

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

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	06/09/20	RMM

Engineer: EDG  
Checked By: EDG  
Scale: 1" = 50'  
Field Bk: Pg: 119.0768  
Project No: 119.0768  
Sheet 1 of 1

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