

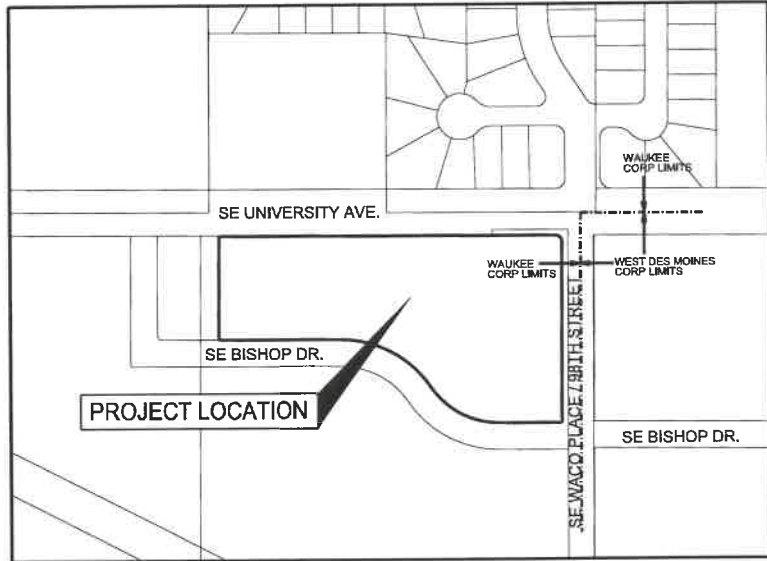
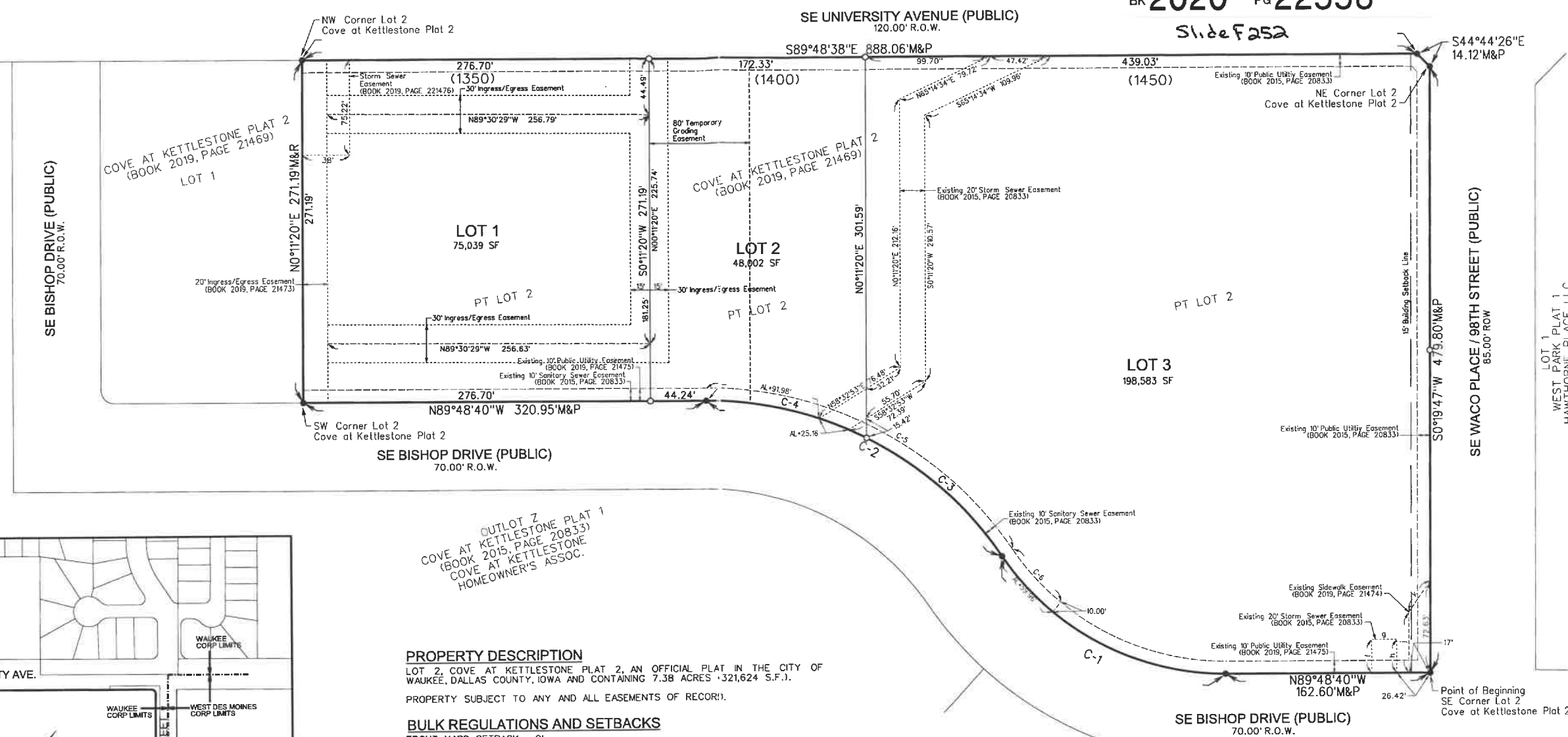
COVE AT KETTLESTONE PLAT 3 FINAL PLAT

Doc ID: 008163450013 Type: PLAT
 Recorded: 08/27/2020 at 11:03:58 AM
 Fee Amt: \$67.00 Page 1 of 13
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK **2020** PG **22558**

Slide F252

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. 03-7B-26
 REQUESTED BY:
 HAWTHORNE POINTE LLC
 RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023



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"E 20.00'
 h S00°11'20"W 26.50'
 i S00°19'47"W 47.97'
 j 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

NOTES
 1. A 5 FOOT SIDEWALKS ARE REQUIRED ALONG SE BISHOP DRIVE AND SE UNIVERSITY AVENUE FOR LOTS 1, 2, AND 3 AS EACH LOT DEVELOPS.
 2. A 10 FOOT TRAIL IS REQUIRED ALONG SE WACO PLACE WHEN LOT 3 DEVELOPS.

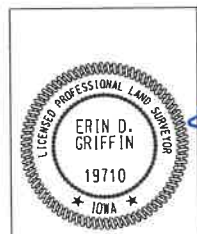
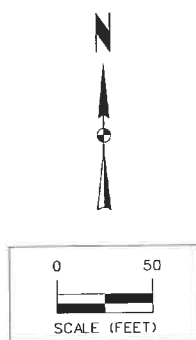
CURVE TABLE

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'	277.31'	150.75'	N61°56'05"W 266.51'
C-3	29°02'49" LT	285.00'	144.45'	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'	287.01'	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'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	▬	▬
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	- - - - -	

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 08/03/2020
 SIGNED: *Erin D. Griffin*



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 8/29/20
 License Number 19710
 My License Renewal Date is December 31, 2021
 Pages or sheets covered by this seal:
 Sheet 1 of 1

MARK	REVISION	DATE	BY
4	AS PER CITY COMMENTS	08/24/20	KVM
3	AS PER CITY COMMENTS	07/14/20	RAM
2	AS PER CITY COMMENTS	07/07/20	RAM
1	AS PER CITY COMMENTS	06/09/20	RAM

Checked By: EDC
 Engineer: JDP
 Date: 05-13-20
 Scale: 1" = 50'
 Field Bk: Pg:
 Project No: 119.0768
 Sheet 1 of 1

COVE AT KETTLESTONE PLAT 3
FINAL PLAT
WAUKEE, IA
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com
SNYDER & ASSOCIATES, INC.

Project No: 119.0768
 Sheet 1 of 1