

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
LOT(S): PART OF LOT 1	
SUBDIVISION: SNYDER CORNER	
PROPRIETOR: JERRY'S HOMES INC	
REQUESTED BY: JAKE BECKER	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: MCCLURE	
RETURN TO: PATRICK SHELQUIST	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
 JERRY'S HOMES INC
 10430 NEW YORK AVE, STE C
 URBANDALE, IOWA 50322
 (515) 727-0356
 ATTN: JAY COWAN

ENGINEER:
 MCCLURE
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 JBECKER@MCCLURERESULTS.COM
 ATTN: JAKE BECKER

SETBACK SUMMARY:

FRONT = 30 FEET
 SIDE = TOTAL 15 FEET, MINIMUM
 OF 7 FEET PER SIDE
 REAR = 30 FEET

ZONING:
 R-2 (ONE & TWO-FAMILY RESIDENTIAL DISTRICT)

LEGAL DESCRIPTION:

1) LOT 'A' IS TO BE DEEDED TO THE CITY OF WAUKEE
 2) HOMEOWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER PLANTINGS ADJACENT TO THEIR RESPECTIVE LOT.
 3) ALL SIDEWALKS ARE TO BE 5 FEET WIDE AND INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING LOT 1, SNYDER CORNER, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS FILED IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA IN BOOK 821, PAGE 489 EXCEPT BLUESTEM PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS FILED IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA IN BOOK 2014, PAGE 14572 AND EXCEPT KETTLESTONE RIDGE PLAT 4, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AS FILED IN THE OFFICE OF THE RECORDER, DALLAS COUNTY, IOWA IN BOOK 2019, PAGE 24103. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

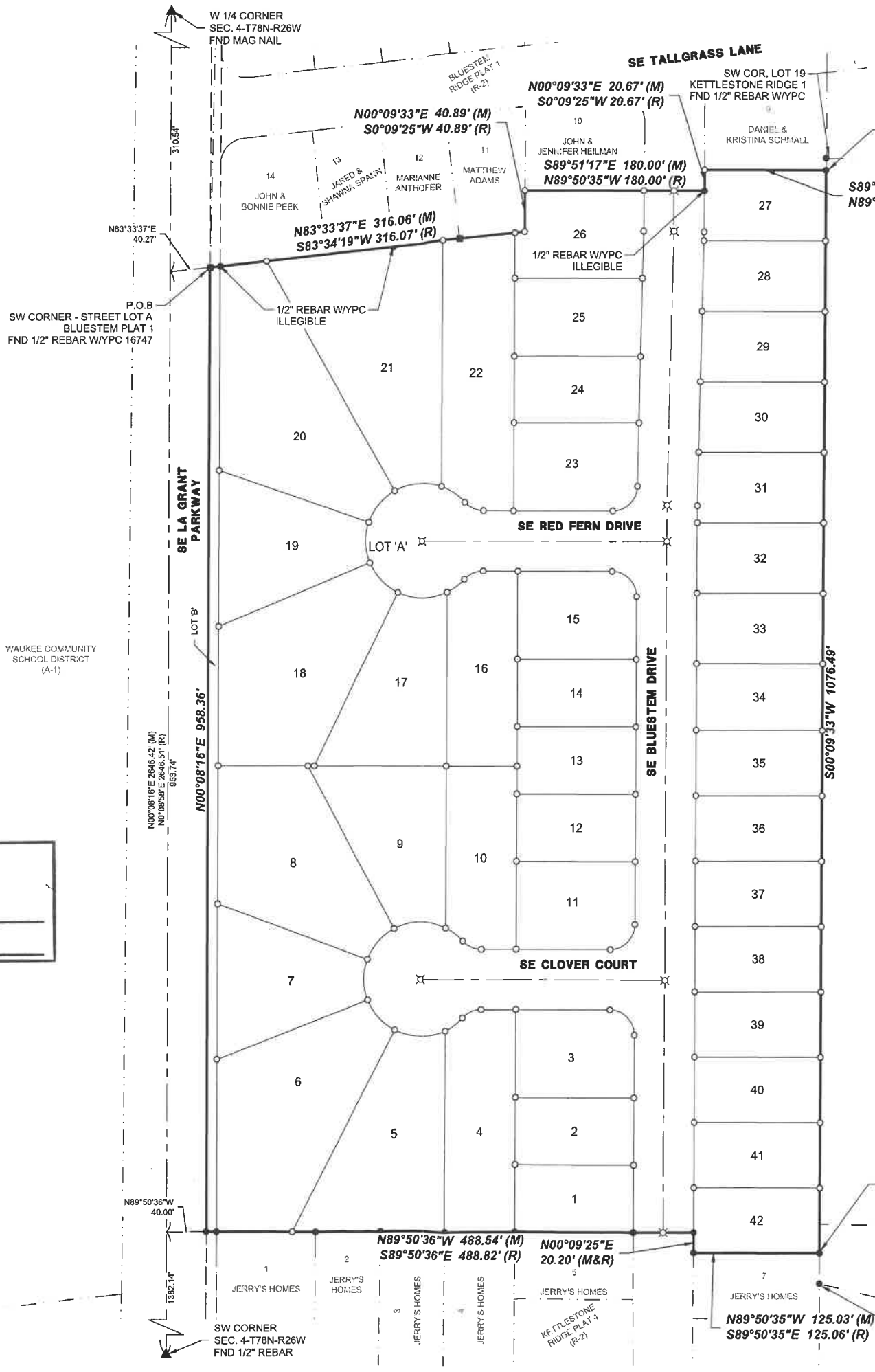
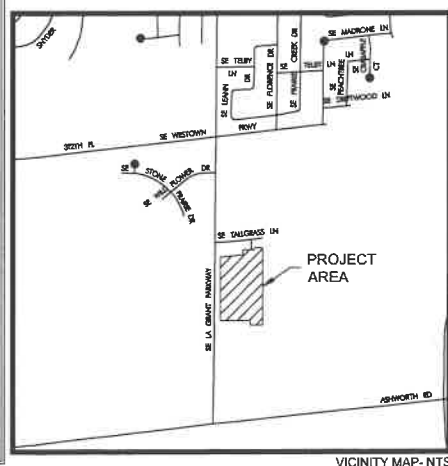
BEGINNING AT THE SOUTHWEST CORNER OF STREET LOT A, BLUESTEM PLAT 1; THENCE N83°33'37"E, ALONG THE SOUTH LINE OF BLUESTEM PLAT 1, A DISTANCE OF 316.06 FEET, TO THE SOUTHEAST CORNER OF LOT 11, BLUESTEM PLAT 1; THENCE N00°09'33"E, ALONG SAID SOUTH LINE, 40.89 FEET, TO THE SOUTHWEST CORNER OF LOT 10, BLUESTEM PLAT 1; THENCE S89°51'17"E, ALONG SAID SOUTH LINE, 180.00 FEET; THENCE N00°09'33"E, ALONG SAID SOUTH LINE, 20.67 FEET, TO THE SOUTHWEST CORNER OF LOT 9, BLUESTEM PLAT 1; THENCE S89°51'17"E, ALONG SAID SOUTH LINE, 119.96 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 9, ALSO BEING A POINT ON THE EAST LINE OF LOT 1, SNYDER CORNER; THENCE S00°09'33"W, ALONG SAID EAST LINE, 1076.49 FEET, TO THE NORTHEAST CORNER OF LOT 7, KETTLESTONE RIDGE PLAT 4; THENCE N89°50'35"W, ALONG THE NORTH LINE OF SAID KETTLESTONE RIDGE PLAT 4, A DISTANCE OF 125.03 FEET; THENCE N00°09'25"E, ALONG SAID NORTH LINE, 20.20 FEET; THENCE N89°50'36"W, ALONG SAID NORTH LINE, 488.54 FEET, TO THE WEST LINE OF SAID LOT 1, SNYDER CORNER; THENCE N00°08'16"E, ALONG SAID WEST LINE, 958.36 FEET, TO THE POINT OF BEGINNING.

DESCRIBED TRACT CONTAINS 14.28 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FINAL PLAT
APPROVED BY: Waukeee City Council
 DATE: 12/21/20
 SIGNED: *Patrick Shelquist*

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- - - EXIST PROPERTY LINE
- SECTION LINE
- - - SETBACK LINE
- - - PROPOSED EASEMENT
- - - EXIST EASEMENT
- MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/YPC #16747
- 1/2" REBAR W/OPC #23252 (UNLESS NOTED OTHERWISE)
- MONUMENTS SET:
- ▲ SECTION CORNER
- 1/2" REBAR W/YPC #24477
- 1/2" REBAR W/OPC #24477
- ✕ CUT X
- FND FOUND
- PC PLASTIC CAP
- BK, PG BOOK AND PAGE
- (M), (R) MEASURED, RECORDED
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



KETTLESTONE RIDGE PLAT 6 WAUKEE, IOWA FINAL PLAT

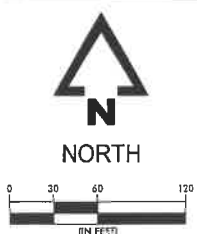
Doc ID: 008304280022 Type: PLAT
 Recorded: 12/23/2020 at 10:11:54 AM
 Fee Amt: \$112.00 Page 1 of 22
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2020 PG 36638

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 1360 NW 121st Street, STE A
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370



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.

NAME: Patrick Shelquist
 PATRICK SHELQUIST, PLS
 NO. 24477
 MY LICENSE RENEWAL DATE IS
 DECEMBER 31, 2021
 DATE: 12/16/2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 03 SHEETS



KETTLESTONE RIDGE PLAT 6 FINAL PLAT COVER SHEET
 WAUKEE, IOWA
 DALLAS COUNTY
 2211013
 07/09/2020
 REVISIONS

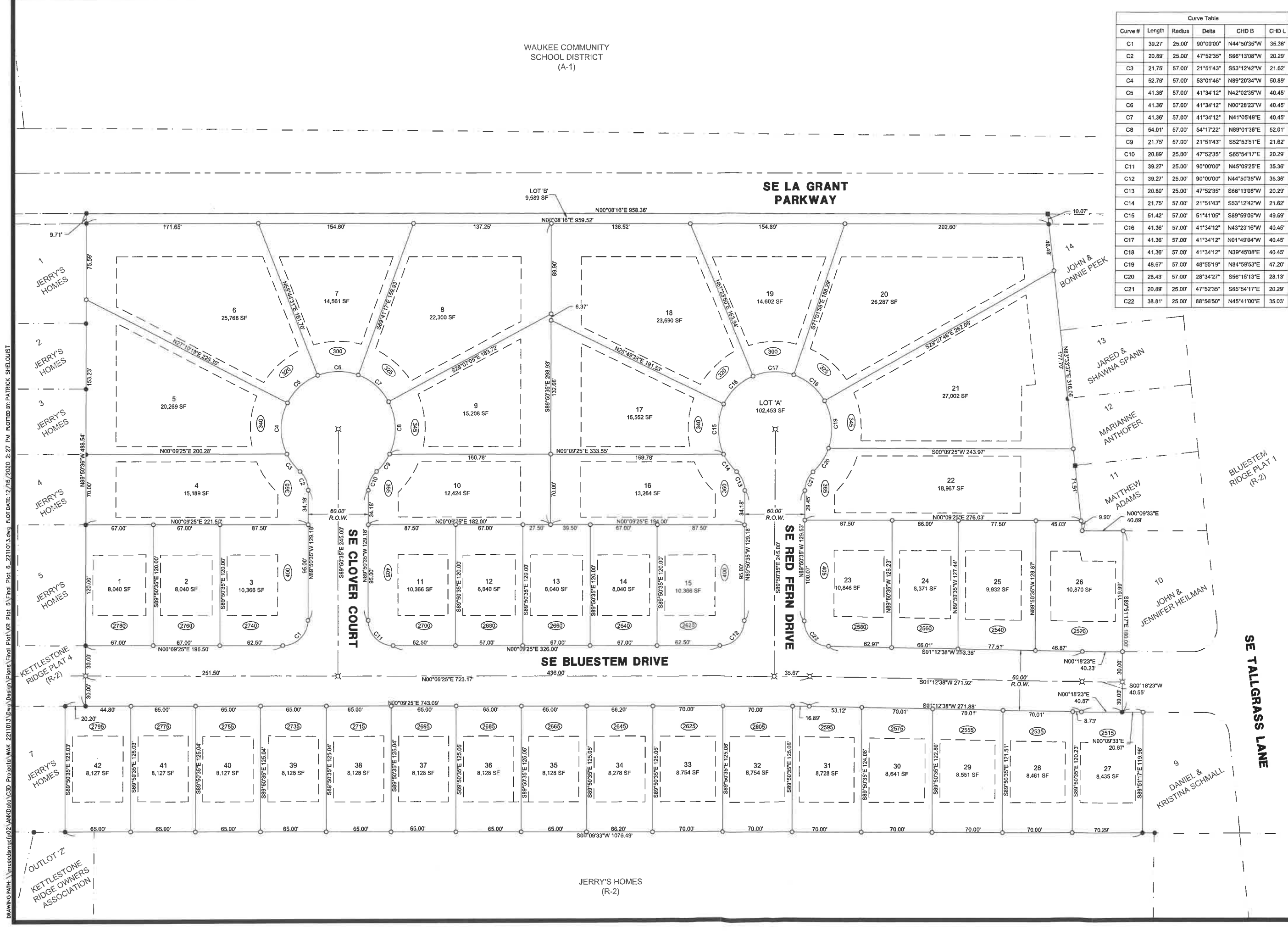
ENGINEER: J. BECKER
 DRAWN BY: C. CARLETON
 SURVEYOR: P. SHELQUIST
 CREW CHIEF: B. MCGINTY
 DRAWING NO.: FP-06
 SHEET NO.: 01/03

DRAWING PATH: \\mccclure\proj\2021\1013\Draw\Design\Plots\Final\Plat_VR_Plot_6_Final_Plat_6_2211013.dwg PLOT DATE: 12/16/2020 2:26 PM PLOTTED BY: PATRICK SHELQUIST

WAUKEE COMMUNITY
SCHOOL DISTRICT
(A-1)

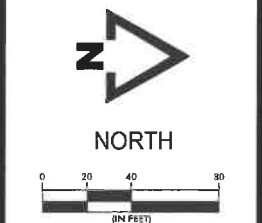
Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.27'	25.00'	90°00'00"	N44°50'35"W	35.36'
C2	20.89'	25.00'	47°52'35"	S66°13'08"W	20.29'
C3	21.75'	57.00'	21°51'43"	S53°12'42"W	21.62'
C4	52.78'	57.00'	53°01'46"	N89°20'34"W	50.89'
C5	41.36'	57.00'	41°34'12"	N42°02'35"W	40.45'
C6	41.36'	57.00'	41°34'12"	N00°28'23"W	40.45'
C7	41.36'	57.00'	41°34'12"	N41°05'49"E	40.45'
C8	54.01'	57.00'	54°17'22"	N89°01'36"E	52.01'
C9	21.75'	57.00'	21°51'43"	S52°53'51"E	21.62'
C10	20.89'	25.00'	47°52'35"	S65°54'17"E	20.29'
C11	39.27'	25.00'	90°00'00"	N45°09'25"E	35.36'
C12	39.27'	25.00'	90°00'00"	N44°50'35"W	35.36'
C13	20.89'	25.00'	47°52'35"	S66°13'08"W	20.29'
C14	21.75'	57.00'	21°51'43"	S53°12'42"W	21.62'
C15	51.42'	57.00'	51°41'05"	S89°59'08"W	49.69'
C16	41.36'	57.00'	41°34'12"	N43°23'16"W	40.45'
C17	41.36'	57.00'	41°34'12"	N01°49'04"W	40.45'
C18	41.36'	57.00'	41°34'12"	N39°45'08"E	40.45'
C19	48.67'	57.00'	48°55'19"	N84°59'53"E	47.20'
C20	28.43'	57.00'	28°34'27"	S56°15'13"E	28.13'
C21	20.89'	25.00'	47°52'35"	S65°54'17"E	20.29'
C22	38.81'	25.00'	88°58'50"	N45°41'00"E	35.03'

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515-964-1229
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BLUESTEM
RIDGE PLAT 1
(R-2)

SE TALLGRASS LANE



KETTLESTONE RIDGE PLAT 6
FINAL PLAT
LOT DIMENSIONS
WAUKEE, IOWA
DALLAS COUNTY
2211013
07/09/2020
REVISIONS

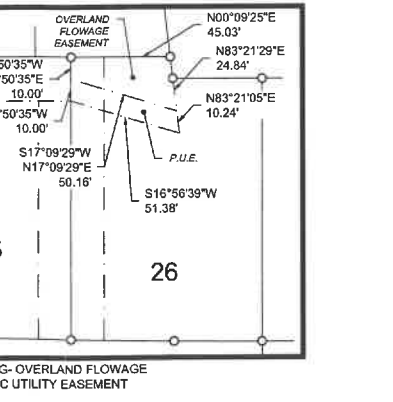
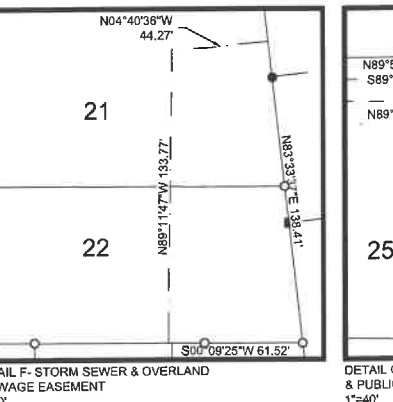
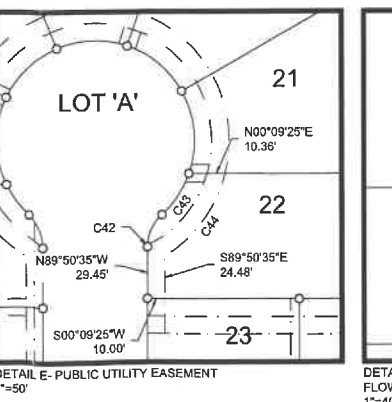
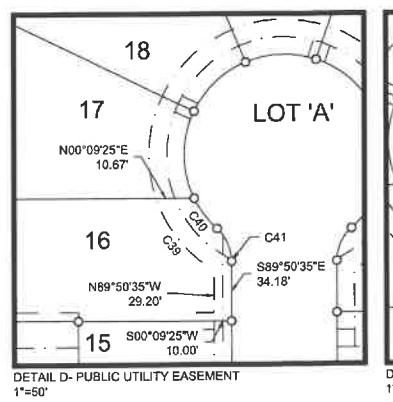
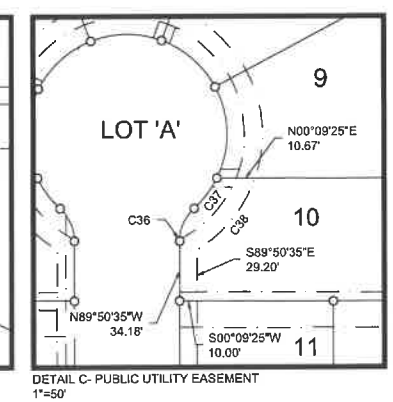
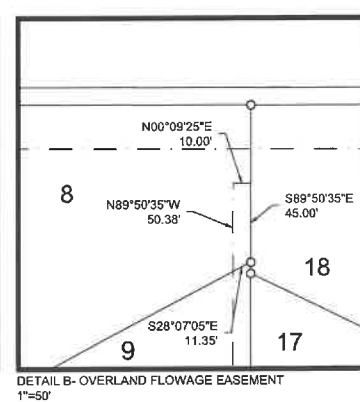
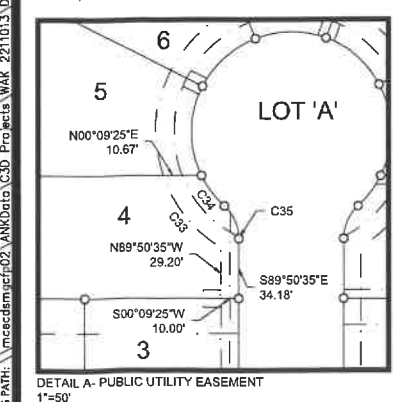
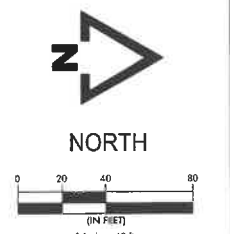
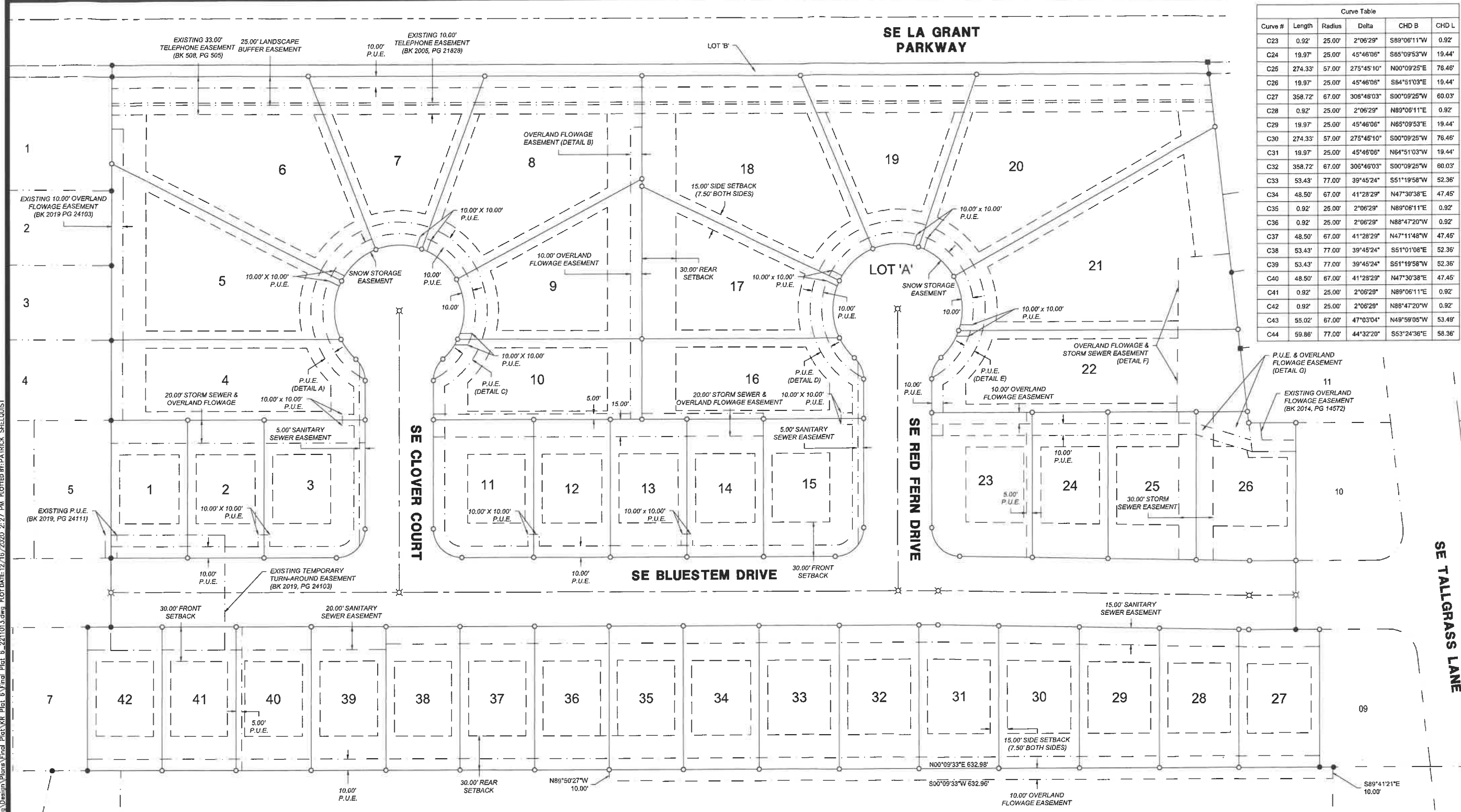
ENGINEER: J. BECKER
DRAWN BY: C. CARLETON
SURVEYOR: P. SHELQUIST
CROW CHIEF: B. MCGINTY

DRAWING NO.: FP-06
SHEET NO.: 02/03

DRAWING PATH: \\mccclure\projects\2021\ANK\0213\CD\Projects\WAK_2211013\Draw\Design\Plots\Final\Plat_6_2211013.dwg; PLOT DATE: 12/16/2020 2:27 PM; PLOTTED BY: PATRICK SHELQUIST

OUTLOT 'Z'
KETTLESTONE
RIDGE OWNERS
ASSOCIATION

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C23	0.92'	25.00'	2°06'29"	S89°06'11"W	0.92'
C24	19.97'	25.00'	45°46'08"	S85°09'53"W	19.44'
C25	274.33'	57.00'	275°45'10"	N00°09'25"E	76.46'
C26	19.97'	25.00'	45°46'08"	S64°51'03"E	19.44'
C27	358.72'	67.00'	306°46'03"	S00°09'25"W	60.03'
C28	0.92'	25.00'	2°06'29"	N89°06'11"E	0.92'
C29	19.97'	25.00'	45°46'08"	N65°09'53"E	19.44'
C30	274.33'	57.00'	275°45'10"	S00°09'25"W	76.46'
C31	19.97'	25.00'	45°46'08"	N64°51'03"W	19.44'
C32	358.72'	67.00'	306°46'03"	S00°09'25"W	60.03'
C33	53.43'	77.00'	39°45'24"	S51°19'58"W	52.36'
C34	48.50'	67.00'	41°28'29"	N47°30'38"E	47.45'
C35	0.92'	25.00'	2°06'29"	N89°06'11"E	0.92'
C36	0.92'	25.00'	2°06'29"	N88°47'20"W	0.92'
C37	48.50'	67.00'	41°28'29"	N47°11'48"W	47.45'
C38	53.43'	77.00'	39°45'24"	S51°01'08"E	52.36'
C39	53.43'	77.00'	39°45'24"	S51°19'58"W	52.36'
C40	48.50'	67.00'	41°28'29"	N47°30'38"E	47.45'
C41	0.92'	25.00'	2°06'29"	N89°06'11"E	0.92'
C42	0.92'	25.00'	2°06'29"	N88°47'20"W	0.92'
C43	55.02'	67.00'	47°03'04"	N49°59'05"W	53.49'
C44	59.88'	77.00'	44°32'20"	S53°24'36"E	58.36'



**KETTLESTONE RIDGE PLAT 6
FINAL PLAT
EASEMENTS & SETBACKS**
WAUKEE, IOWA
DALLAS COUNTY
2211013
07/09/2020
REVISIONS

ENGINEER: J. BECKER
SURVEYOR: P. SHELQUIST
DRAWING NO.: FP-06

DRAWN BY: C. CARLETON
CREW CHIEF: B. MCGINTY
SHEET NO.: 03/03

DRAWING PATH: \\msccad\proj\2021\03\Draw\Design\Plat\Kettlestone Ridge Plat 6\Final Plat 6.dwg PLOT DATE: 12/16/2020 2:27 PM PLOTTED BY: PATRICK SHELQUIST