

KETTLESTONE RIDGE PLAT 7

FINAL PLAT

Doc ID: 008662350024 Type: PLAT
 Recorded: 11/30/2021 at 02:52:39 PM
 Fee Amt: \$122.00 Page 1 of 24
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2021 PG 34951

Slide 9 17-19

INDEX LEGEND

LOCATION: SEC 4-78-26, PT E1/2 W1/2 SW1/4
 SEC 4-78-26, PT W1/2 E1/2 SW1/4
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: JERRY'S HOMES INC.

PROPRIETOR: JERRY'S HOMES INC.
 3900 WESTOWN PKWY STE 100
 WEST DES MOINES IA 50266

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER

JERRY'S HOMES
 CONTACT: JAY COWAN
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

DATE OF SURVEY

SEPTEMBER 23, 2020

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

PLAT DESCRIPTION

A PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, KETTLESTONE RIDGE PLAT 5, AN OFFICIAL PLAT; THENCE NORTH 74°30'27" EAST, 68.06 FEET; THENCE NORTH 67°49'04" EAST, 91.63 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH IS 10.41 FEET AND WHOSE CHORD BEARS NORTH 22°23'09" WEST, 10.41 FEET; THENCE NORTH 67°24'37" EAST, 153.91 FEET; THENCE NORTH 65°31'30" EAST, 70.00 FEET; THENCE NORTH 63°23'15" EAST, 65.88 FEET; THENCE NORTH 59°48'02" EAST, 65.24 FEET; THENCE NORTH 54°48'17" EAST, 65.25 FEET; THENCE NORTH 50°16'18" EAST, 65.25 FEET; THENCE NORTH 45°44'19" EAST, 65.25 FEET; THENCE NORTH 41°12'20" EAST, 65.25 FEET; THENCE NORTH 37°29'02" EAST, 68.80 FEET TO THE SOUTHWESTERLY LINE OF KETTLESTONE RIDGE PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 52°30'58" EAST ALONG SAID SOUTHWESTERLY LINE, 139.97 FEET; THENCE SOUTH 52°53'22" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 70.00 FEET TO THE SOUTHERLY CORNER OF SAID KETTLESTONE RIDGE PLAT 3; THENCE NORTH 37°06'38" EAST ALONG THE SOUTHEASTERLY LINE OF SAID KETTLESTONE RIDGE PLAT 3, A DISTANCE OF 134.25 FEET TO THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°11'33" WEST ALONG SAID EAST LINE, 856.04 FEET TO THE SOUTHEAST CORNER OF THE NORTH THREE-FOURTHS OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG THE SOUTH LINE OF SAID NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 657.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°10'36" WEST ALONG THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 175.88 FEET TO THE NORTHEAST CORNER OF PARCEL '20-82' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 26247; THENCE NORTH 89°49'24" WEST ALONG THE NORTH LINE OF SAID PARCEL '20-82', A DISTANCE OF 153.80 FEET TO THE NORTHEAST CORNER OF THE WEST 500 FEET OF THE SOUTH 500 FEET OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG THE NORTH LINE OF SAID WEST 500 FEET OF THE SOUTH 500 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 16.51 FEET TO THE SOUTHEAST CORNER OF LOT 10, SAID KETTLESTONE RIDGE PLAT 5; THENCE NORTH 00°10'36" EAST ALONG THE EASTERLY LINE OF SAID KETTLESTONE RIDGE PLAT 5, A DISTANCE OF 144.35 FEET; THENCE NORTH 00°09'30" WEST CONTINUING ALONG SAID EASTERLY LINE, 69.46 FEET; THENCE NORTH 11°17'46" WEST CONTINUING ALONG SAID EASTERLY LINE, 66.60 FEET; THENCE NORTH 14°12'30" WEST CONTINUING ALONG SAID EASTERLY LINE, 66.11 FEET; THENCE NORTH 08°21'29" WEST CONTINUING ALONG SAID EASTERLY LINE, 65.10 FEET; THENCE NORTH 07°45'20" WEST CONTINUING ALONG SAID EASTERLY LINE, 86.64 FEET; THENCE NORTH 14°25'23" WEST CONTINUING ALONG SAID EASTERLY LINE, 70.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 840.00 FEET, WHOSE ARC LENGTH IS 27.75 FEET AND WHOSE CHORD BEARS SOUTH 76°31'23" WEST, 27.75 FEET; THENCE NORTH 12°23'46" WEST CONTINUING ALONG SAID EASTERLY LINE, 133.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.21 ACRES (662,592 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- LOTS ADJACENT TO SE ESKER RIDGE DRIVE WILL BE REQUIRED TO COMPLY WITH STREET TREE REQUIREMENTS AT THE TIME OF DEVELOPMENT.

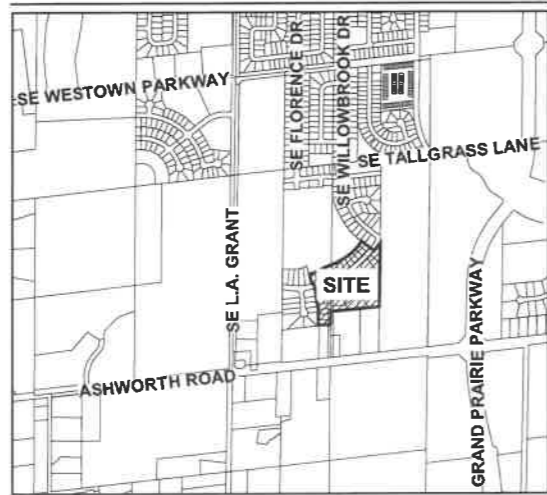
BULK REGULATIONS

- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK
- 30' REAR YARD SETBACK
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

CURVE DATA

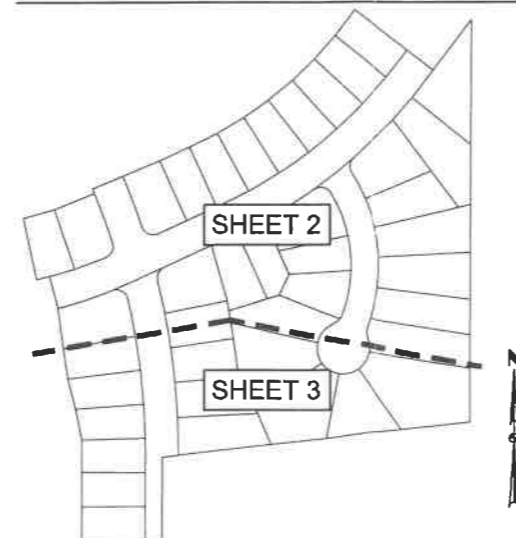
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	15°53'55"	1500.00'	416.23'	N07°46'22"W	414.89'	C35	6°41'58"	1035.00'	121.02'	N58°06'51"E	120.95'
C2	10°03'06"	875.00'	153.51'	N70°33'03"E	153.31'	C36	6°46'11"	1050.00'	124.06'	S58°08'57"W	123.99'
C3	6°52'03"	1500.00'	179.79'	N19°09'21"W	179.69'	C37	3°40'34"	1035.00'	66.41'	N63°18'07"E	66.40'
C4	13°51'48"	1000.00'	241.96'	N58°35'36"E	241.37'	C38	0°23'06"	1035.00'	6.96'	N65°19'57"E	6.96'
C5	14°33'05"	1000.00'	253.97'	N44°23'10"E	253.29'	C39	79°21'05"	25.00'	34.62'	N25°50'57"E	31.92'
C6	1°46'18"	1035.00'	32.01'	N37°59'47"E	32.00'	C40	2°39'14"	1535.00'	71.10'	N12°29'58"W	71.09'
C7	3°27'12"	1035.00'	62.38'	N40°36'32"E	62.37'	C41	2°46'58"	1535.00'	74.55'	N09°46'53"W	74.54'
C8	6°26'41"	1035.00'	116.42'	N45°33'29"E	116.36'	C42	2°46'58"	1535.00'	74.55'	N06°59'55"W	74.54'
C9	81°43'51"	25.00'	35.66'	N07°54'54"E	32.71'	C43	2°46'58"	1535.00'	74.55'	N04°12'57"W	74.54'
C10	9°50'24"	363.00'	62.34'	N28°01'50"W	62.27'	C44	2°58'11"	1535.00'	79.56'	N01°20'23"W	79.55'
C11	9°55'34"	363.00'	62.89'	N18°08'50"W	62.81'	C45	1°24'57"	1465.00'	36.20'	S00°31'53"E	36.20'
C12	10°13'08"	363.00'	64.74'	N08°04'29"W	64.66'	C46	2°50'51"	1465.00'	72.81'	S02°39'47"E	72.80'
C13	10°13'08"	363.00'	64.74'	N02°08'39"E	64.66'	C47	2°50'51"	1465.00'	72.81'	S05°30'38"E	72.80'
C14	10°56'03"	363.00'	69.27'	N12°43'14"E	69.17'	C48	2°50'51"	1465.00'	72.81'	S08°21'29"E	72.80'
C15	2°50'48"	363.00'	18.04'	N19°36'40"E	18.03'	C49	3°10'49"	1465.00'	81.32'	S11°22'19"E	81.31'
C16	42°09'37"	34.50'	25.39'	N00°02'45"W	24.82'	C50	2°26'42"	910.00'	38.83'	S66°44'51"W	38.83'
C17	30°01'03"	55.50'	29.08'	N06°07'01"W	28.75'	C51	99°04'04"	25.00'	43.23'	S62°29'45"E	38.04'
C18	45°32'22"	55.50'	44.11'	N31°39'41"E	42.96'	C52	7°36'24"	910.00'	120.81'	N71°46'25"E	120.72'
C19	46°05'53"	55.50'	44.65'	N77°28'49"E	43.46'	C53	3°44'17"	840.00'	54.80'	S73°42'28"W	54.79'
C20	45°29'46"	55.50'	44.07'	S56°43'22"E	42.92'	C54	4°51'18"	840.00'	71.18'	S69°24'41"W	71.16'
C21	46°50'08"	55.50'	45.37'	S10°33'24"E	44.12'	C55	84°45'33"	25.00'	36.98'	S24°36'16"W	33.70'
C22	54°20'46"	55.50'	52.64'	S40°02'03"W	50.69'	C56	4°24'25"	1465.00'	112.68'	S19°58'44"E	112.66'
C23	11°18'14"	55.50'	10.95'	S61°33'19"W	10.93'	C57	0°33'36"	1535.00'	15.00'	N22°18'35"W	15.00'
C24	29°57'13"	34.50'	18.04'	S52°13'50"W	17.83'	C58	4°18'24"	1535.00'	115.38'	N20°26'11"W	115.35'
C25	17°11'03"	34.50'	10.35'	S28°39'42"W	10.31'	C59	96°11'31"	25.00'	41.97'	N66°22'44"W	37.21'
C26	18°10'17"	303.00'	96.10'	S10°59'03"W	95.69'	C60	3°55'15"	965.00'	66.04'	S63°33'53"W	66.02'
C27	5°58'38"	288.00'	30.04'	N02°02'18"E	30.03'	C61	4°31'59"	965.00'	76.35'	S59°20'16"W	76.33'
C28	14°06'19"	303.00'	74.59'	S05°09'15"E	74.41'	C62	4°31'59"	965.00'	76.35'	S54°48'17"W	76.33'
C29	61°44'30"	333.00'	358.84'	N07°28'02"W	341.73'	C63	4°31'59"	965.00'	76.35'	S50°16'18"W	76.33'
C30	18°38'44"	303.00'	98.60'	S21°31'47"E	98.17'	C64	4°31'59"	965.00'	76.35'	S45°44'19"W	76.33'
C31	94°23'00"	10.00'	16.47'	N78°02'39"W	14.67'	C65	4°31'59"	965.00'	76.35'	S41°12'20"W	76.33'
C32	4°40'15"	288.00'	23.48'	N28°31'01"W	23.47'	C66	1°49'42"	965.00'	30.80'	S38°01'29"W	30.79'
C33	94°23'00"	25.00'	41.18'	S78°02'39"E	36.68'						
C34	5°59'02"	1035.00'	108.09'	S51°46'20"W	108.05'						

VICINITY MAP (NOT TO SCALE)

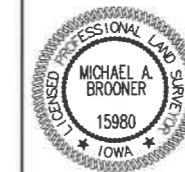


WAUKEE, IOWA

INDEX LEGEND



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 10/09/2021
 SIGNED: *Michael A. Brooner*



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.

Michael A. Brooner 10-12-2021
 MICHAEL A. BROONER, P.L.S. DATE

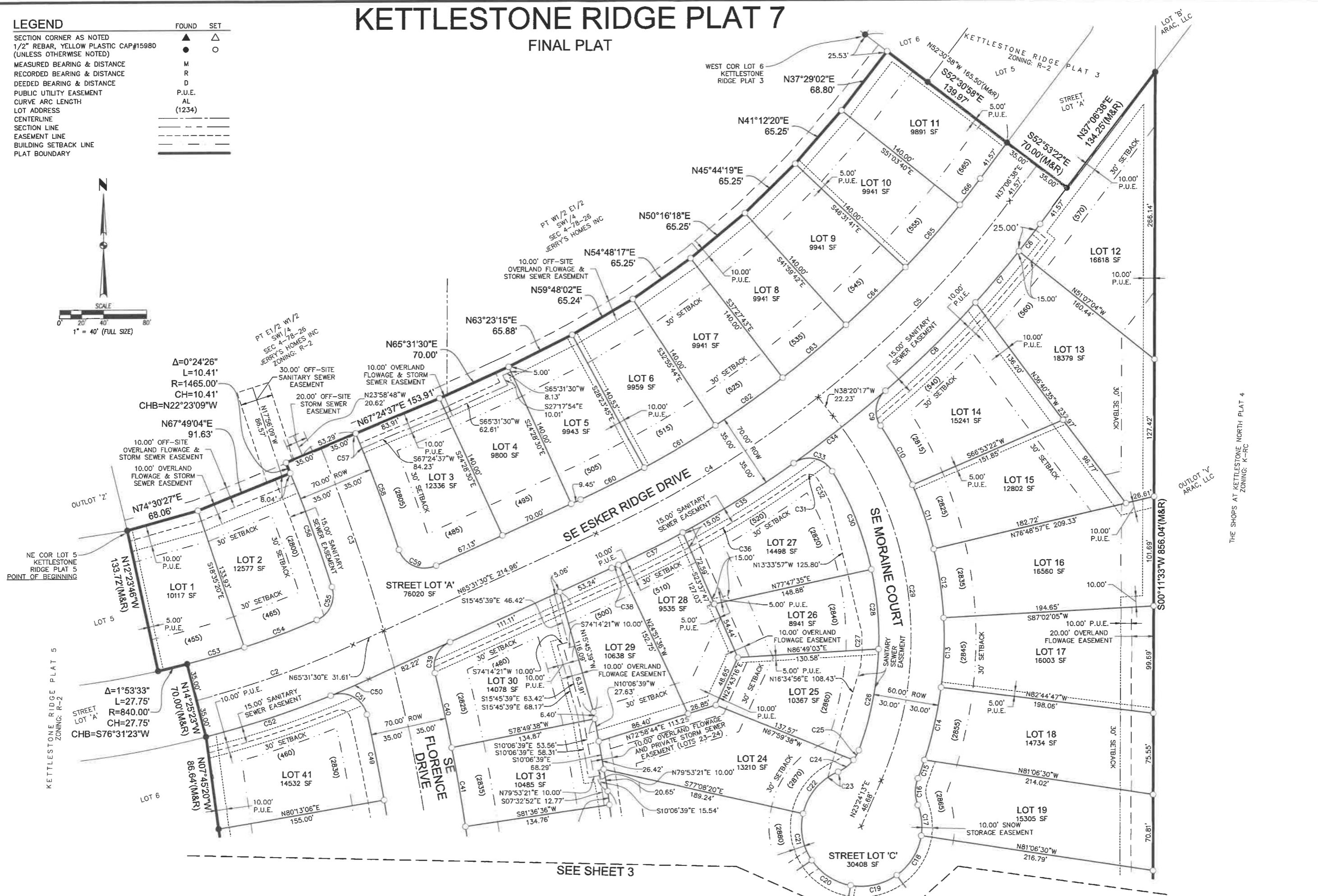
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

KETTLESTONE RIDGE PLAT 7

FINAL PLAT

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



SEE SHEET 3

DATE	REVISIONS	THIRD SUBMITTAL
09/03/21		

3405 S.E. CROSSROADS DRIVE, SUITE G
 PHONE: (515) 369-4400 FAX: (515) 369-4410



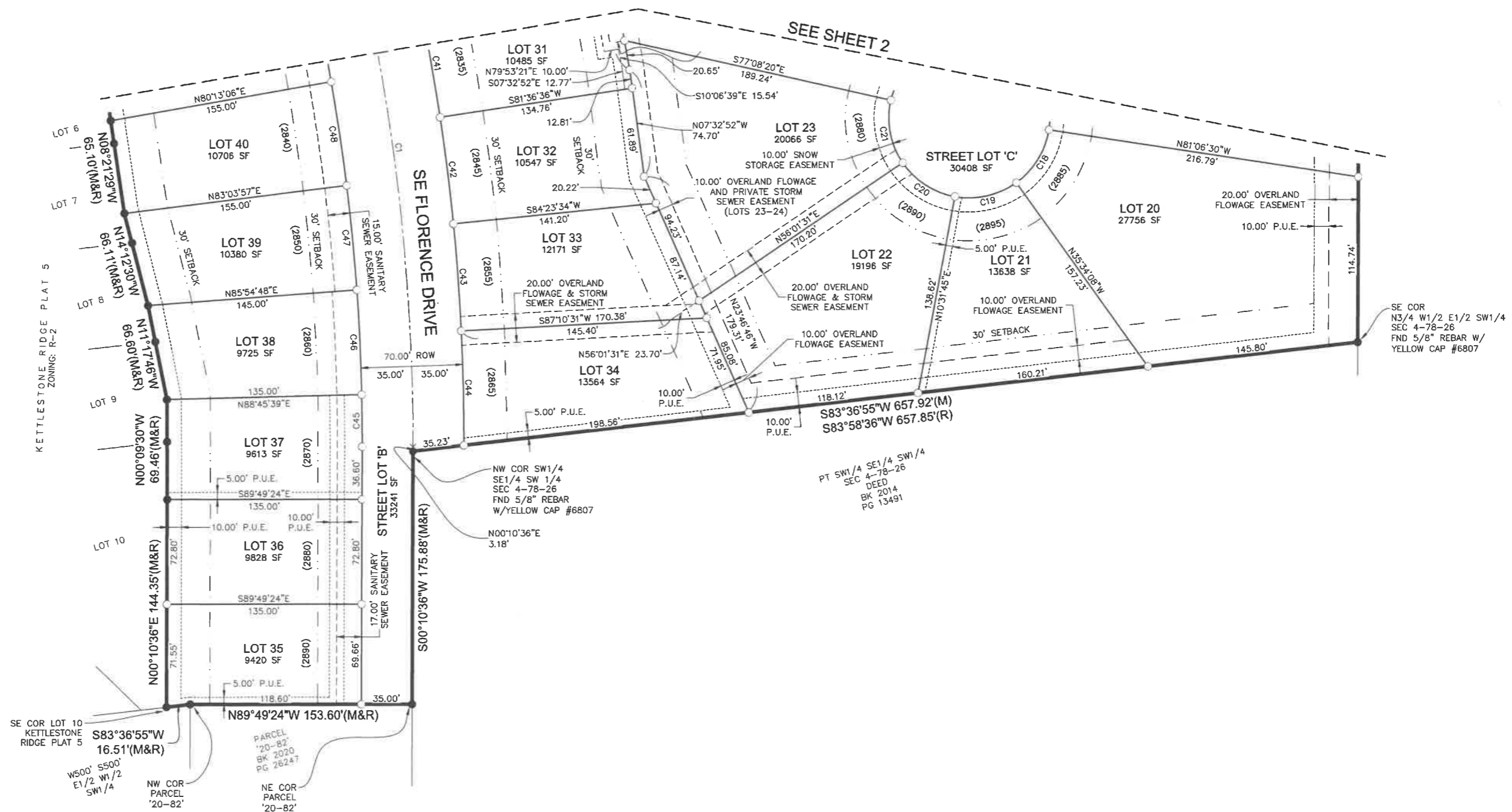
KETTLESTONE RIDGE PLAT 7
 FINAL PLAT

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



KETTLESTONE RIDGE PLAT 7

FINAL PLAT



FILE: H:\2006\0627\0627\FINAL PLAT07.FDW DATE PLOTTED: 10/12/2006 8:29 AM COMMENT: BKS
 FILE DATE: 9/20/21
 PLOTTED BY: DAN ESKRICH

DATE	REVISIONS	THIRD SUBMITTAL
09/03/21		

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410



KETTLESTONE RIDGE PLAT 7
FINAL PLAT