

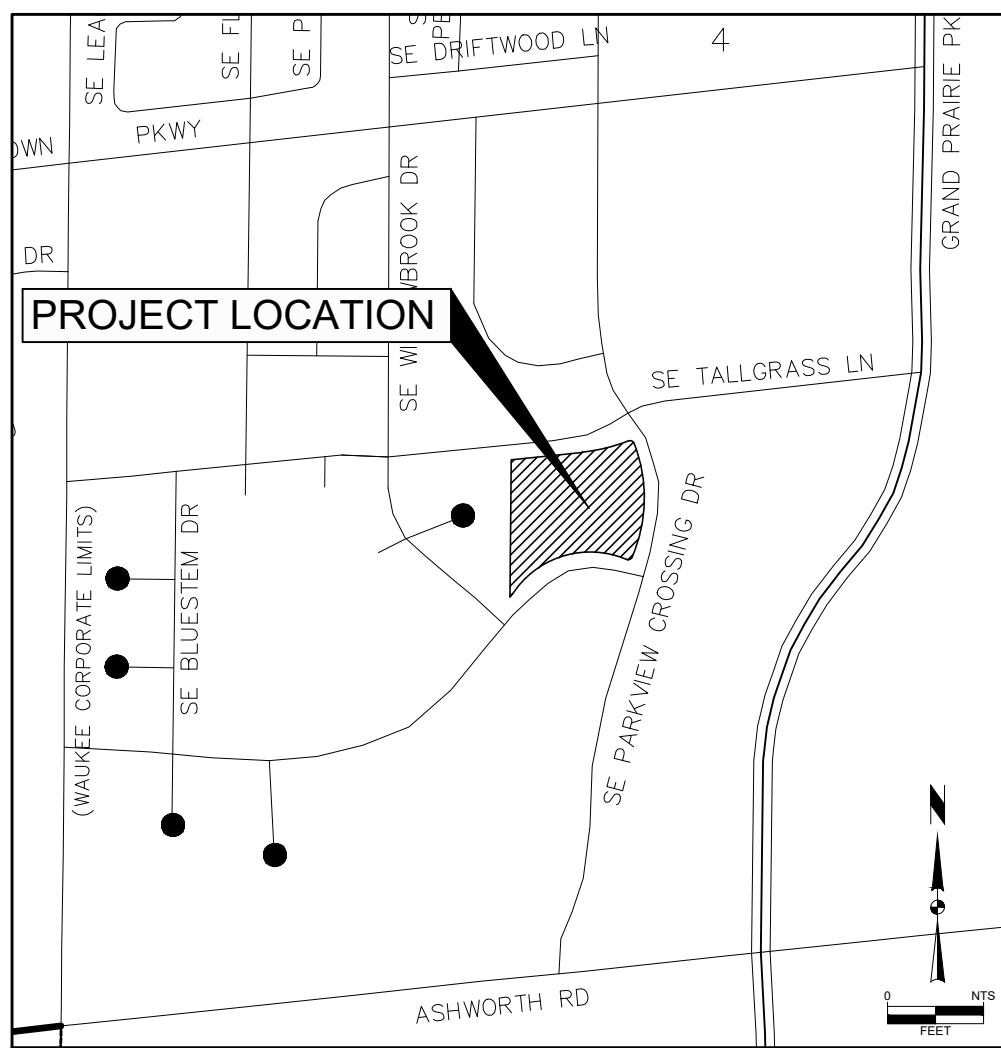
# VINTAGE ESTATES OF WAUKEE PLAT 1

## 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:  
OUTLOT 'X'  
THE SHOPS AT KETTLESTONE NORTH PLAT 4  
S1/2  
SEC. 04-78-26  
REQUESTED BY:  
EWING DEVELOPMENT  
RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023



VICINITY MAP  
WAUKEE, IA

### PLAT DESCRIPTION

OUTLOT 'X', THE SHOPS AT KETTLESTONE NORTH PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA

### OWNER

E&J, LLC  
2521 WASHINGTON STREET  
PELLA, IA 50219

### DEVELOPER

EWING PROPERTIES  
2521 WASHINGTON STREET  
PELLA, IA 50219

### AREA

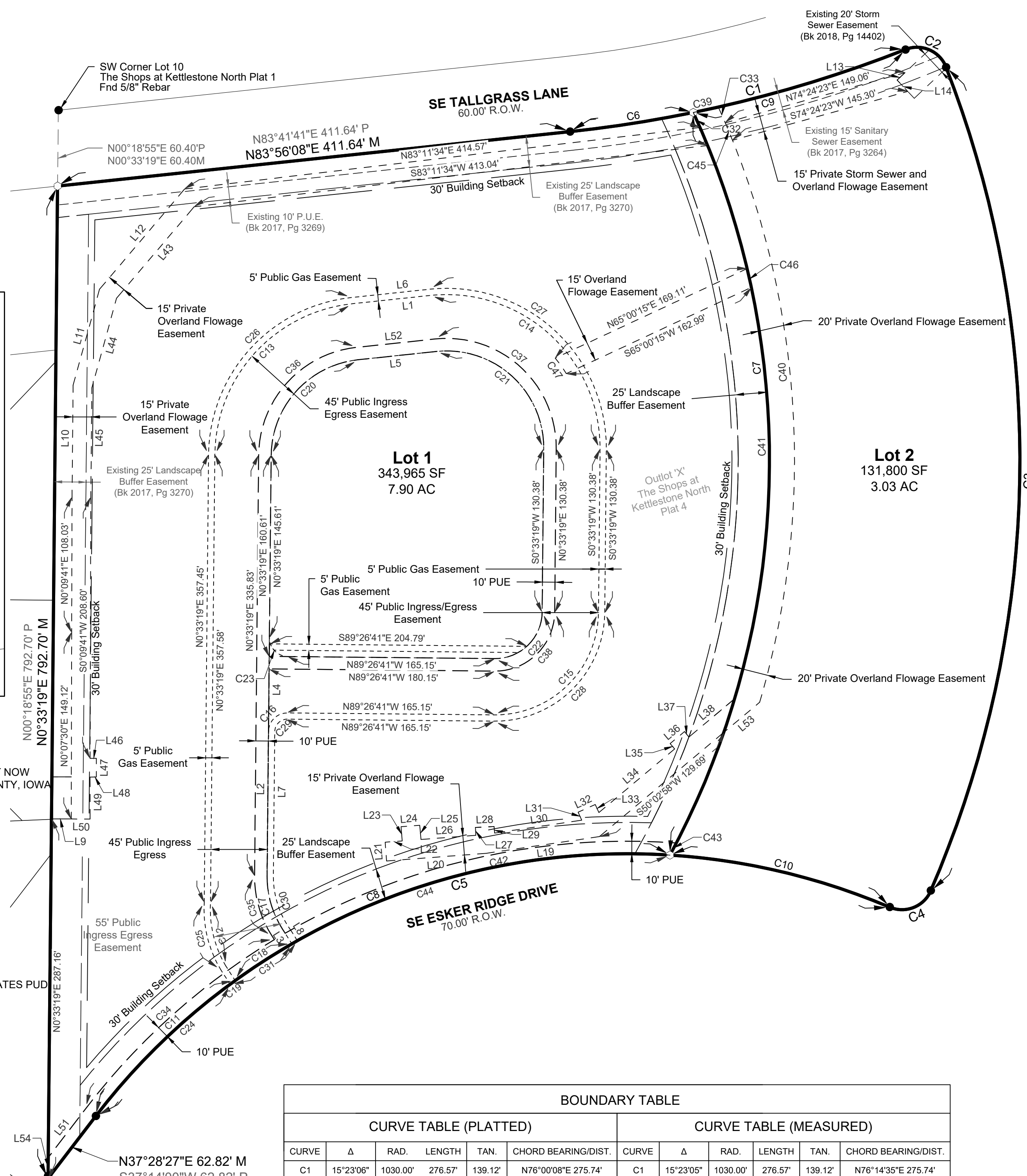
10.93 ACRES (475,765 S.F.)

### ZONING

LOT 1  
R-4/DP-1: ROW DWELLING & TOWNHOME DWELLING DISTRICT/VINTAGE ESTATES PUD  
LOT 2  
K-OF: KETTLESTONE OFFICE DISTRICT

### BULK REGULATIONS:

LOT 1  
FRONT YARD SETBACK = 30'  
REAR YARD SETBACK = 30'  
SIDE YARD SETBACK = 10'  
MAXIMUM DENSITY = 4 UNITS/ACRE  
MAXIMUM HEIGHT = 40'  
MINIMUM FLOOR AREA = 1,350 SF  
LOT 2  
FRONT YARD SETBACK = NONE  
20' FOR ACCESSORY STRUCTURES  
REAR YARD SETBACK = NONE, UNLESS ADJACENT TO SINGLE FAMILY, THEN 50'  
5' FOR ACCESSORY STRUCTURES  
SIDE YARD SETBACK = SAME AS REAR YARD  
MINIMUM BUILDING SEPARATION = 25'  
MAXIMUM HEIGHT = 8 STORIES  
1 STORY FOR ACCESSORY STRUCTURES  
MINIMUM HEIGHT: OVER 15,000 SF = 1 STORY, OVER 15,000 SF = 2 STORY  
FLOOR AREA RATIO = 0.35

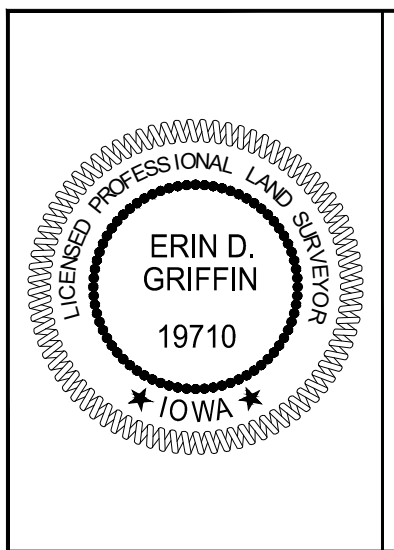
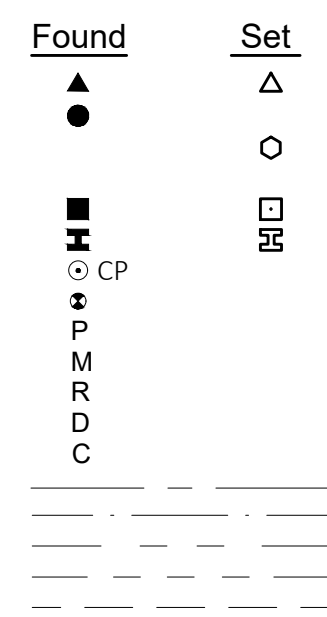


PARCEL LINES			CURVE TABLE					
LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
L1	63.07	N83°56'08"E	C11	16°40'51"	535.00'	155.76'	78.43'	N45°48'53"E 155.21'
L2	115.22	S00°33'19"W	C12	34°12'56"	88.51'	52.85'	27.24'	N13°29'42"W 52.07'
L3	14.00	S32°39'51"E	C13	83°22'49"	122.50'	178.27'	109.11'	N42°14'43"E 162.95'
L4	75.00	N00°33'19"E	C14	96°37'11"	122.50'	206.58'	137.54'	S47°45'17"E 182.95'
L5	63.07	N83°56'08"E	C15	90°00'00"	82.50'	129.59'	82.50'	S45°33'19"W 116.67'
L6	63.07	N83°56'08"E	C16	90°00'00"	15.00'	23.56'	15.00'	S45°33'19"W 21.21'
L7	115.22	S00°33'19"W	C17	33°13'10"	77.50'	44.93'	23.12'	S16°03'16"E 44.31'
L8	10.01	S31°55'51"E	C18	5°47'08"	535.00'	54.02'	27.03'	S57°02'52"W 54.00'
L9	15.81	S89°50'19"E	C19	22°27'59"	535.00'	209.78'	106.26'	N48°42'27"E 208.44'
L10	89.26	N00°33'19"E	C20	83°22'49"	77.50'	112.78'	69.03'	N42°14'43"E 103.09'
L11	79.57	N15°22'46"E	C21	96°37'13"	77.50'	130.69'	87.02'	S47°45'15"E 115.75'
L12	105.04	N40°18'58"E	C22	90°00'00"	37.50'	58.90'	37.50'	S45°33'19"W 53.03'
L13	8.66	S46°50'02"W	C23	90°00'00"	15.00'	23.56'	15.00'	N44°26'41"W 21.21'
L14	12.40	S43°09'58"E	C24	16°08'40"	535.00'	150.75'	75.88'	N45°32'47"E 150.25'
L17	75.33	S19°16'38"W	C25	34°28'44"	93.36'	56.18'	28.97'	N13°41'48"W 55.34'
L19	91.49	S81°35'29"W	C26	83°22'49"	127.50'	185.55'	113.56'	N42°14'43"E 169.60'
L20	79.69	S85°37'12"W	C27	96°37'11"	127.50'	215.01'	143.15'	S47°45'17"E 190.42'
L21	15.00	N04°22'48"W	C28	90°00'00"	87.50'	137.44'	87.50'	S45°33'19"W 123.74'
L22	13.73	N85°37'12"E	C29	90°00'00"	10.00'	15.71'	10.00'	S45°33'19"W 14.14'
L23	11.41	N04°50'04"W	C30	36°34'53"	72.50'	46.29'	23.96'	S17°44'08"E 45.51'
L24	15.00	N85°37'12"E	C31	6°51'29"	535.00'	64.04'	32.06'	S57°02'51"W 64.00'
L26	43.95	N85°37'12"E	C32	1°07'52"	665.00'	13.13'	6.56'	N24°08'19"W 13.13'
L27	6.29	N02°29'41"W	C33	1°08'59"	685.00'	13.75'	6.87'	S23°45'28"E 13.74'
L28	14.83	N87°30'19"E	C34	21°21'53"	545.00'	203.22'	102.80'	N48°09'31"E 202.05'
L29	5.20	S04°24'53"E	C35	33°13'10"	87.50'	50.73'	26.10'	N16°03'16"W 50.02'
L30	70.37	N81°35'29"E	C36	83°22'49"	87.50'	127.34'	77.93'	N42°14'43"E 116.39'
L31	7.00	N24°10'47"W	C37	96°37'13"	87.50'	147.55'	98.24'	S47°45'15"E 130.68'
L32	15.00	N65°49'13"E	C38	90°00'00"	47.50'	74.61'	47.50'	S45°33'19"W 67.18'
L33	7.00	S24°10'47"E	C39	1°07'45"	1039.00'	20.47'	10.24'	N77°48'27"E 20.47'
L34	79.04	N50°02'58"E	C40	40°42'52"	685.00'	486.76'	254.17'	S3°58'31"E 476.58'
L35	5.63	N39°57'02"W	C41	38°51'59"	665.00'	45.10'	234.62'	N2°47'41"W 442.50'
L36	15.00	N50°02'58"E	C42	34°13'26"	545.00'	325.54'	167.79'	N77°00'17"E 320.72'
L37	5.63	S37°50'55"E	C43	0°56'34"	665.00'	10.94'	5.47'	S27°49'33"W 10.94'
L38	47.65	N50°02'58"E	C44	56°10'10"	535.00'	524.48'	285.48'	S65°33'39"W 503.73'
L44	74.30	S15°22'46"W	C45	1°15'50"	685.00'	15.11'	7.56'	N22°33'05"W 15.11'
L45	87.26	S00°33'19"W	C46	1°19'23"	665.00'	15.36'	7.68'	N12°39'25"W 15.35'
L46	5.00	S89°50'19"E	C47	7°46'54"	112.50'	15.28'	7.65'	N35°44'06"W 15.27'
L48	5.00	S88°44'19"W						
L49	33.50	S00°00'02"E						
L50	15.00	N89°50'19"W						
L51	49.53	N37°28'29"E						
L52	63.07	N83°56'08"E						
L53	37.39	S50°02'58"W						
L54	16.65	N00°33'19"E						

BOUNDARY TABLE											
CURVE TABLE (PLATTED)					CURVE TABLE (MEASURED)						
CURVE	Δ	RAD.	LENGTH	TAN.	CHORD BEARING/DIST.	CURVE	Δ	RAD.	LENGTH	TAN.	CHORD BEARING/DIST.
C1	15°23'06"	1030.00'	276.57'	139.12'	N76°00'08"E 275.74'	C1	15°23'05"	1030.00'	276.57'	139.12'	N76°14'35"E 275.74'
C2	90°09'51"	25.00'	39.34'	25.07'	S66°36'29"E 35.41'	C2	90°10'38"	25.00'	39.35'	25.08'	S66°22'02"E 35.41'
C3	44°42'19"	865.00'	674.92'	355.69'	S0°49'36"W 657.93'	C3	44°42'19"	865.00'	674.92'	355.69'	S1°04'03"W 657.93'
C4	89°37'55"	25.00'	39.11'	24.84'	S67°59'45"W 35.24'	C4	89°37'36"	25.00'	39.11'	24.84'	S68°14'12"W 35.24'
C5	75°34'43"	535.00'	705.72'	414.83'	S75°01'21"W 655.65'	C5	75°34'42"	535.00'	705.71'	414.83'	S75°15'48"W 655.65'
C6	5°32'33"	1030.00'	99.63'	49.86'	N81°09'51"E 99.60'	C6	5°32'33"	1030.00'	99.63'	49.86'	N81°09'51"E 99.60'
C7	53°00'04"	665.00'	615.16'	331.57'	S1°47'47"W 593.46'	C7	53°00'04"	665.00'	615.16'	331.57'	S1°47'47"W 593.46'
C8	56°10'16"	535.00'	524.50'	285.49'	S65°33'35"W 503.75'	C8	56°10'16"	535.00'	524.50'	285.49'	S65°33'35"W 503.75'
C9	9°50'33"	1030.00'	176.94'	88.69'	N73°28'19"E 176.72'	C9	9°50'33"	1030.00'	176.94'	88.69'	N73°28'19"E 176.72'
C10	19°24'25"	535.00'	181.21'	91.48'	N76°39'04"W 180.35'	C10	19°24'25"	535.00'	181.21'	91.48'	N76°39'04"W 180.35'

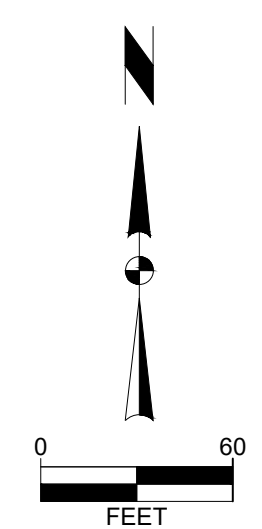
### LEGEND

**Survey**  
Section Corner  
5/8" Rebar, Yellow Plastic Cap #13156  
1/2" Rebar, Yellow Plastic Cap #19710  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
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



VINTAGE ESTATES OF WAUKEE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

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

#	DATE	BY	REVISION
1	10/21/21	EDG	AS PER CITY COMMENTS
2	10/26/21	JAL	AS PER CITY COMMENTS
3	11/17/21	AJD	AS PER CITY COMMENTS

Scale: 1" = 60'  
T-R-S: 78N-26W-04  
Checked By: EDG  
Engineer: JAL  
Technician: AJD  
Date: 10-21-21  
Project No: 121.0476.01  
Sheet 1 of 1