

BK 2022 PG 1 of 1  
Slide G Lev

INDEX LEGEND

LOT 3 COVE AT KETTLESTONE PLAT 3

OWNER:  
HAWTHORNE POINTE, LLC, AN IOWA LIMITED LIABILITY COMPANY  
9500 UNIVERSITY AVENUE, SUITE 2112  
WEST DES MOINES, IOWA 50268

PREPARED FOR:  
BRANDON HAVERY  
5925 BEVERLY AVENUE  
MISSION, KANSAS 66202  
913.948.9980

PREPARED BY:  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3301 104TH ST  
URBANDALE, IA 50322

PROPERTY DESCRIPTION:

PER TITLE COMMITMENT # MN304083  
LOT 3, COVE AT KETTLESTONE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:  
198,612 SQUARE FEET (4.56 ACRES)

OWNER:  
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9500 UNIVERSITY AVENUE, SUITE 2112  
WEST DES MOINES, IOWA 50268

PREPARED FOR:

BRANDON HAVERY  
5925 BEVERLY AVENUE  
MISSION, KANSAS 66202  
913.948.9980

ZONING:

INFORMATION OBTAINED FROM  
CITY OF WAUKEE (WWW.WAUKEE.ORG)  
ZONED: C1 - PD (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND PLANNED DEVELOPMENT DISTRICT)  
SETBACKS PER PLANNED DEVELOPMENT (BK 2016 PG 2362) ORDINANCE No. 2791:  
FRONT: 0 FEET, NO MAX  
REAR: 0 FEET, EXCEPT 10 FEET MIN. ADJACENT TO RESIDENTIAL PROPERTIES  
SIDE: 0 FEET, EXCEPT 25 FEET MIN. ADJACENT TO RESIDENTIAL PROPERTIES

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:  
CITY OF WAUKEE AT 515-978-7900

FLOOD HAZARD CERTIFICATION:

ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 190630055F, WITH AN EFFECTIVE DATE OF 12/07/2018, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

PARENTHESES ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE

LEGEND:

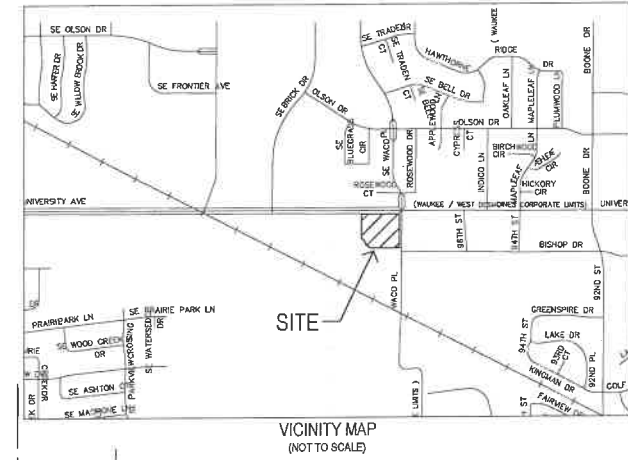
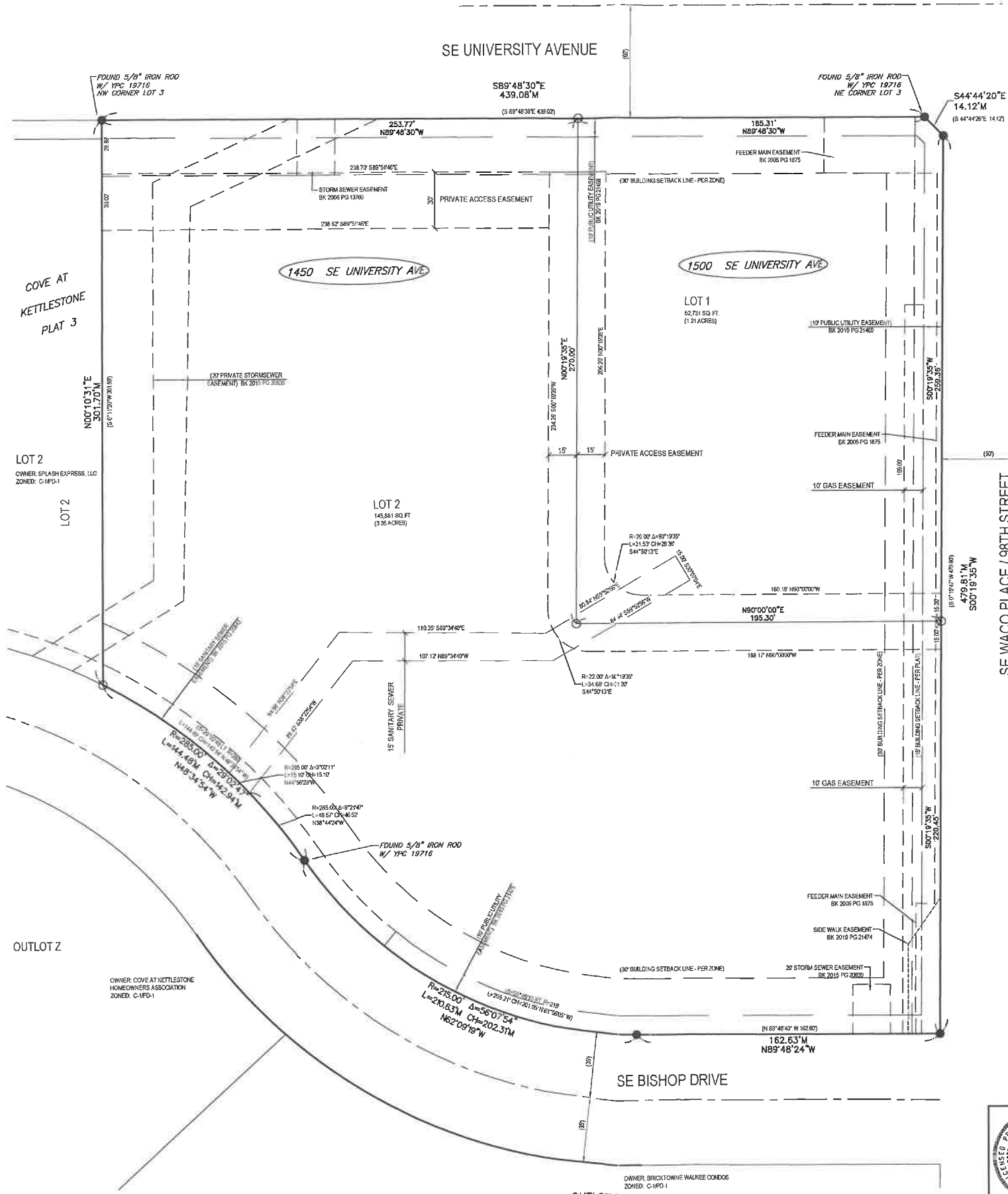
- PROPERTY CORNER - FOUND 1/2" IRON ROD WITH YPC 19718 OR FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

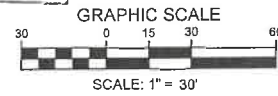
- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- PGB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

# COFFEE BEAN ADDITION PLAT 1

## FINAL PLAT



FINAL PLAT  
APPROVED BY: Waukee City Council  
DATE: 01/04/2022  
SIGNED: *[Signature]*



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.  
SIGNED: *[Signature]* LARRY D. HYLER, P.L.S. #14775 DATE: 4-26-2022  
LICENSE RENEWAL DATE: DEC. 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3895  
Phone: (515) 276-4687 Fax: (515) 276-6217  
Civil Engineering & Land Surveying  
Established 1989

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COFFEE BEAN ADDITION PLAT 1  
WAUKEE, IOWA

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FINAL PLAT

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REFERENCE NUMBER:  
190663

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DRAWN BY:  
MH

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CHECKED BY:

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REVISION DATE:

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PROJECT NUMBER:  
210455

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SHEET NUMBER:  
1 OF 1

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