

Book 2022 Page 10289  
Slide G 73

INDEX LEGEND

LOCATION:  
PARCEL 19-120 GOV'T LOT 8 BOOK 2019, PAGE 23340  
GOV'T LOT 4 IN SECTION 3, T 78 N, R 28 W  
GOV'T LOT 5 IN SECTION 3, T 78 N, R 28 W  
GOV'T LOT 9 IN SECTION 4, T 78 N, R 28 W

PREPARED FOR:  
TIMBERCREST HOMES LLC  
10904 MNW 75TH PLACE  
GRIMES, IOWA 50111  
JOHN LARSON - 515-491-4090

OWNERS:  
TIMBERCREST HOMES LLC  
BEASLEY FARMS INC.

PREPARED BY:  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322

PROPERTY DESCRIPTION:

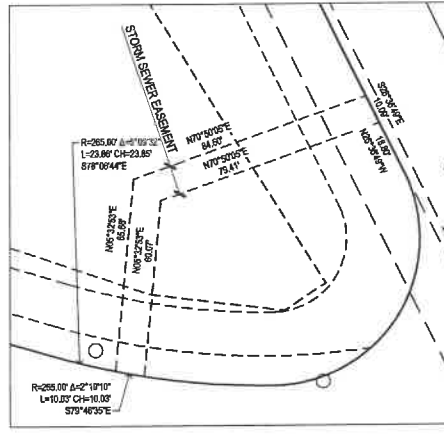
ALL OF PARCEL 19-120 AS SHOWN ON THE PLAT OF THE SURVEY RECORDED IN BOOK 2019 AT PAGE 23340 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, AND AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 4 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, AND AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 5 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., AND A PORTION OF GOVERNMENT LOT 9 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE N83°38'16"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 846.16 FEET TO THE POINT OF BEGINNING; THENCE N83°38'00"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 130.21 FEET TO THE NORTHWEST CORNER OF PARCEL AA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012 AT PAGE 22840 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA; THENCE S26°38'49"E ALONG THE WESTERLY LINE OF SAID PARCEL AA, A DISTANCE OF 248.37 FEET; THENCE S83°10'44"W, A DISTANCE OF 4.69 FEET; THENCE SOUTHWESTERLY ALONG A 335.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 253.10 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°49'23"W AND A CHORD LENGTH OF 247.12 FEET; THENCE N73°31'58"W, A DISTANCE OF 308.91 FEET; THENCE NORTHWESTERLY ALONG A 665.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 387.92 FEET, SAID CURVE HAVING A CHORD BEARING OF N85°02'57"W AND A CHORD LENGTH OF 385.32 FEET; THENCE S83°28'09"W, A DISTANCE OF 1334.87 FEET; THENCE S81°45'22"W, A DISTANCE OF 40.81 FEET; THENCE S83°28'09"W, A DISTANCE OF 112.28 FEET TO THE EAST RIGHT OF WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N00°25'17"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 39.59 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG A 1587.50 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 475.85 FEET TO THE NORTH LINE OF SAID PARCEL 19-120, SAID CURVE HAVING A CHORD BEARING OF N08°07'06"W AND A CHORD LENGTH OF 473.88 FEET; THENCE N83°28'04"E ALONG THE NORTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 1299.60 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 4; THENCE N00°12'20"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 815.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE FORMER CHICAGO NORTHWESTERN RAILWAY; THENCE S82°52'20"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 831.24 FEET; THENCE S00°19'41"W, A DISTANCE OF 452.31 FEET; THENCE S89°20'24"E, A DISTANCE OF 387.81 FEET; THENCE S02°18'33"W, A DISTANCE OF 532.50 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID TRACT OF LAND CONTAINS 37.89 ACRES.

NOTES:

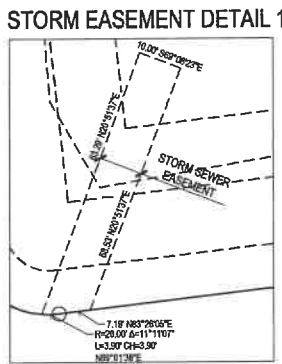
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

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.

LOTS A & B ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF WAUKEE. A 5' WIDE SIDEWALK SHALL BE INSTALLED AS EACH LOT DEVELOPS



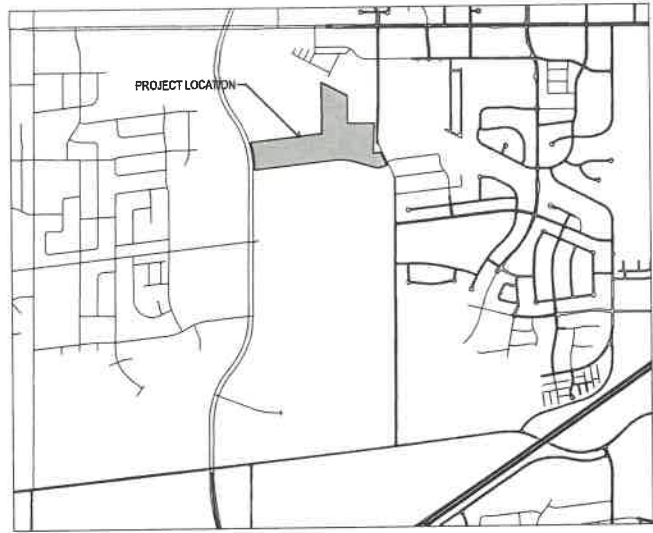
STORM EASEMENT DETAIL 2



STORM EASEMENT DETAIL 1

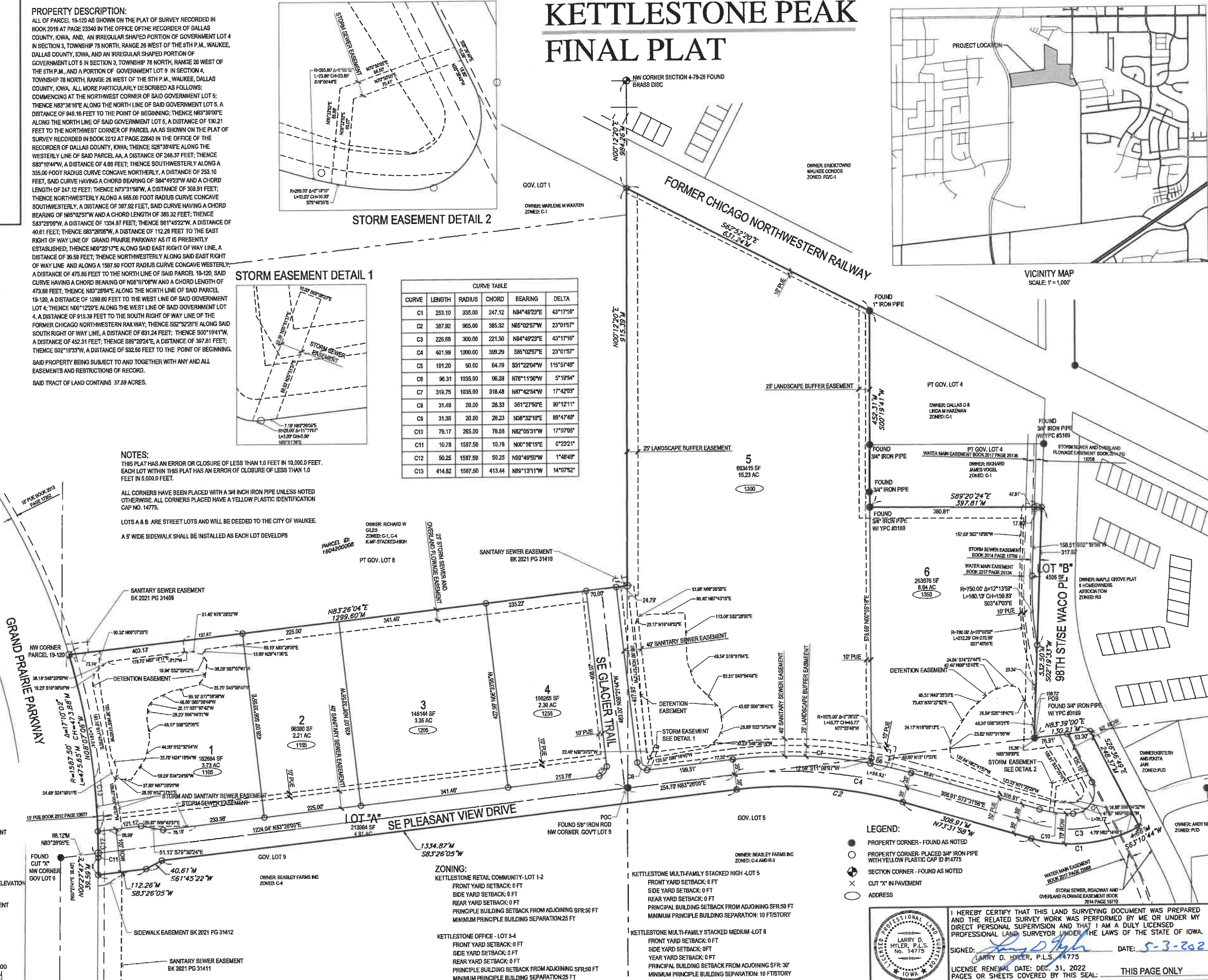
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD, BEARING, DELTA. Lists curves C1 through C13 with their respective measurements.

KETTLESTONE PEAK FINAL PLAT



VICINITY MAP SCALE: 1" = 1,000'

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



- 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, POB POINT OF BEGINNING, POC POINT OF COMMENCEMENT

ZONING: KETTLESTONE RETAIL COMMERCIAL LOT 1-2... KETTLESTONE OFFICE - LOT 3-4... KETTLESTONE MULTI-FAMILY STACKED HIGH-LOT 5... KETTLESTONE MULTI-FAMILY STACKED MEDIUM-LOT 6

- LEGEND: PROPERTY CORNER - FOUND AS NOTED, PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775, SECTION CORNER - FOUND AS NOTED, CUT "X" IN PAVEMENT, ADDRESS



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] DATE: 5-3-2022 LARRY D. HYLER, P.L.S., 14775 LICENSE RENEWAL DATE: DEC. 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

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"Planting Your Successful Development"  
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Des Moines, Iowa 50322-3825  
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Civil Engineering & Land Surveying  
Established 1959

KETTLESTONE PEAK WAUKEE, IOWA

REFERENCE NUMBER:  
DRAWN BY: BA  
CHECKED BY: DB  
REVISION DATE:  
PROJECT NUMBER: 190377  
SHEET NUMBER: 1 OF 1

4/25/2022 9:28:00 AM M:\LAND PROJECTS 2018\190377 WAUKEE 30 ACRES\DWG\FINAL PLAT.DWG