

THE SHOPS AT KETTLESTONE NORTH PLAT 8

INDEX LEGEND	
FINAL PLAT	
CITY:	WAUKEE
COUNTY:	DALLAS
SECTION:	4
TOWNSHIP:	78
RANGE:	26
PROPRIETOR:	Kettleview, LLC
PLAT PREPARED FOR:	Kettleview, LLC
PLAT PREPARED BY:	Daniel L. Stueber
COMPANY NAME:	ISG
OFFICE ADDRESS:	508 E Locust Street, Des Moines, IA 50309
PHONE:	515-243-9143

EXISTING LEGAL DESCRIPTION:
Per Book 2019 Page 10431

Lot 1 in the Shops of Kettlestone North Plat 7, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

OWNER/DEVELOPER:
2565 SE Encompass Investment Group, LLC
4700 150th Street
Urbandale, IA 50323
515-250-8767

SURVEYOR:
ISG
508 East Locust Street
Des Moines, IA, 50306
515-243-9143

BEARING NOTE:
The orientation of this bearing system is based on the plat of The Shops at Kettlestone Plat North 7.

ZONING:
K-OF/PD-1 Overlay (Per Zoning Ordinance #2896)

SETBACKS:
Front - 0 feet, 20 feet for accessory structures
Side - 0 feet, 5 feet for accessory structures
Rear - 0 feet, 5 feet for accessory structures

Principle Building Separation - 25 feet
Accessory Building - 25 feet between structures

AREA TABLE:
Lot 1 - 127,813 sq. ft.
Lot 2 - 12,901 sq. ft.
Total - 140,713 sq. ft.

DATE OF SURVEY:
March 23, 2020

- NOTES:**
- Lot corners will be set within one year of recording.
 - A blanket easement for access purposes will be provided across all of lots 1 and 2.

LEGEND

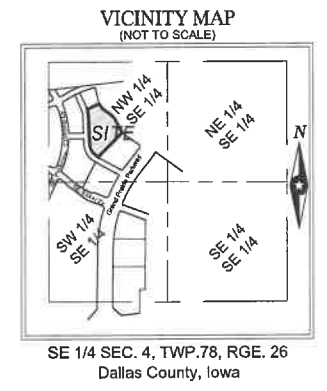
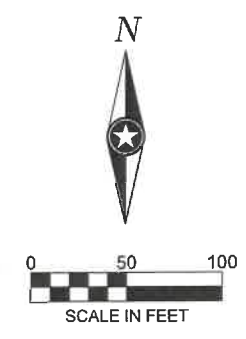
- Iron Monument Found w/gpc No. 19880 unless noted otherwise
- Mag Nail Found
- ▲ Section Corner Found
- Corner Set (1/2" bar w/rtc no. 19980)

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	105.36	150.00	40°14'32"	103.20 S42°40'59"E
C2	215.56	300.00	41°10'05"	210.95 N42°12'04"W
C3	99.48	300.00	18°59'59"	99.02 S31°09'03"E
C4	192.63	184.00	59°58'54"	183.55 N81°42'35"W
C5	78.52	258.00	17°07'31"	78.23 N10°19'53"W
C6	30.66	300.00	5°51'31"	30.66 S24°32'47"E

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 05/10/2020
 SIGNED: *[Signature]*



Doc ID: 008876170012 Type: PLAT
 Recorded: 08/03/2022 at 12:03:34 PM
 Fee Amt: \$62.00 Page 1 of 12
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File# BK **2022** PG **17291**



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.

[Signature]
 Daniel L. Stueber
 License Number 19880
 My license renewal date is 12-31-2021
 Pages or sheets covered by this seal: 1

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PROJECT

THE SHOPS AT KETTLESTONE NORTH PLAT 8

WAUKEE IOWA

ISSUED SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-22778
 CAD FILE NAME 22778 FPLAT
 DRAWN BY JW
 DESIGNED BY JW
 REVIEWED BY DS
 ORIGINAL ISSUE DATE 7/13/2021
 CLIENT PROJECT NO.

TITLE

FINAL PLAT

SHEET **1** OF 1

