

Book 2022 Page 18308  
Slide G-91a

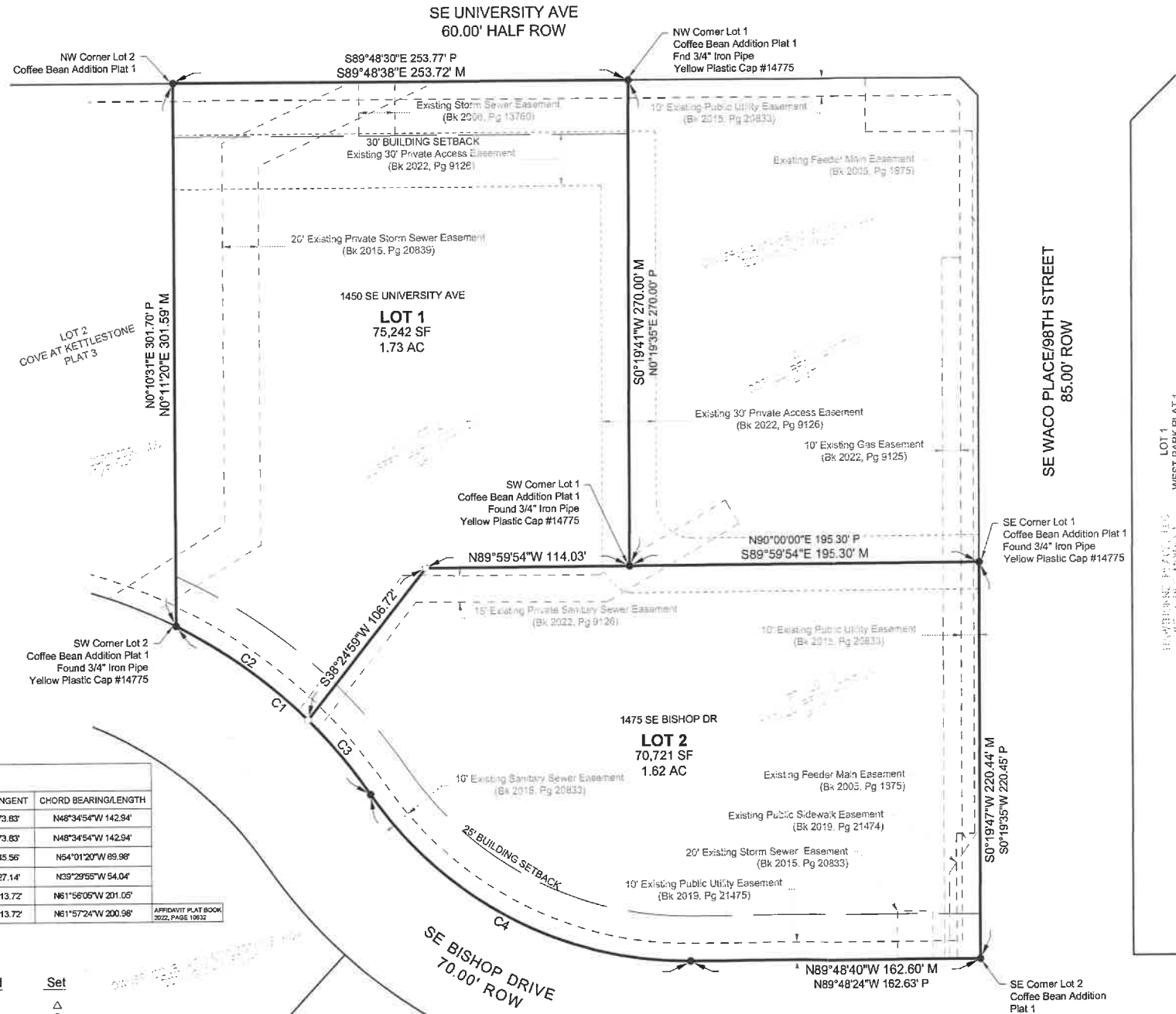
# COVE AT KETTLESTONE PLAT 4

## 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:  
 LOT 2  
 COFFEE BEAN ADDITION PLAT 1  
 REQUESTED BY:  
 HAWTHORNE POINTE LLC  
 RETURN TO:  
 ERIN D. GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 ANKENY, IOWA 50023

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 08/01/2022  
 SIGNED: *[Signature]*



**PROPERTY DESCRIPTION**  
 LOT 2, COFFEE BEAN ADDITION PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 3.35 ACRES (145,881 SF).

**PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.**

**ADDRESS**  
 1450 SE UNIVERSITY AVENUE

**OWNER**  
 HAWTHORNE POINTE LLC  
 9500 UNIVERSITY AVENUE, SUITE 2112  
 WEST DES MOINES, IA 50266

**BULK REGULATIONS**  
 FRONT YARD SETBACK = 0'  
 SIDE YARD SETBACK = NONE EXCEPT 10' ADJACENT TO RESIDENTIAL  
 REAR YARD SETBACK = NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

**ZONING**  
 C-1/PD-1  
 BOOK 2016, PAGE 2362  
 ORDINANCE NO. 2791

**NOTES**  
 1. 5 FOOT SIDEWALKS ARE REQUIRED ALONG SE BISHOP DRIVE AND SE UNIVERSITY AVENUE FOR LOTS 1 AND 2 AS EACH LOT DEVELOPS.  
 2. A 10 FOOT TRAIL IS REQUIRED ALONG SE WACO PLACE WHEN LOT 2 DEVELOPS.

**CURVE TABLE**

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	29°02'49"	285.00'	144.49'	73.83'	N48°34'54"W 142.94'
C1 P	29°02'47"	285.00'	144.48'	73.83'	N48°34'54"W 142.94'
C2	18°09'58"	285.00'	90.36'	45.56'	N54°01'20"W 89.98'
C3	10°52'51"	285.00'	54.12'	27.14'	N39°29'55"W 54.04'
C4 M	55°45'10"	215.00'	209.21'	113.72'	N61°56'05"W 201.05'
C4 P	55°43'52"	215.00'	209.13'	113.72'	N61°57'24"W 200.98'

**LEGEND**

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
Control Point	⊙	⊠
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
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* 8/5/22  
 Erin D. Griffin, P.L.S. Date  
 License Number 19710  
 My License Renewal Date is December 31, 2023  
 Pages or sheets covered by this seal:  
 Sheet 1 of 1

**ERIN D. GRIFFIN**  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 19710  
 IOWA

MARK	REVISION	DATE	BY
1	PER CITY COMMENTS	06/14/22	TLS
2	PER CITY COMMENTS	08-05-22	AJD

Checked By: EDG  
 Engineer: KMM  
 Technician: TLS  
 Date: 08/27/2022  
 Scale: 1" = 40'  
 T-R-S: 78X-281V-03  
 Project No: 121.1122.01  
 Sheet 1 of 1

**COVE AT KETTLESTONE PLAT 4**

**FINAL PLAT**

**WAUKEE, IA**

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

**SNYDER & ASSOCIATES, INC.**

**SNYDER & ASSOCIATES**

Project No: 121.1222.01  
 Sheet 1 of 1