

Book 2022 Page 20812
Slide G 137-139

INDEX LEGEND
 LOCATION: S 1/2 4-78-26
 REQUESTOR: THE QUARTER AT WAUKEE, LLC
 PROPRIETOR: THE QUARTER AT WAUKEE, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES

FINAL PLAT KEETOWN LOOP PLAT 1

WAUKEE, IOWA
 OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
 401 AVENUE OF THE CITIES, SUITE 1018
 MIDLAND, TX 79701

AND
 ARAC, LLC
 16350 BOSTON PKWY
 CLIVE, IA 50325
ZONING
 K.R.C. (LOT 15) K.RR/PD-1 (LOTS 1-14) PD BK. 2021 PG. 27421

SETBACKS

K.R.C.	FRONT	REAR	SIDE	PRINCIPAL BUILDING SEPARATION	ACCESSORY BUILDING SEPARATION	MAXIMUM HEIGHT	FLOOR AREA RATIO
K.R.C.	NO MIN. FOR PRINCIPLE USES	NO MIN. FOR PRINCIPLE USES	NO MIN. FOR PRINCIPLE USES	25 FEET	25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING	PRINCIPAL BUILDING - 4 STORIES	0.35
K.RR / PD-1	20' MIN. FOR ACCESSORY STRUCTURE	20' MIN. FOR ACCESSORY STRUCTURE	5' MIN. FOR ACCESSORY STRUCTURE	25 FEET	25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING	PRINCIPAL BUILDING - 8 STORIES	0.35

LEGAL DESCRIPTION
 OUTLOT 'U', THE SHOPS AT KEYLESTONE NORTH PLAT 4, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
 AND
 PARCEL '21-94' OF THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 28853, DALLAS COUNTY IOWA.
 SAID TRACT OF LAND CONTAINS 31.495 ACRES MORE OR LESS.

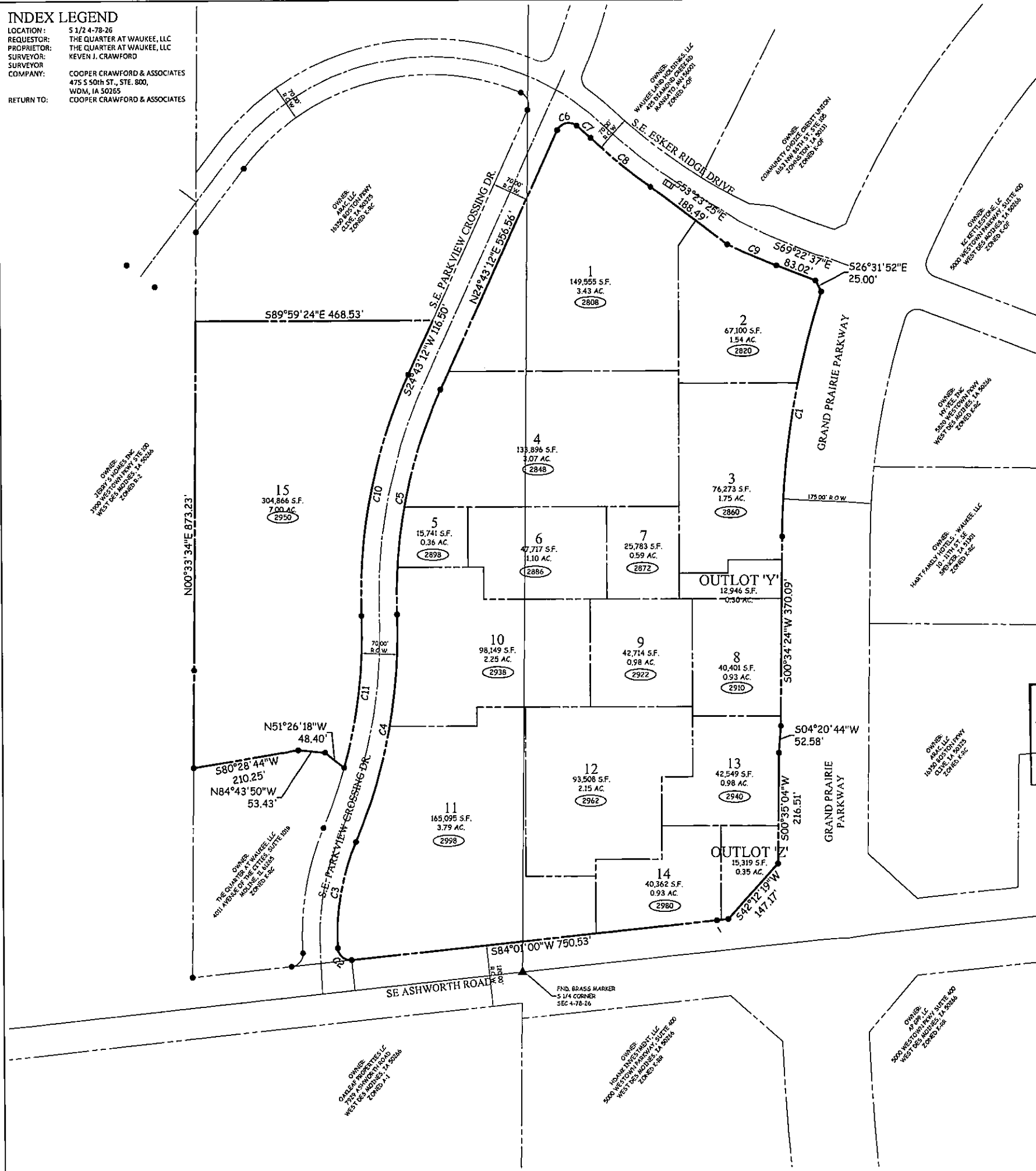
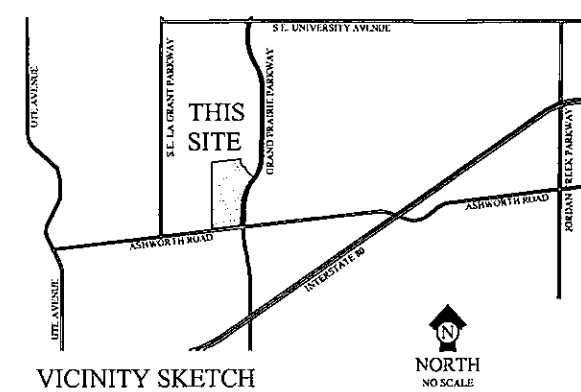
SAID TRACT OF LAND IS SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- ALL UTILITY EASEMENTS AND EGRESS/EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.
- LOTS 1 - 14 ARE ADDRESSED OFF GRAND PRAIRIE PARKWAY. LOT 15 IS ADDRESSED OFF SE PARKVIEW CROSSING DRIVE.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHL BEARING
C1	017°32'43"	1587.50	486.13	244.98	484.23	S09°20'52"W
C2	092°56'45"	25.00	40.56	26.32	35.25	N49°30'38"W
C3	026°13'40"	465.00	212.86	108.33	211.01	N10°04'34"E
C4	025°15'38"	1035.00	456.31	231.93	452.63	N10°33'35"E
C5	026°47'26"	965.00	451.22	229.81	447.12	N11°19'29"E
C6	103°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C7	004°31'47"	465.00	36.76	18.39	36.75	S49°20'58"E
C8	007°40'53"	1135.00	152.17	76.20	152.05	S50°55'31"E
C9	005°13'17"	1195.00	105.25	52.66	105.22	S66°45'58"E
C10	026°47'26"	1035.00	483.95	246.48	479.55	S11°19'29"W
C11	017°51'19"	965.00	300.72	151.59	299.51	S08°51'25"W
C12	013°04'31"	1035.00	236.19	118.61	235.68	N16°39'09"E
C13	012°11'07"	1035.00	220.12	110.48	219.70	N04°01'20"E
C14	005°27'14"	965.00	91.85	45.96	91.82	N00°39'23"E
C15	007°02'17"	965.00	118.54	59.34	118.46	N06°54'08"E
C16	014°17'55"	965.00	240.83	121.04	240.20	N17°34'15"E
C17	006°39'16"	1587.50	184.38	92.29	184.27	S14°47'35"W
C18	010°53'40"	1587.50	301.85	151.38	301.40	S08°01'07"W
C19	016°36'04"	1035.00	299.88	151.00	298.84	N16°25'10"E
C20	010°43'24"	965.00	180.61	90.57	180.35	N03°17'28"E
C21	001°46'13"	465.00	14.37	7.38	14.37	N02°09'09"W
C22	005°16'50"	1080.00	99.54	49.80	99.50	N18°05'07"E
C23	005°16'50"	1070.00	98.62	49.34	98.58	S18°05'07"W
C24	005°39'52"	1070.00	105.78	52.93	105.74	N12°36'46"E
C25	004°58'44"	965.00	83.86	41.96	83.83	S13°17'43"W



FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 04/10/2022
 SIGNED: *[Signature]*

- LEGEND**
- ▲ PLAT BOUNDARY
 - SECTION CORNER
 - FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS NOTED
 - SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
 - I.R. IRON ROD
 - G.P. GAS PIPE
 - D. DEEDED DISTANCE
 - M. MEASURED DISTANCE
 - R. PREVIOUSLY RECORDED DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 3333 ADDRESS
 - S.S.L. BUILDING SETBACK LINE
 - M.O.E. MINIMUM OPENING ELEVATION
 - M.P.E. MINIMUM PROTECTION ELEVATION
 - N.R. NOT RADIAL

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 DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD
 15
 APR 15 2022
 COOPER CRAWFORD & ASSOCIATES, L.L.C.
 IOWA LICENSE # 110
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL: 1-3
 SHEET 5 1-3

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-9-2021
 REVISIONS: 12-8-2021
 02-15-2022
 03-15-2022

SCALE: 1"=100'

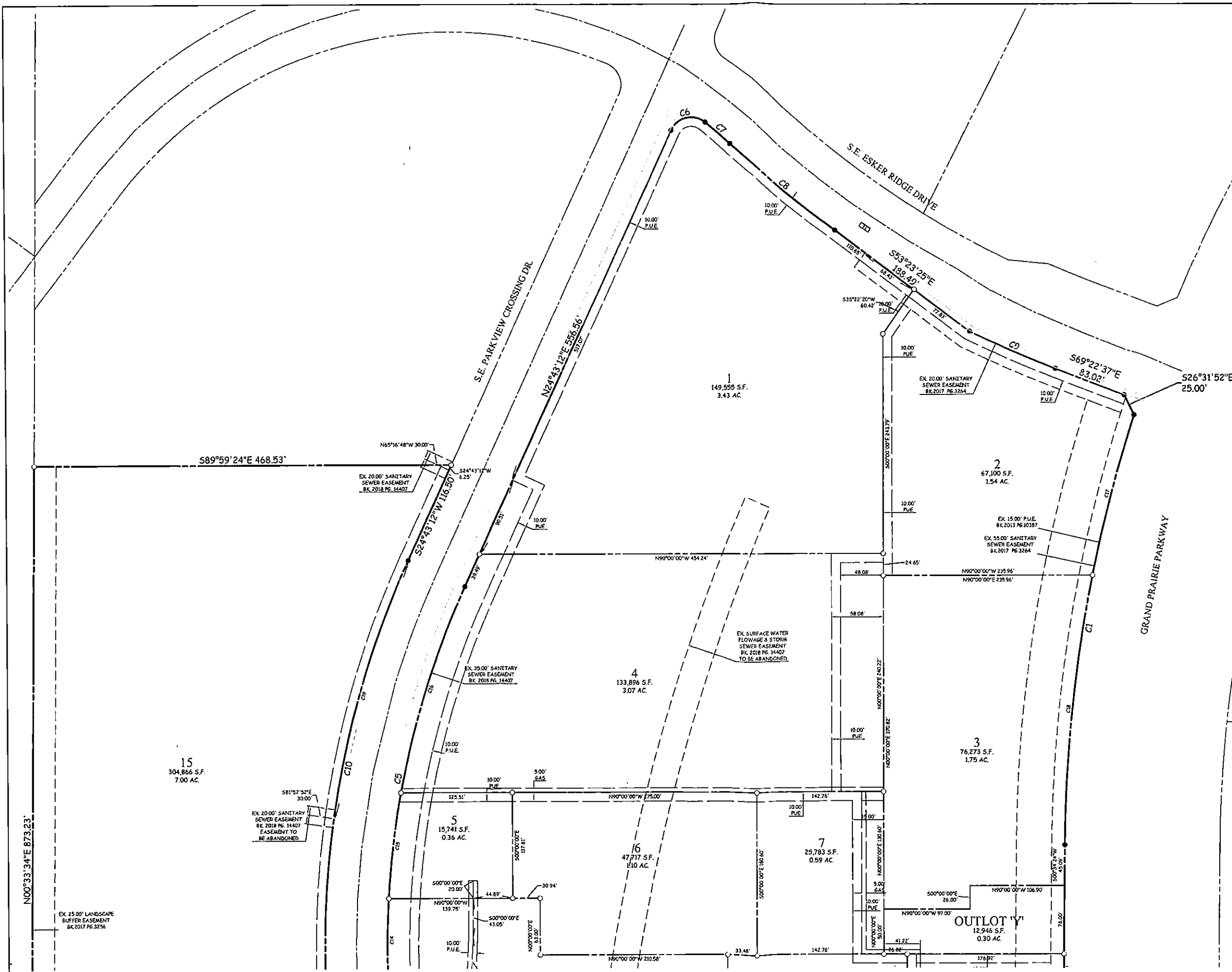
APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

**FINAL PLAT
KEETOWN LOOP PLAT 1**

JOB NUMBER
**CC
2206**
 SHEET
 1 OF 3



FINAL PLAT
**KEETOWN
 LOOP PLAT 1**
 WAUKEE, IOWA



LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

**COOPER CRAWFORD
 & ASSOCIATES, L.L.C.**
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-9-2021
 REVISIONS: 12-3-2021
 02-15-2022
 03-15-2022

SCALE: 1"=50'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

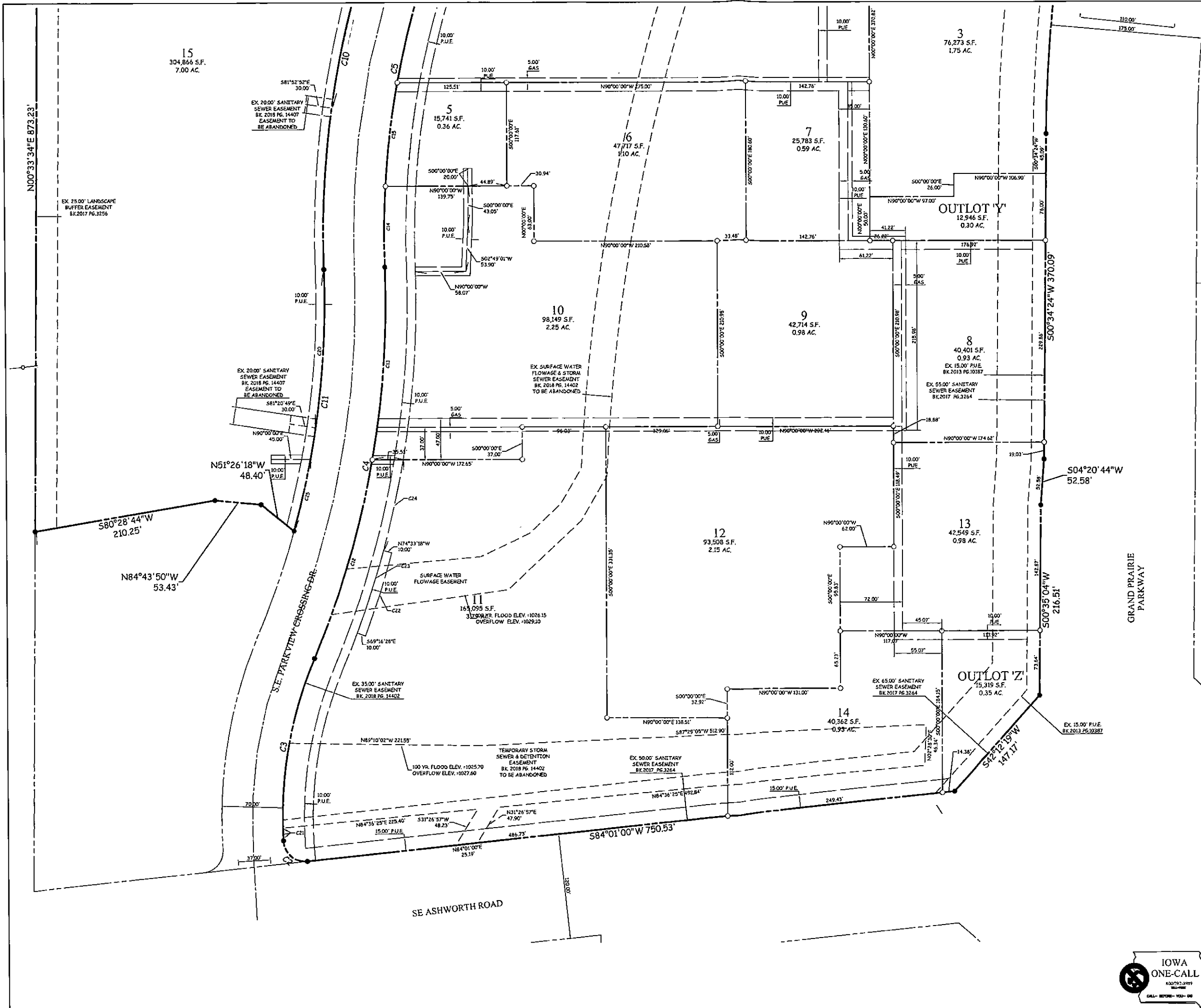
FINAL PLAT
 KEETOWN LOOP PLAT 1

JOB NUMBER
**CC
 2206**

SHEET
 2 OF 3



FINAL PLAT
**KEETOWN
 LOOP PLAT 1**
 WAUKEE, IOWA



LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

**COOPER CRAWFORD
 & ASSOCIATES, L.L.C.**
 CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 11-9-2021
 REVISIONS: 12-5-2021
 02-15-2022
 03-15-2022

SCALE: 1"=50'

APPROVED: (N-X-2003) INITIALED: XXX AS-BUILT: (N-X-2003)

**FINAL PLAT
 KEETOWN LOOP PLAT 1**

JOB NUMBER
**CC
 2206**

SHEET
 3 OF 3