

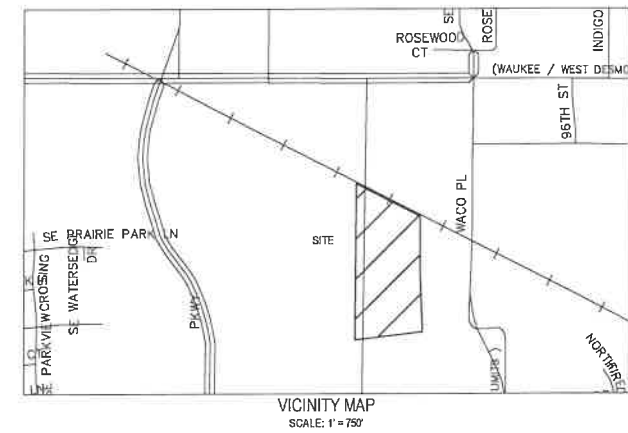
# KETTLESTONE PEAK APARTMENTS PLAT 1

## FINAL PLAT

Doc ID: 008983700011 Type: PLAT  
 Recorded: 01/26/2023 at 11:22:40 AM  
 Fee Amt: \$57.00 Page 1 of 11  
 Dallas County Iowa  
 ReNae Arnold RECORDER  
 File#

BK 2023 PG 1132

Slide G258



**PROPERTY DESCRIPTION:**  
 WARRANTY DEED BOOK 2022, PAGE 18952  
 LOT 5 OF KETTLESTONE PEAK, AN OFFICIAL PLAT,  
 NOW INCLUDED IN AND FORMING A PART OF THE CITY  
 OF WAUKEE, DALLAS COUNTY, IOWA.

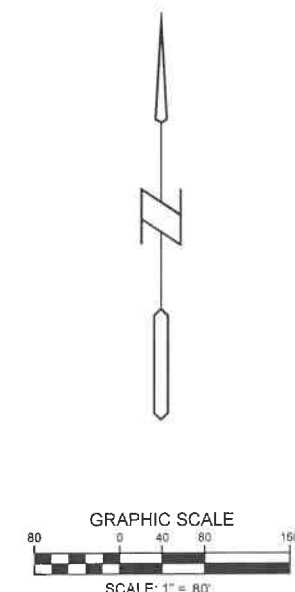
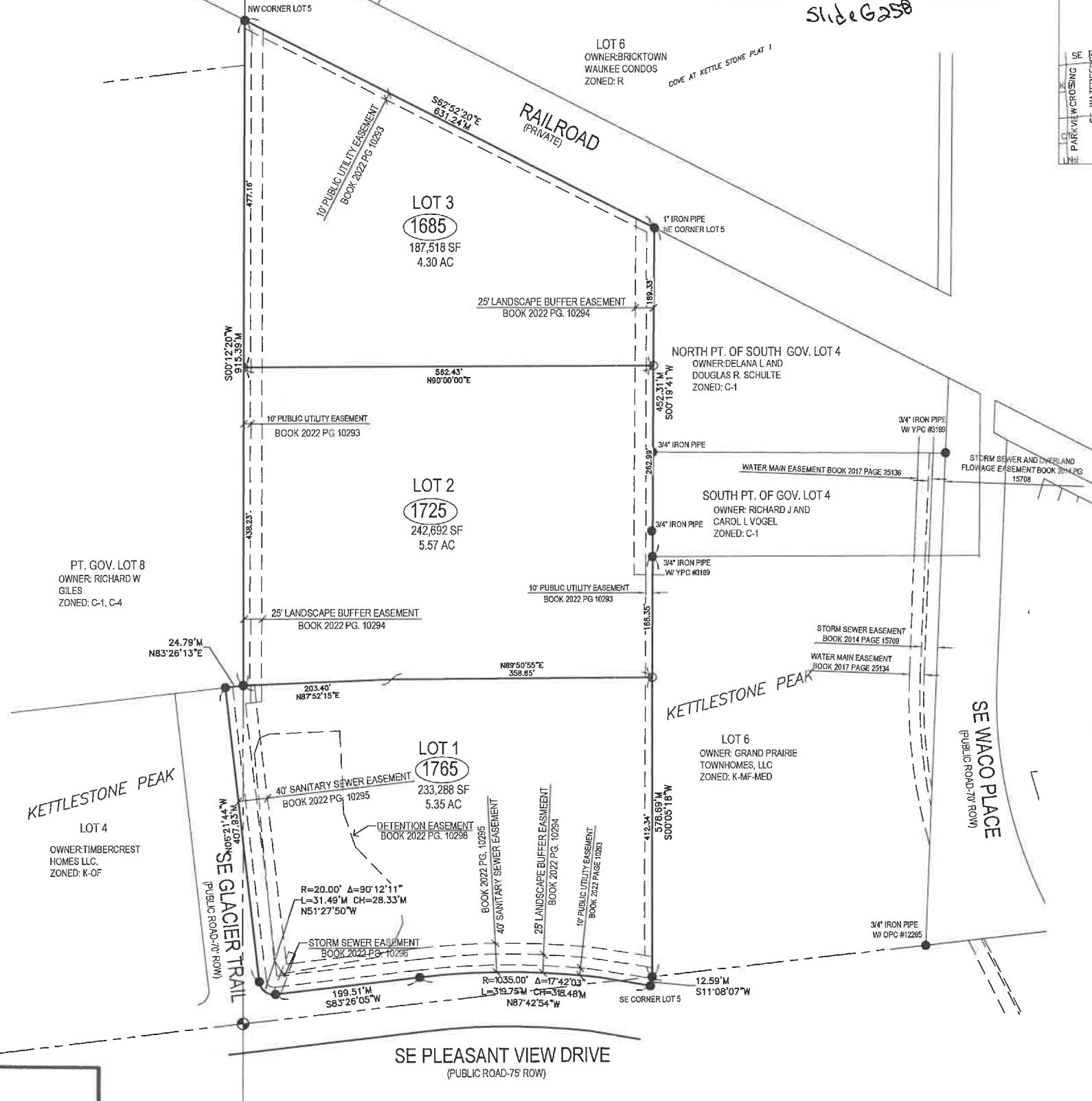
SUBJECT TO AND TOGETHER WITH ANY AND ALL  
 EASEMENTS AND RESTRICTIONS OF RECORD.  
 SAID TRACT CONTAINS 15.22 ACRES (663,489 SQUARE  
 FEET)

**OWNER:**  
 KETTLESTONE APARTMENTS LLC

**PREPARED FOR:**  
 J LARSON HOMES

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

**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 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL  
 CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.  
 ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB  
 PAGE  
 PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES  
 LOTS 1, 2, AND 3 WILL HAVE A RECIPROCAL EASEMENT AGREEMENT FOR INGRESS-EGRESS,  
 PARKING AND UTILITIES.  
 STREETS ARE ADDRESSED OFF OF GLACIER TRAIL.

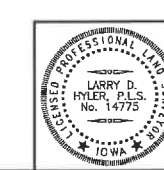


- LEGEND:**
- PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 OR AS NOTED
  - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
  - ⊕ SECTION CORNER - FOUND AS NOTED
  - ⊗ CUT "X" IN PAVEMENT
  - ADDRESS

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

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
**DATE: 1/16/23**  
**SIGNED: [Signature]**

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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: 1-20-2023  
 LARRY D. HYLER, P.L.S. 14775  
 LICENSE RENEWAL DATE: DEC. 31, 2024 THIS PAGE ONLY

**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515) 276-6467 Fax: (515) 276-0217  
 Civil Engineering & Land Surveying Established 1959

**KETTLESTONE PEAK APARTMENTS PLAT 1**  
**WAUKEE, IA 50263**

**FINAL PLAT**

REFERENCE NUMBER:  
 190377-1

DRAWN BY:  
 JPN

CHECKED BY:  
 MH

REVISION DATE:  
 12-07-2022

PROJECT NUMBER:  
 190377-1

SHEET NUMBER:  
 1 OF 1

1/20/2023 12:46:54 PM M:\LAND PROJECTS\2018\190377-1 KETTLESTONE APARTMENTS\SEWERS\FINAL PLAT.DWG