

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

2025-00914

RECORDED: 01/20/2025 03:00:30 PM

RECORDING FEE: \$77.00

COMBINED FEE: \$77.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

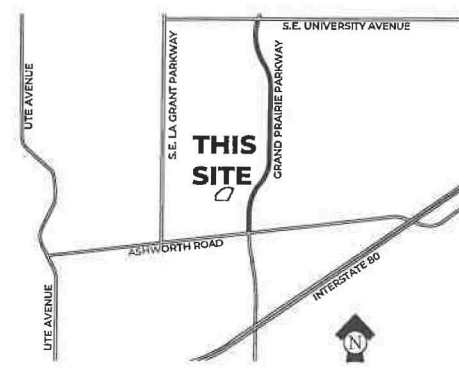
LOT 15
 VINTAGE ESTATES OF WAUKEE PLAT 1
 OWNER:
 THE ESTATES OF WAUKEE, A VINTAGE COOPERATIVE COMMUNITY
 2321 WASHINGTON ST
 PELLA, IA 50219

LOT 4
 KETTLESTONE RIDGE PLAT 3
 OWNER:
 GRAHAM, MATTHEW DAVID
 & SHARI LYNN JONES
 2665 SE WILLOWBROOK DR
 WAUKEE, IA 50263

EX. 15.00' STORM
 SEWER EASEMENT
 BK. 2018 PG. 14408

1
 130,802 S.F.
 3.00 AC.

2
 99,372 S.F.
 2.28 AC.



VICINITY SKETCH

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	079°09'10"	465.00	609.92	357.79	567.13	S78°03'13"W
C2	092°05'25"	25.00	40.18	25.93	35.99	N21°19'30"W
C3	027°56'03"	465.00	226.71	115.65	274.47	N51°26'40"E
C4	047°13'07"	465.00	383.22	203.24	372.46	N89°01'14"E

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 11/10/2024
 SIGNED: *[Signature]*

FINAL PLAT
KEETOWN
LOOP PLAT 6

WAUKEE, IOWA

OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
 5700 WESTOWN PARKWAY, SUITE 200
 WEST DES MOINES, IOWA 50266

ZONING

K-RC/PD-1 BK. 2024 PG. 14083

SETBACKS

K-RC / PD-1
 FRONT - NO MIN. FOR PRINCIPLE USES,
 20' MIN. FOR ACCESSORY STRUCTURE
 REAR - NO MIN. FOR PRINCIPLE USES, UNLESS
 ADJACENT TO ADJOINING SINGLE FAMILY,
 THEN 50'
 SIDE - 5' MIN. FOR ACCESSORY STRUCTURE,
 NO MIN. FOR PRINCIPLE USES, UNLESS
 ADJACENT TO ADJOINING SINGLE FAMILY,
 THEN 50'
 5' MIN. FOR ACCESSORY STRUCTURE
 PRINCIPAL BUILDING SEPARATION
 25 FEET
 ACCESSORY BUILDING SEPARATION
 25 FEET BETWEEN PRINCIPAL BUILDING &
 ACCESSORY BUILDING
 MAXIMUM HEIGHT
 PRINCIPAL BUILDING - 5 STORIES
 ACCESSORY BUILDING - 1 STORY
 FLOOR AREA RATIO
 0.65
 MAXIMUM SQUARE FOOTAGE FOR HOTEL USES
 85,000 SQUARE FEET

LEGAL DESCRIPTION

OUTLOT V IN THE SHOPS AT KETTLESTONE NORTH PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL '19-92' OF A PART OF SAID OUTLOT V AS SHOWN IN SURVEY FILED IN BOOK 2019, PAGE 16817 AND EXCEPT PARCEL '21-94' OF A PART OF SAID OUTLOT V AS SHOWN IN SURVEY RECORDED IN BOOK 2021, PAGE 28883

SAID TRACTS OF LAND CONTAINS 5.284 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD

NOTES

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. ALL UTILITY EASEMENT AND INGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.

LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER, AS 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

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.
 KEVEN J. CRAWFORD, P.L.S. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-28-2024
 REVISIONS: X-X-XXXX
 JOB NUMBER
CC 2917
 AS-BUILT: X-XX-XXXX
FINAL PLAT
KEETOWN LOOP PLAT 6
SHEET 1 OF 1

