KETTLESTONE RIDGE PLAT 2

FINAL PLAT

OWNER / DEVELOPER

JERRY'S HOMES
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IOWA 50322
PH: 515-727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

MIN. LOT AREA = 8,000 SF
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 15' (TOTAL=15' MIN. SIDE=7')

BENCHMARK

BM#1
DALLAS CO G120. ELEVATION=1011.76

BM#2
SE BURY BOLT ON HYDRANT 142 FEET +/- EAST OF S.E. BLUESTEM DRIVE ON SOUTH SIDE OF S.E. TALLGRASS LANE. ELEVATION=1035.49

DATE OF SURVEY

APRIL, 2015

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM OPENING ELEVATION	MOE	
MINIMUM GRADE AT STRUCTURE	MGS	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

NOTES

1. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
2. ALL PUBLIC SIDEWALKS WITHIN THE PLAT SHALL BE 5 FEET WIDE AND SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
3. STREET LOT 'A' SHALL BE DEEDED TO THE CITY OF WAUKEE.

PLAT DESCRIPTION

A PART OF THE NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF KETTLESTONE RIDGE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 0°11'33" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 382.07 FEET; THENCE SOUTH 87°34'43" WEST, 139.50 FEET; THENCE NORTH 79°38'47" WEST, 102.66 FEET; THENCE SOUTH 60°15'10" WEST, 84.84 FEET; THENCE SOUTH 53°25'36" WEST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 25.69 FEET AND WHOSE CHORD BEARS NORTH 35°33'54" WEST, 25.69 FEET; THENCE SOUTH 55°26'36" WEST, 140.00 FEET; THENCE NORTH 31°55'22" WEST, 83.07 FEET; THENCE NORTH 28°13'52" WEST, 107.58 FEET; THENCE NORTH 22°36'03" WEST, 60.00 FEET; THENCE NORTH 21°58'19" WEST, 76.00 FEET; THENCE NORTH 7°40'46" WEST, 60.87 FEET; THENCE NORTH 1°18'25" WEST, 66.72 FEET; THENCE NORTH 0°12'53" EAST, 64.99 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID KETTLESTONE RIDGE PLAT 1; THENCE NORTH 88°48'17" EAST ALONG THE SOUTHERLY LINE OF SAID KETTLESTONE RIDGE PLAT 1, A DISTANCE OF 130.74 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 680.00 FEET, WHOSE ARC LENGTH IS 36.02 FEET AND WHOSE CHORD BEARS SOUTH 2°42'45" EAST, 36.01 FEET; THENCE NORTH 85°46'13" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 83°34'19" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 460.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.52 ACRES (240,458 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	25°54'47"	650.00'	293.98'	N17°11'11"W	291.48'
C2	17°44'32"	650.00'	201.28'	S13°06'03"E	200.47'
C3	8°10'16"	650.00'	92.70'	S26°03'27"E	92.62'
C4	6°25'49"	700.00'	78.56'	N33°21'29"W	78.52'
C5	15°32'38"	650.00'	176.34'	N75°48'00"E	175.80'
C6	85°31'32"	25.00'	37.32'	N25°15'55"E	33.95'
C7	5°26'15"	680.00'	64.53'	N14°46'43"W	64.51'
C8	5°25'57"	680.00'	64.47'	N9°20'38"W	64.45'
C9	2°23'52"	680.00'	28.46'	N5°25'43"W	28.46'
C10	12°26'23"	620.00'	134.61'	S10°26'59"E	134.35'
C11	94°55'48"	25.00'	41.42'	S64°08'04"E	36.84'
C12	6°13'56"	680.00'	73.97'	N71°31'00"E	73.93'
C13	6°02'02"	680.00'	71.61'	N77°39'00"E	71.58'
C14	2°54'18"	680.00'	34.48'	N82°07'10"E	34.47'
C15	8°28'24"	55.50'	8.21'	N87°48'31"E	8.20'
C16	44°02'53"	55.50'	42.67'	S65°55'51"E	41.62'
C17	43°57'34"	55.50'	42.58'	S21°55'37"E	41.54'
C18	45°09'02"	55.50'	43.74'	S22°37'41"W	42.61'
C19	56°56'22"	55.50'	55.15'	S73°40'24"W	52.91'
C20	44°13'55"	55.50'	42.85'	N55°44'28"W	41.79'
C21	67°41'49"	34.50'	40.76'	N67°28'25"W	38.43'
C22	2°14'57"	620.00'	24.34'	S77°33'13"W	24.34'
C23	7°57'33"	620.00'	86.13'	S72°26'58"W	86.06'
C24	95°44'50"	25.00'	41.78'	S20°35'46"W	37.08'
C25	2°51'56"	620.00'	31.01'	S28°42'37"E	31.00'
C26	6°25'49"	670.00'	75.19'	S33°21'29"E	75.15'
C27	4°24'50"	730.00'	56.24'	N32°20'59"W	56.22'
C28	3°41'48"	680.00'	43.87'	N28°17'41"W	43.86'
C29	85°31'32"	25.00'	37.32'	N69°12'33"W	33.95'
C30	4°30'32"	670.00'	52.72'	S38°49'39"E	52.71'
C31	4°30'32"	690.00'	54.30'	S38°49'39"E	54.28'
C32	5°33'28"	705.00'	68.39'	S39°21'08"E	68.36'
C33	5°33'28"	730.00'	70.81'	S39°21'08"E	70.78'
C34	7°34'27"	750.00'	99.15'	S38°20'38"E	99.07'
C35	5°12'54"	655.00'	59.62'	N70°38'08"E	59.60'
C36	5°12'54"	680.00'	61.89'	S70°38'08"W	61.87'

LINE DATA

LINE	BEARING	LENGTH
L1	N28°13'52"W	20.52'
L2	S55°25'58"E	19.75'
L3	S34°34'02"W	10.15'
L4	S34°34'02"W	9.85'
L5	N55°25'58"W	57.42'
L6	S68°01'41"W	3.97'
L7	N68°01'41"E	5.12'
L8	N6°24'47"W	80.23'
L9	N83°35'13"E	12.34'
L10	N83°35'13"E	7.66'
L11	S6°24'47"E	27.50'
L12	S6°24'47"E	47.17'
L13	N68°01'41"E	12.65'
L14	S68°01'41"W	11.25'
L15	S55°25'58"E	24.46'
L16	N21°58'19"W	10.44'
L17	S68°01'41"W	3.84'
L18	S68°01'41"W	15.00'

VICINITY MAP

NOT TO SCALE

WAUKEE, IOWA

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.

LOUIS M. KELLEHAN 18660 IOWA — LICENSED PROFESSIONAL LAND SURVEYOR

LOUIS M. KELLEHAN, PLS — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
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REVISIONS	DATE
FIRST SUBMITTAL	04/15/16

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