

# KETTLESTONE HEIGHTS PLAT 3

## FINAL PLAT

INDEX LEGEND  
LOCATION: OUTLOT 'Z', KETTLESTONE HEIGHTS PLAT 2  
NE 1/4 SEC 4-78-26  
ELEMENT 119  
REQUESTOR: KETTLESTONE HEIGHTS TOWNHOMES OWNERS ASSOCIATION, INC.  
SURVEYOR: MICHAEL A. BROOKER  
COMPANY: CIVIL DESIGN ADVANTAGE  
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IA. 50111  
PH: 515-369-4400

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111

### DEVELOPER

ELEMENT 119  
CONTACT: BRAD STANBROUGH  
10888 HICKMAN ROAD, SUITE 3A  
CLIVE, IA 50325

### OWNER

KETTLESTONE HEIGHTS  
TOWNHOMES OWNERS  
ASSOCIATION, INC.  
660 DAYBREAK DR  
WAUKEE IA 50263

### DATE OF SURVEY

JULY 15, 2019

### ZONING

PLANNED DEVELOPMENT (PD) WITH  
UNDERLYING K-MF-ROWHOUSE  
DISTRICT

### BULK REGULATIONS

FRONT YARD = 15 FT  
REAR YARD = 30 FT  
SIDE YARD = 5 FT  
LOT AREA = NO MINIMUM  
LOT WIDTH = NO MINIMUM  
MIN BUILDING HEIGHT = 2 STORIES  
MAX BUILDING HEIGHT = 3 STORIES  
MIN FLOOR AREA = 800 SF / UNIT

### SE PARKVIEW CROSSING DRIVE

(PUBLIC)

S0°15'24"W 594.96'(M&R)

S0°14'47"W 110.00'(M&R)

S0°14'47"W 110.00'(M&R)

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S0°14'47"W 110.00'(M&R)

### SE CHAYSE LANE

(PRIVATE)

N62°53'58"E 68.68'

N6°34'16"W 62.67'(M&R)

N6°34'16"W 62.67'(M&R)

N6°34'16"W 62.67'(M&R)

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N6°34'16"W 62.67'(M&R)

### OUTLOT 'Z'

53650 SF

(COMMON AREA)

S61°11'31"W 5.15'

S0°14'47"W 130.00'(M&R)

S0°14'47"W 130.00'(M&R)

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### OUTLOT 'Y'

103506 SF

(COMMON AREA)

S0°14'47"W 5.00'

S0°14'47"W 130.00'(M&R)

S0°14'47"W 130.00'(M&R)

S0°14'47"W 130.00'(M&R)

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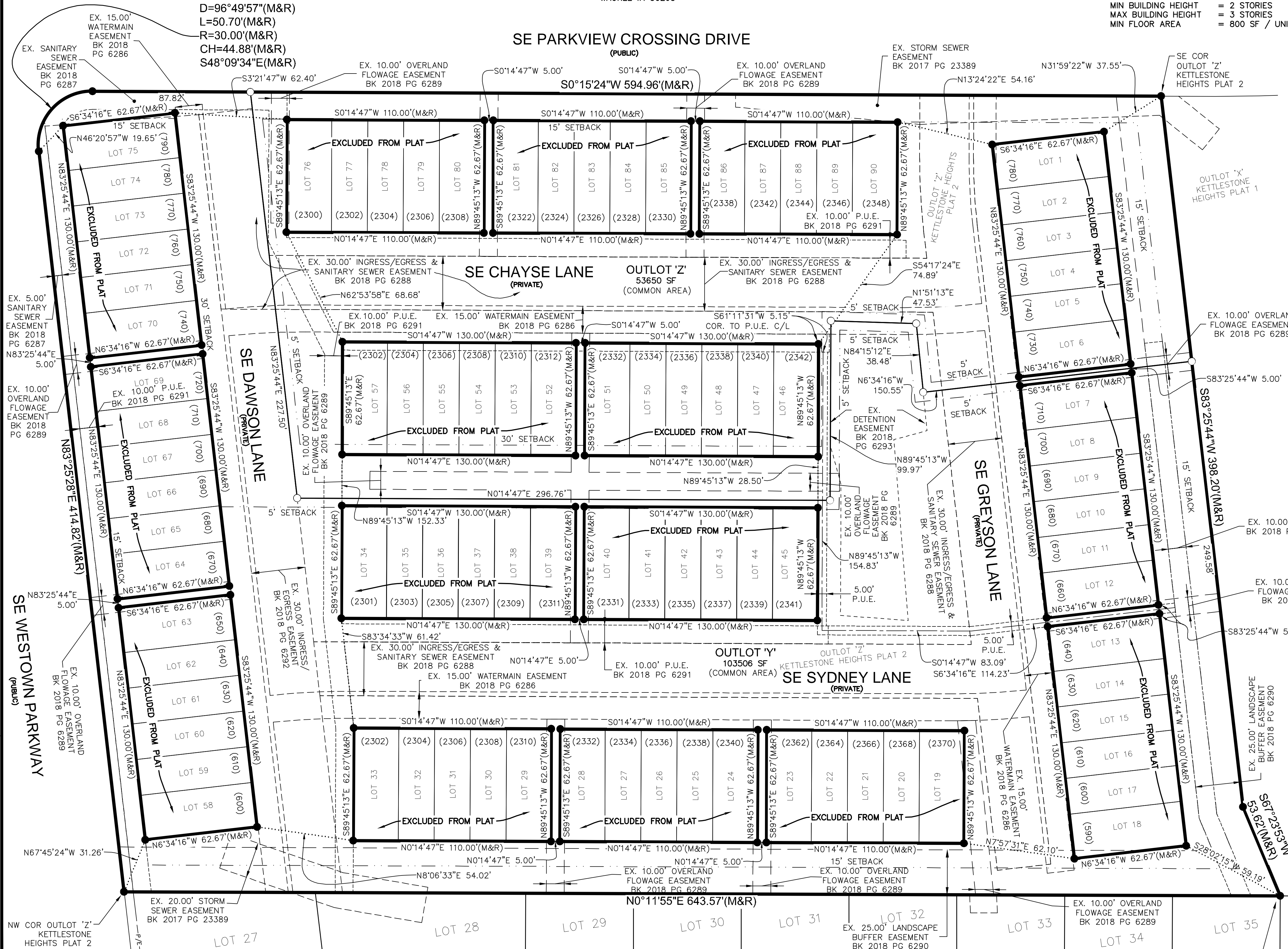
S0°14'47"W 130.00'(M&R)

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S0°14'47"W 130.00'(M&R)

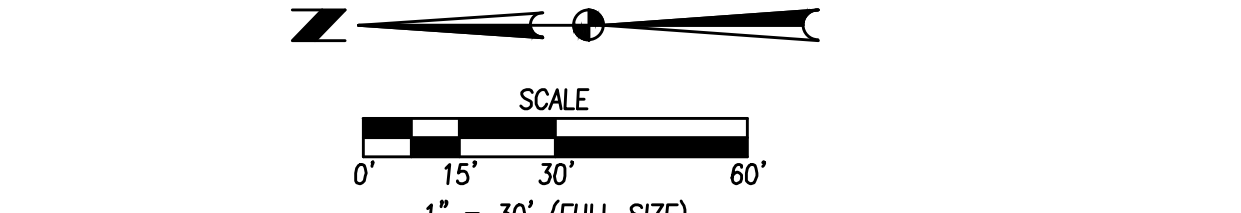


### PLAT DESCRIPTION

ALL OF OUTLOT 'Z', KETTLESTONE HEIGHTS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 3.61 ACRES (157,157 SQUARE FEET).

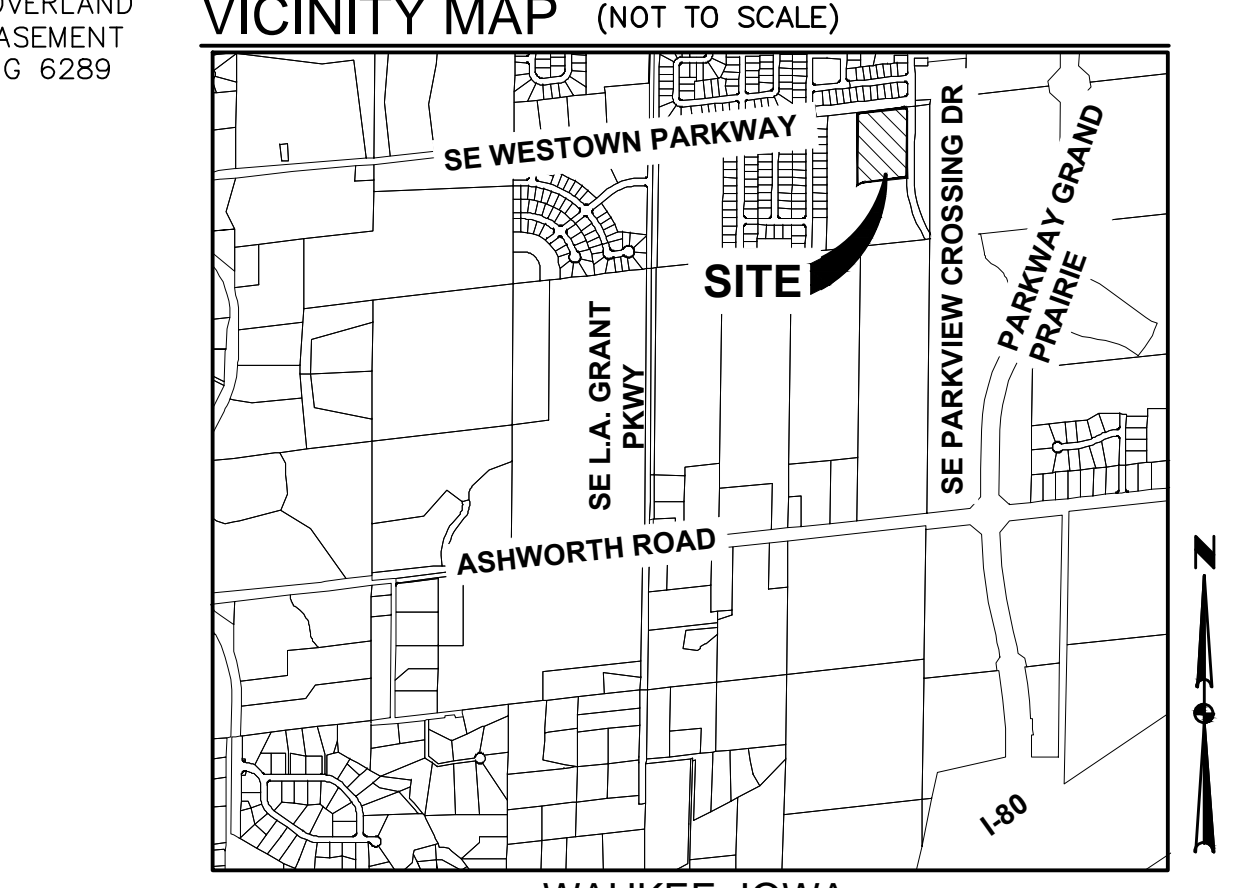
### NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- OUTLOT 'Z' AND OUTLOT 'Y' SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- LOTS 1 THROUGH 90, KETTLESTONE HEIGHTS PLAT 2 ARE NOT INCLUDED IN THIS PLAT.



### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	▲	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		



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.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

MICHAEL A. BROOKER, P.L.S.  
15980  
DATE: \_\_\_\_\_

THIS SHEET

FILE: H:\2019\1907322\DWG\1907322-FINAL PLATING.DWG  
DATE PLOTTED: 10/09/2019 1:33 PM  
USER: MAB

DATE: 08/05/19

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO TECH: JE REVIEW:

CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

# KETTLESTONE HEIGHTS PLAT 3

## FINAL PLAT

1/1

1907.322