

FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 3

Waukee, Iowa

OWNER / DEVELOPER
 HY-VEE, INC. TELBY, LLC
 3623 WESTOWN PKWY HART FAMILY HOTELS - WAUKEE, LLC
 WDM IA 50266 10-11TH ST. SE
 SPENCER IA 51301

ZONING
 K-RC (OUTLOTS 'Z', 'W', 'V')

SETBACKS

K-RC
 FRONT - NO MIN. FOR PRINCIPLE USES.
 20' MIN. FOR ACCESSORY STRUCTURE.
 REAR - NO MIN. FOR PRINCIPLE USES.
 5' MIN. FOR ACCESSORY STRUCTURE.
 SIDE - NO MIN. FOR PRINCIPLE USES.
 5' MIN. FOR ACCESSORY STRUCTURE.
 *PRINCIPLE BUILDING SEPARATION IS 25'

NOTE

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.



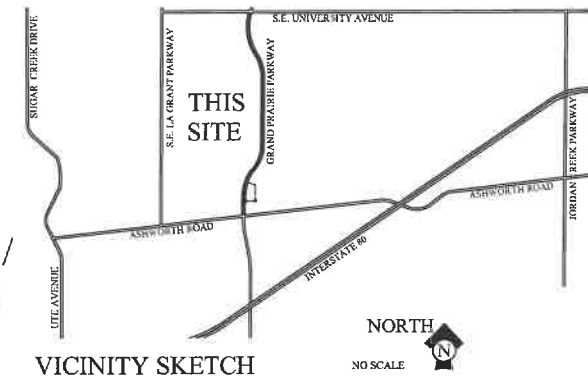
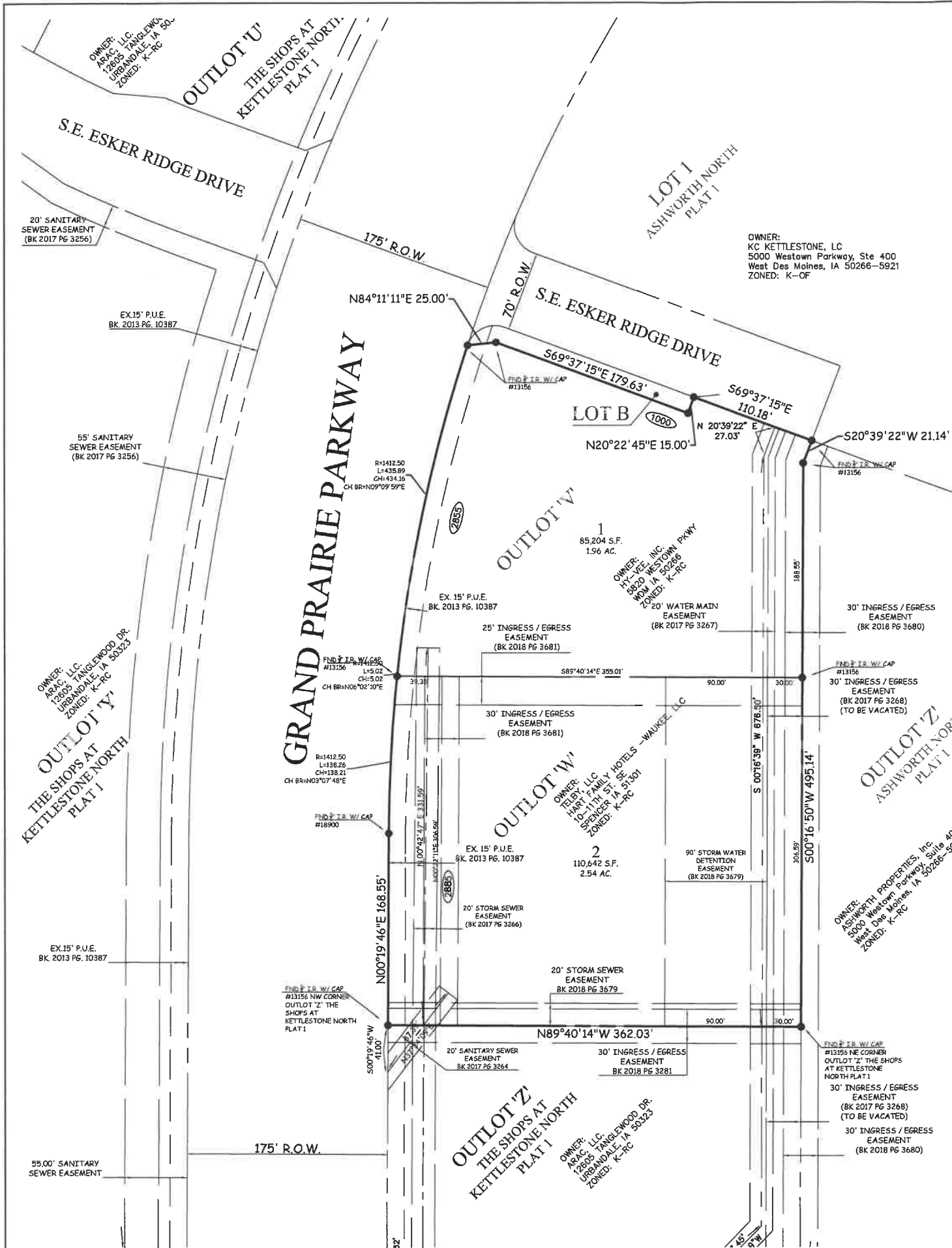
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 Fee Amt: \$57.00 Page 1 of 11
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2020 PG 19464

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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
- ③③③ ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL



LEGAL DESCRIPTION EAST SIDE

OUTLOT 'V' & 'W' OF THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 4.50 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 4/16/2020
 SIGNED: *[Signature]*

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
 13156
 IOWA
 LICENSE RENEWAL DATE: DECEMBER 31, 2020
 PAGES OF SHEETS COVERED BY THIS SEAL: THIS SHEET

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: 11-13-2017
 REVISIONS: 11-27-2017
 12-13-2017
 03-09-2020

CC 2053

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

FINAL PLAT
 THE SHOPS AT KETTLESTONE NORTH PLAT 3

SHEET 1 OF 1

