

LANDING AT KETTLESTONE FINAL PLAT

INDEX LEGEND

PARCEL 18-57 (BOOK 2018 PAGE 15814)
GOVERNMENT LOT 3
NW1/4 SECTION 04-T8N-R25W

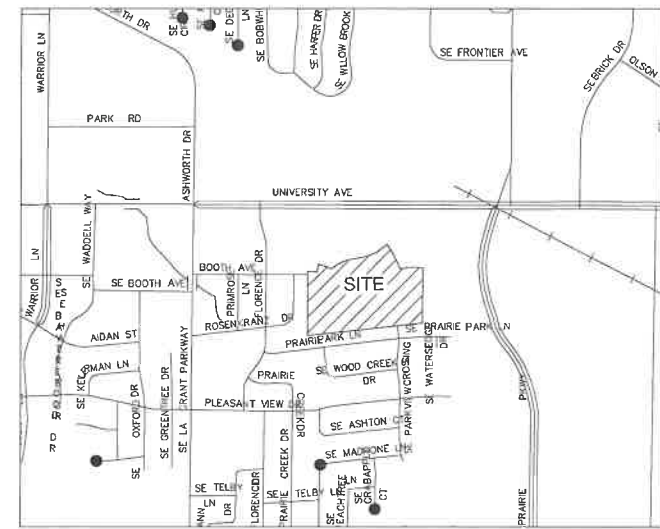
OWNER/PREPARED FOR:
KENYON HILLS RIDGE LLC
PAUL STENDER
33741 BERNS SHORE DR
ADEL, IOWA 50003

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3901 104TH ST
URBANDALE, IA 50322

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	70.94	375.00	70.83	S84°21'33"E	10°50'20"
C2	156.47	466.00	155.73	S59°19'15"E	19°14'17"
C3	265.64	461.00	261.99	N54°09'42"E	33°00'53"
C4	165.63	529.00	164.96	N71°41'57"E	17°56'22"
C5	315.21	1101.00	314.13	S28°21'28"E	16°24'12"
C6	212.36	1145.00	212.05	N85°29'36"E	10°31'35"
C7	52.75	461.00	52.72	S50°55'56"W	6°33'22"
C8	58.94	461.00	58.90	S57°52'24"W	7°19'33"
C9	58.94	461.00	58.90	S55°11'56"W	7°19'32"
C10	58.93	461.00	58.89	S72°31'25"W	7°19'28"
C11	36.07	461.00	36.05	S78°25'39"W	4°28'59"
C12	7.11	529.00	7.11	S80°17'03"W	0°46'11"
C13	47.69	529.00	47.69	S77°19'00"W	5°09'56"
C14	47.69	529.00	47.67	S72°09'04"W	5°09'55"
C15	63.14	529.00	63.10	S68°08'56"W	6°50'20"
C16	46.80	370.00	46.77	S50°39'34"W	7°14'50"
C17	33.43	20.00	29.67	N15°53'19"E	96°48'27"
C18	46.80	370.00	46.77	S57°54'24"W	7°14'50"
C19	46.80	370.00	46.77	S55°09'14"W	7°14'50"
C20	46.80	370.00	46.77	S72°24'05"W	7°14'50"
C21	29.99	370.00	29.99	S78°20'49"W	4°38'39"
C22	6.41	620.00	6.41	S80°22'22"W	0°35'34"
C23	56.41	620.00	56.39	S77°28'12"W	5°12'48"
C24	56.42	620.00	56.40	S72°15'24"W	5°12'49"
C25	63.56	620.00	63.54	N66°42'48"E	5°52'27"
C26	74.83	940.00	74.81	N34°16'44"W	4°33'40"
C27	28.91	20.00	28.46	N87°15'52"E	82°49'06"
C28	80.66	375.00	80.50	N57°29'17"W	12°19'23"
C29	50.04	375.00	50.00	N67°28'20"W	7°38'42"
C30	50.04	375.00	50.00	N75°07'02"W	7°38'42"
C31	81.64	1101.00	81.62	N34°26'07"W	4°14'54"
C32	55.87	1101.00	55.88	N39°51'27"W	2°54'26"
C33	54.51	1101.00	54.50	N27°59'08"W	2°50'12"
C34	54.51	1101.00	54.50	N25°06'55"W	2°50'12"
C35	68.68	1101.00	68.67	N21°56'36"W	3°34'27"
C36	47.54	1145.00	47.54	S81°22'10"W	2°22'44"
C37	55.27	1145.00	55.27	S83°56'31"W	2°45'57"
C38	55.27	1145.00	55.27	S88°42'28"W	2°45'57"
C39	54.27	1145.00	54.26	S89°26'55"W	2°42'56"
C40	48.84	1030.50	48.84	S89°26'55"W	2°42'56"
C41	49.75	1030.50	49.74	S86°42'28"W	2°45'57"
C42	49.75	1030.50	49.74	S83°56'31"W	2°45'57"
C43	49.75	1030.50	49.74	S81°10'34"W	2°45'57"
C44	50.10	1030.50	50.10	S78°24'01"W	2°47'09"
C45	30.55	20.00	27.67	S59°13'55"E	87°31'16"
C46	82.58	1010.00	82.55	N17°48'50"W	4°41'04"
C47	63.01	1010.00	63.00	N21°56'36"W	3°34'27"
C48	50.01	1010.00	50.00	N25°08'55"W	2°50'12"
C49	50.01	1010.00	50.00	N27°59'08"W	2°50'12"
C50	51.25	1010.00	51.24	N30°51'27"W	2°54'26"
C51	74.88	1010.00	74.87	N34°26'07"W	4°14'54"
C52	30.26	20.00	27.46	N27°56'25"E	65°41'56"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C53	55.39	1165.00	55.39	N72°39'09"E	2°43'28"
C54	50.25	1165.00	50.25	N75°14'59"E	2°28'17"
C55	41.74	305.00	41.71	N80°24'22"E	7°50'29"
C56	67.47	305.00	67.34	S89°20'08"E	12°40'31"
C57	67.12	305.00	66.98	S76°41'38"E	12°36'30"
C58	92.76	305.00	92.40	S61°40'37"E	17°25'32"
C59	34.49	20.00	30.38	S03°33'18"E	96°49'10"
C60	68.22	310.00	68.09	S52°09'38"W	12°36'34"
C61	120.14	310.00	119.39	S69°54'01"W	22°12'16"
C62	44.65	680.00	44.65	S78°47'16"W	3°45'45"
C63	53.44	680.00	53.43	S74°38'19"W	4°30'11"
C64	53.45	680.00	53.43	S70°05'07"W	4°30'13"
C65	53.45	680.00	53.44	S65°38'53"W	4°30'14"
C66	31.71	20.00	26.49	N71°10'58"W	90°50'32"
C67	90.07	940.00	90.04	N23°01'03"W	5°29'25"
C68	79.76	940.00	79.74	N17°50'26"W	4°51'43"
C69	98.74	305.00	98.31	N80°30'16"W	16°32'54"
C70	91.97	305.00	91.62	N62°35'33"W	17°16'37"
C71	33.54	20.00	29.74	N05°55'00"W	96°04'19"
C72	106.79	370.00	106.42	S33°50'59"W	16°32'15"
C73	46.75	370.00	46.71	S21°57'42"W	7°14'19"
C74	46.56	370.00	46.55	S14°44'06"W	7°12'60"
C75	46.56	370.00	46.56	S07°30'52"W	7°13'42"
C76	46.78	370.00	46.74	S00°16'43"W	7°14'36"
C77	18.35	370.00	18.34	S04°45'43"E	2°50'27"
C78	35.23	370.00	34.50	N14°00'00"E	40°22'03"
C79	48.77	55.00	47.19	S08°45'52"W	50°48'18"
C80	34.15	55.00	33.60	S34°24'29"E	35°34'24"
C81	34.15	55.00	33.60	S60°58'55"E	35°34'24"
C82	46.89	55.00	45.48	N67°48'29"E	48°50'54"
C83	31.56	50.00	31.44	S65°29'27"W	36°39'02"
C84	47.57	1030.00	47.56	N82°29'33"E	2°36'45"
C85	48.85	1030.00	48.84	N78°48'42"E	2°43'02"
C86	48.82	1030.00	48.82	N77°09'42"E	2°42'56"
C87	48.82	1030.00	48.82	N74°22'42"E	2°42'56"
C88	4.26	1030.00	4.26	N72°54'11"E	0°14'12"
C89	280.24	1470.00	258.90	S77°51'23"W	10°06'35"
C90	31.75	20.00	28.52	N51°35'55"W	90°56'41"
C91	30.46	20.00	27.80	S85°46'30"W	87°16'31"
C92	64.76	310.00	64.84	S38°09'19"W	11°58'08"
C93	72.36	310.00	72.19	S23°29'03"W	13°22'23"
C94	72.67	310.00	72.59	S10°04'56"W	13°25'52"
C95	51.67	310.00	51.61	S01°24'31"E	8°33'02"
C96	31.42	20.00	28.28	S51°11'02"E	90°00'00"
C97	52.23	970.00	52.23	N82°16'26"E	3°06'07"
C98	54.15	970.00	54.14	N79°07'54"E	3°11'55"
C99	54.23	970.00	54.23	N75°55'00"E	3°12'12"
C100	26.14	970.00	26.14	N73°33'24"E	1°32'39"
C101	24.62	1530.00	24.62	S73°14'45"W	0°55'19"
C102	49.20	1530.00	49.20	S74°37'41"W	1°50'33"
C103	49.20	1530.00	49.20	S76°28'13"W	1°50'33"
C104	49.20	1530.00	49.20	S78°18'48"W	1°50'33"

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C105	49.70	1530.00	49.70	S80°09'53"W	1°51'41"
C106	50.57	1530.00	50.56	S82°02'31"W	1°53'37"
C107	31.11	20.00	28.07	N38°25'51"E	89°08'58"
C108	34.77	20.00	30.55	N58°18'50"W	99°38'18"
C109	54.12	1235.00	54.12	N73°06'21"E	2°30'39"
C110	45.07	1235.00	45.07	N75°26'24"E	2°09'27"
C111	37.14	375.00	37.12	N79°19'21"E	5°40'28"
C112	49.02	375.00	49.99	N85°54'18"E	7°29'25"
C113	48.84	375.00	48.60	S86°37'09"E	7°27'41"
C114	48.57	375.00	48.54	S79°10'39"E	7°25'18"
C115	48.35	375.00	48.32	S71°46'22"E	7°23'16"
C116	48.32	375.00	48.29	S64°23'14"E	7°23'00"
C117	65.17	375.00	66.09	S55°38'25"E	10°06'38"
C118	51.91	960.50	51.90	S89°15'30"W	3°05'47"
C119	53.78	960.50	53.78	S85°06'21"W	3°12'30"
C120	57.99	960.50	57.98	S82°46'19"W	3°27'34"
C121	68.78	960.50	68.78	S78°59'27"W	4°06'10"
C122	30.12	20.00	27.35	S33°47'42"W	86°17'19"
C123	56.80	1010.00	56.79	S97°44'18"E	3°13'15"
C124	31.42	20.00	28.28	S51°07'38"E	90°00'00"
C125	38.76	50.00	37.80	N61°39'54"E	44°24'55"
C126	40.21	55.00	38.32	S82°42'13"W	41°53'22"
C127	35.00	55.00	34.42	N58°07'10"W	36°27'53"
C128	34.64	55.00	34.07	N21°50'40"W	36°05'05"
C129	34.51	55.00	33.93	N14°10'22"E	35°56'58"
C130	34.66	55.00	34.09	N90°11'57"E	36°06'13"
C131	45.09	55.00	43.84	S88°15'41"E	46°58'32"
C132	31.37	50.00	30.86	N78°09'07"E	35°57'02"
C133	31.42	20.00	28.28	S38°52'22"W	90°00'00"
C134	290.28	1500.00	289.83	S78°19'43"W	11°05'16"
C135	192.53	1000.00	192.24	N78°18'02"E	11°01'53"
C136	62.05	39.50	55.80	S51°11'02"E	90°00'00"
C137	308.81	340.00	298.30	S19°50'08"W	52°02'21"
C138	206.59	340.00	203.43	S83°15'44"W	34°48'50"
C139	224.16	650.00	223.05	N70°47'22"E	19°45'33"
C140	271.42	340.00	264.27	N86°54'34"W	45°44'17"
C141	2.84	340.00	2.84	N43°48'03"W	0°28'44"
C142	111.67	1200.00	111.63	N73°49'10"E	5°19'55"
C143	355.77	340.00	339.76	S73°32'17"E	59°57'11"
C144	131.29	975.00	131.19	N32°42'06"W	7°42'55"
C145	62.18	468.00	62.13	N75°07'02"W	7°38'42"
C146	94.29	468.00	94.13	N85°29'54"W	11°35'34"
C147	7.62	370.00	7.62	S46°26'44"W	1°10'50"
C148	39.11	940.00	39.11	S07°19'09"E	2°23'02"
C149	21.41	55.00	21.27	S50°36'29"W	22°18'06"
C150	281.67	975.00	280.69	N20°34'05"W	16°33'06"
C151	104.90	975.00	104.85	N09°12'35"W	6°09'53"
C152	47.58	995.50	47.57	S72°31'21"W	2°44'18"
C153	293.89	995.50	292.62	S82°20'57"W	16°54'53"



VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:

PARCEL 18-57 (BOOK 2018 PAGE 15814)
AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 N, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°31'53"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 AND ALONG THE EAST LINE OF PARK VIEW CROSSING, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, A DISTANCE OF 727.66 FEET; THENCE S89°16'43"E, A DISTANCE OF 30.60 FEET, THENCE SOUTHEASTERLY ALONG A 375.00 FOOT RADIUS CONCAVE SOUTHERLY, A DISTANCE OF 70.94 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°21'33"E AND A CHORD LENGTH OF 70.83 FEET; THENCE N11°03'37"E, A DISTANCE OF 91.00 FEET; THENCE SOUTHEASTERLY ALONG A 466.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 156.47 FEET, SAID CURVE HAVING A CHORD BEARING OF S59°19'15"E AND A CHORD LENGTH OF 155.73 FEET; THENCE N54°09'42"E, A DISTANCE OF 265.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S57°52'24"W AND A CHORD LENGTH OF 261.99 FEET; THENCE N71°41'57"E, A DISTANCE OF 165.63 FEET, SAID CURVE HAVING A CHORD BEARING OF S28°21'28"E AND A CHORD LENGTH OF 314.13 FEET; THENCE N85°29'36"E, A DISTANCE OF 212.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S50°55'56"W AND A CHORD LENGTH OF 212.05 FEET; THENCE S57°52'24"W, A DISTANCE OF 52.75 FEET; THENCE S55°11'56"W, A DISTANCE OF 58.94 FEET; THENCE S72°31'25"W, A DISTANCE OF 58.93 FEET; THENCE S78°25'39"W, A DISTANCE OF 36.07 FEET; THENCE S80°17'03"W, A DISTANCE OF 7.11 FEET; THENCE S77°19'00"W, A DISTANCE OF 47.69 FEET; THENCE S72°09'04"W, A DISTANCE OF 47.69 FEET; THENCE S68°08'56"W, A DISTANCE OF 63.14 FEET; THENCE S50°39'34"W



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LANDING AT KETTLESTONE
WAUKEE, IOWA

FINAL PLAT

REFERENCE NUMBER:
180168

DRAWN BY:
BA

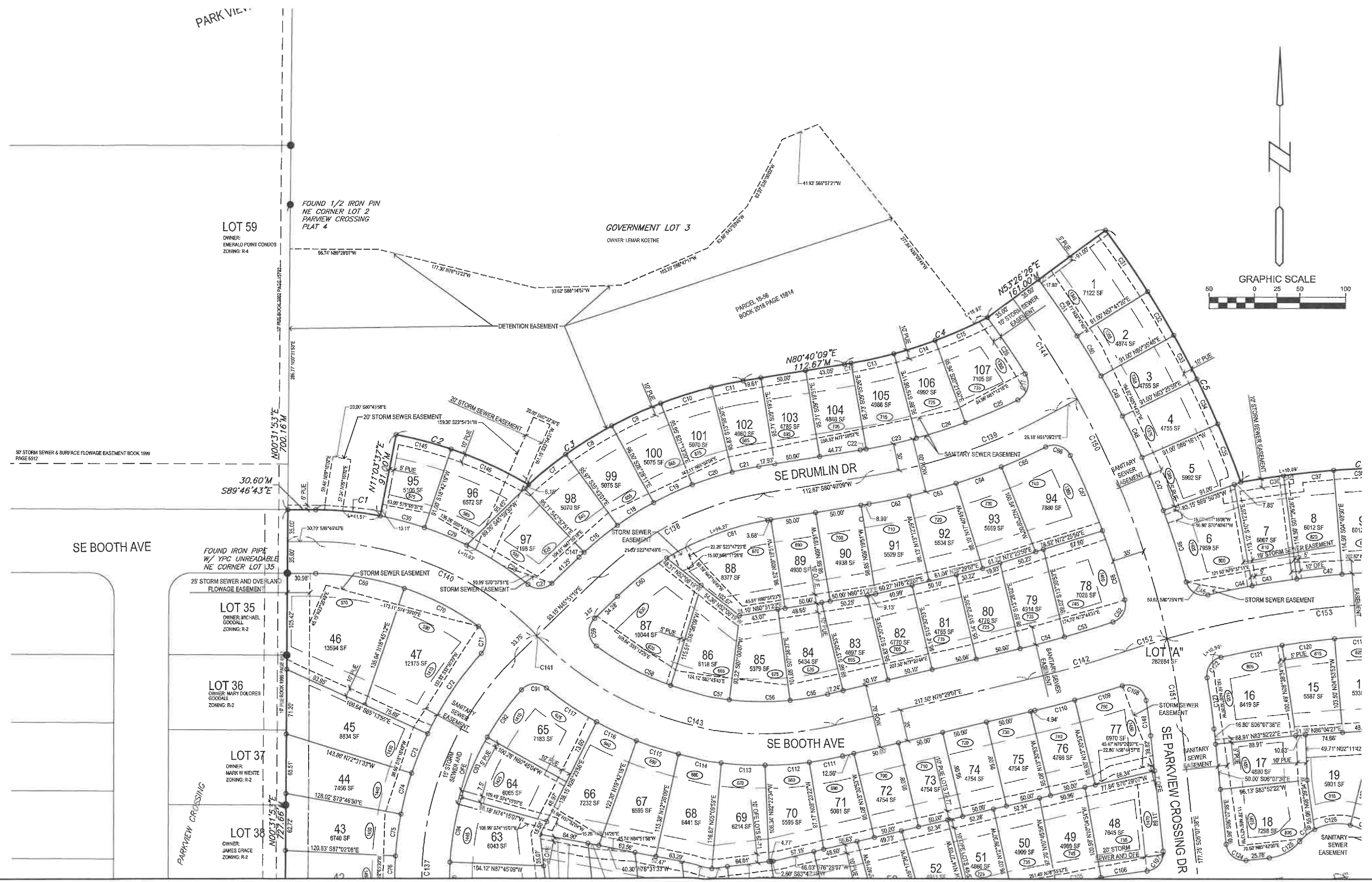
CHECKED BY:
LH

REVISION DATE:
1ST SUBMITTAL 7-25-19
2ND SUBMITTAL 9-16-19

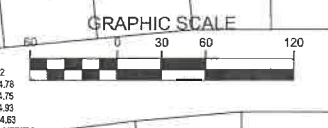
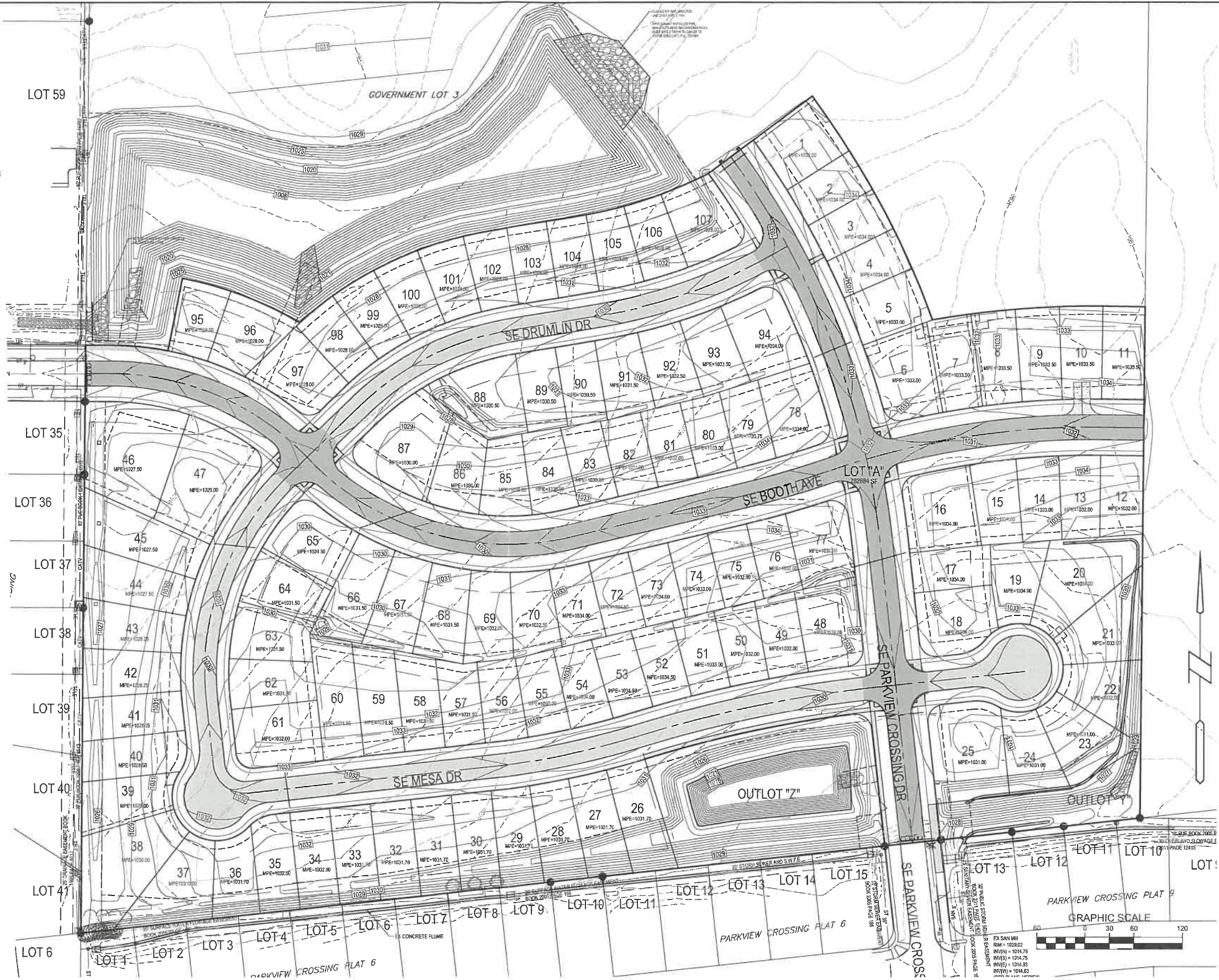
PROJECT NUMBER:
180168

SHEET NUMBER:
2 OF 4

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- MINIMUM PROTECTION ELEVATION NOTES (APPLIES TO ALL LOTS):**
1. MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ENGINEER CERTIFICATION DOES NOT COVER AS-BUILT HOMES. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE NOTES APPLY TO ALL LOTS, WITH OR WITHOUT MPE'S.
 2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
 3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM THE HOUSE AND CONVEYED TO THE DRAINAGE SWALES OR STREETS WITHOUT ADVERSELY EFFECTING NEIGHBORING PROPERTIES.
 4. LOTS WITH ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
 5. MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
 6. MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
 7. MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
 8. FOR LOTS WITH DIRECTIONS IN BRACKETS, THE MPE APPLIES IN THE LOCATION SHOWN IN BRACKETS. FOR EXAMPLE [NE] APPLIES TO THE NORTHEAST SIDE OF THE LOT.
 9. HOME BUILDERS SHALL COMPLY WITH CITY ORDINANCES AND POLICIES FOR MINIMUM PROTECTION ADJACENT TO DRAINAGE WAYS.
 10. ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS. THEREFORE SWALES SHALL BE FORMED DURING HOME CONSTRUCTION TO CONVEY SAID STORM WATER.
 11. A DETAILED GRADING PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR EACH HOME THAT DOES NOT HAVE AN MPE, MOE, OR MGS LISTED.



10/17/2020 3:30:29 PM M:\LAND PROJECTS\2018\180150\DWG\FINAL PLAT - ELEVATION PLAN.DWG



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Ben Antons* DATE: 10-12-2020
 BENJAMIN G. ANTONS, P.E. 24442
 LICENSE RENEWAL DATE: DEC. 31, 2021 4 OF 4
 PAGES OR SHEETS COVERED BY THIS SEAL:

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 Civil Engineering & Land Surveying Established 1999

**LANDING AT KETTLESTONE
 WAUKEE, IOWA
 ELEVATION PLAN**

REFERENCE NUMBER:	150421
DRAWN BY:	BA
CHECKED BY:	LH
REVISION DATE:	1ST SUBMITTAL 7-25-19 2ND SUBMITTAL 9-16-19
PROJECT NUMBER:	180168
SHEET NUMBER:	4 OF 4