COFFEE BEAN ADDITION PLAT 1

FINAL PLAT

INDEX LEGEND

LOT 3 COVE AT KETTLESTONE PLAT 3

OWNER:
HAWTHORNE POINTE, LLC, AN IOWA LIMITED LIABILITY COMPANY
9500 UNIVERSITY AVENUE, SUITE 2112
WEST DES MOINES, IOWA 50266

PREPARED FOR:
BRANDON HAVERTY
5925 BEVERLY AVENUE
MISSION, KANSAS 66202
913.948.9960

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

PROPERTY DESCRIPTION:

PER TITLE COMMITMENT # MN304083
LOT 3, COVE AT KETTLESTONE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
198,612 SQUARE FEET (4.56 ACRES)

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9500 UNIVERSITY AVENUE, SUITE 2112
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ZONING:
INFORMATION OBTAINED FROM
CITY OF WAUKEE (WWW.WAUKEE.ORG)
ZONED: C1 - PD (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND PLANNED DEVELOPMENT DISTRICT)
SETBACKS PER PLANNED DEVELOPMENT (BK 2016 PG 2362) ORDINANCE No, 2791:
FRONT: 0 FEET, NO MAX
REAR: 0 FEET, EXCEPT 10 FEET MIN. ADJACENT TO RESIDENTIAL PROPERTIES
SIDE: 0 FEET, EXCEPT 25 FEET MIN. ADJACENT TO RESIDENTIAL PROPERTIES

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
CITY OF WAUKEE AT 515-978-7900

FLOOD HAZARD CERTIFICATION:
ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19049C0355F, WITH AN EFFECTIVE DATE OF 12/07/2018, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

NOTES:
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
2. NO GRADING OR UTILITY WORK IS PART OF THIS SUBDIVISION.
3. LOT CORNERS ARE A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP # 14775

SURVEY NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

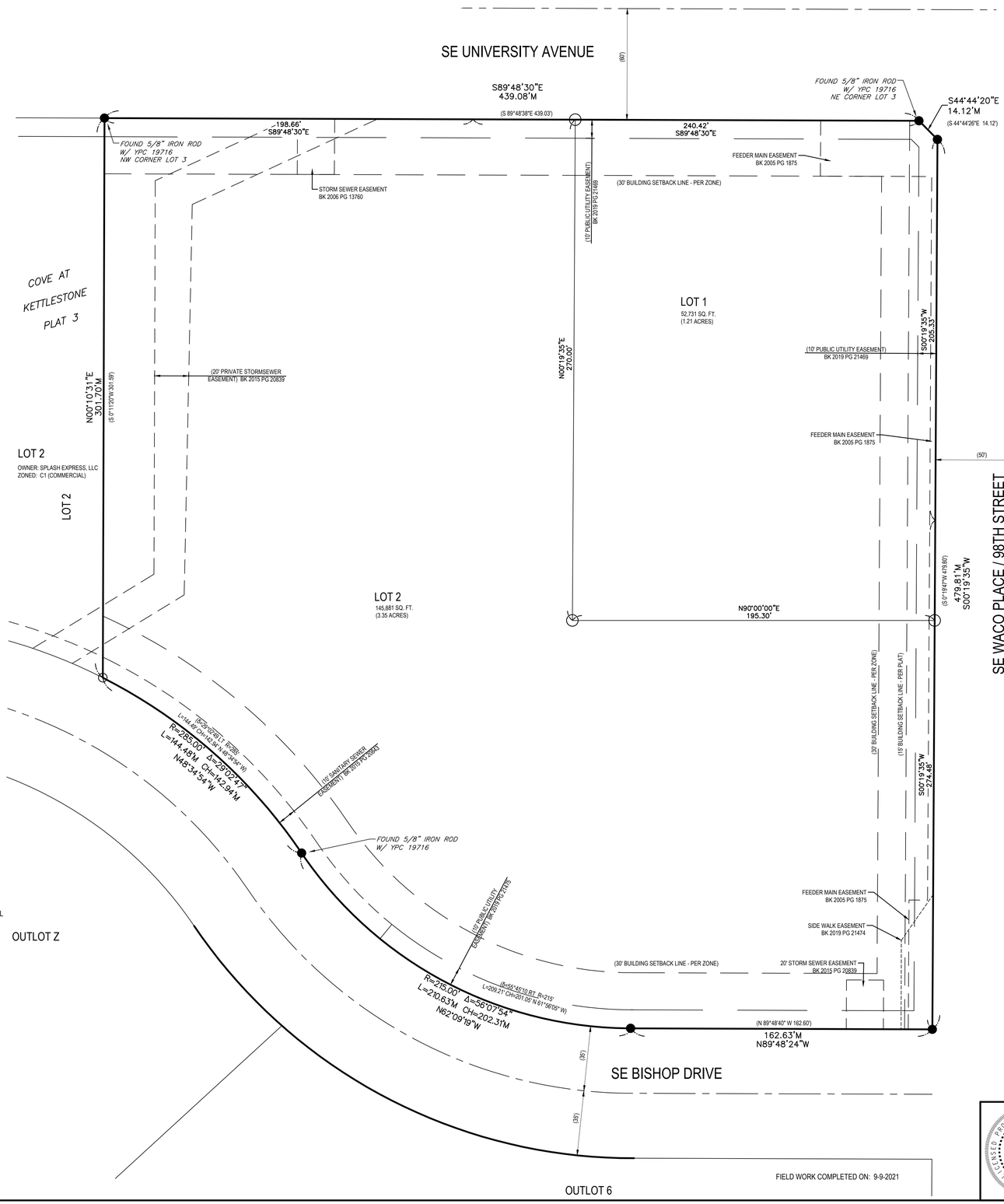
ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

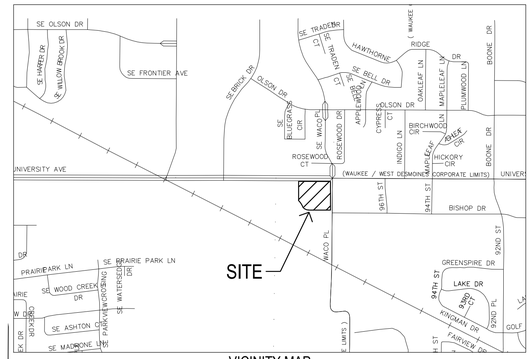
PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

LEGEND:
- ● PROPERTY CORNER - FOUND 1/2" IRON ROD WITH YPC 19710 OR FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ◐ SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MINIMUM PROTECTION ELEVATION
SF	SQUARE FOOTAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT





GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'

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.

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

COFFEE BEAN ADDITION PLAT 1
WAUKEE, IOWA
FINAL PLAT

REFERENCE NUMBER: 190663
DRAWN BY: MH
CHECKED BY:
REVISION DATE: PER COMMENTS 12–20–2021
PROJECT NUMBER: 210455
SHEET NUMBER: 1 OF 1

12/29/2021 2:02:16 PM L:\LAND PROJECTS 2021\210455 RECORD\WG\FINAL PLAT.DWG