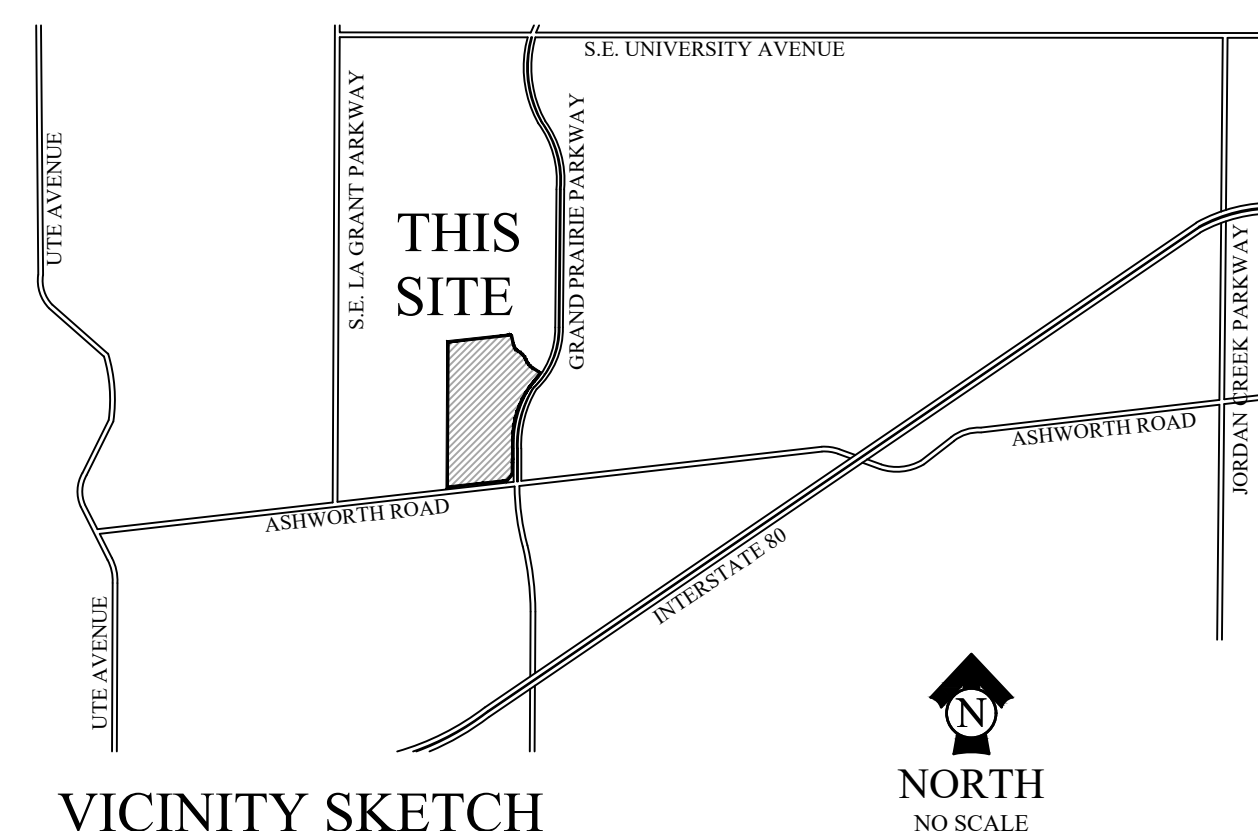
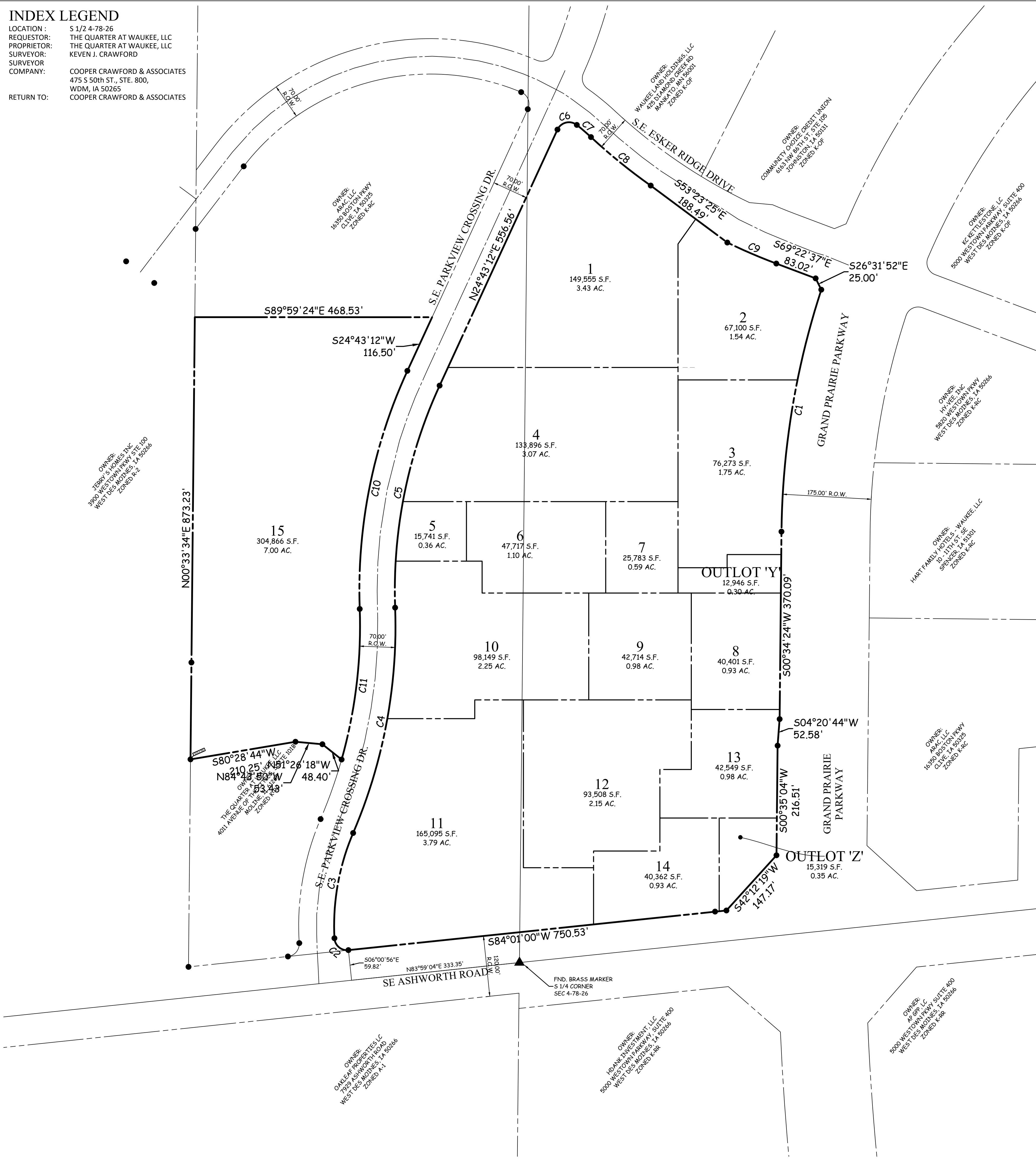


INDEX LEGEND

LOCATION : S 1/2 4-78-26
 REQUESTOR: THE QUARTER AT WAUKEE, LLC
 PROPRIETOR: THE QUARTER AT WAUKEE, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM., IA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	017°32'43"	1587.50	486.13	244.98	484.23	S09°20'52"W
C2	092°56'45"	25.00	40.56	26.32	36.25	N49°30'38"W
C3	026°13'40"	465.00	212.86	108.33	211.01	N10°04'34"E
C4	029°19'38"	1035.00	456.31	231.93	452.63	N10°33'35"E
C5	026°47'26"	965.00	451.22	229.81	447.12	N11°19'29"E
C6	103°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C7	004°31'47"	465.00	36.76	18.39	36.75	S49°20'58"E
C8	007°40'53"	1135.00	152.17	76.20	152.05	S50°55'31"E
C9	005°13'17"	1155.00	105.25	52.66	105.22	S66°45'58"E
C10	026°47'26"	1035.00	483.95	246.48	479.55	S11°19'29"W
C11	017°51'19"	965.00	300.72	151.59	299.51	S06°51'25"W
C12	013°04'31"	1035.00	236.19	118.61	235.68	N16°39'09"E
C13	012°11'07"	1035.00	220.12	110.48	219.70	N04°01'20"E
C14	005°27'14"	965.00	91.85	45.96	91.82	N00°39'23"E
C15	007°02'17"	965.00	118.54	59.34	118.46	N06°54'08"E
C16	014°17'55"	965.00	240.83	121.04	240.20	N17°34'19"E
C17	006°39'16"	1587.50	184.38	92.29	184.27	S14°47'35"W
C18	010°53'40"	1587.50	301.85	151.38	301.40	S06°01'07"W
C19	016°36'04"	1035.00	299.88	151.00	298.84	N16°25'10"E
C20	010°43'24"	965.00	180.61	90.57	180.35	N03°17'28"E
C21	001°46'13"	465.00	14.37	7.18	14.37	N02°09'09"W

FINAL PLAT
KEETOWN
LOOP PLAT 1

WAUKEE, IOWA
 OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
 4011 AVENUE OF THE CITIES, SUITE 1018
 MOLINE, IL 61265

AND
 ARAC, LLC
 16350 BOSTON PKWY
 CLIVE, IA 50325
ZONING
 K-RC (LOT 15) K-RR/PD-1 (LOTS 1-14) PD BK. 2021 Pg. 27621

SETBACKS

K-RC	NO MIN. FOR PRINCIPLE USES.	K-RR / PD-1	NO MIN. FOR PRINCIPLE USES.
FRONT -	NO MIN. FOR ACCESSORY STRUCTURE	FRONT -	NO MIN. FOR ACCESSORY STRUCTURE
REAR -	NO MIN. FOR ACCESSORY STRUCTURE	REAR -	NO MIN. FOR ACCESSORY STRUCTURE
SIDE -	NO MIN. FOR ACCESSORY STRUCTURE	SIDE -	NO MIN. FOR ACCESSORY STRUCTURE
PRINCIPAL BUILDING SEPARATION	25 FEET	PRINCIPAL BUILDING SEPARATION	25 FEET
ACCESSORY BUILDING SEPARATION	25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING	ACCESSORY BUILDING SEPARATION	25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING
MAXIMUM HEIGHT	PRINCIPAL BUILDING - 4 STORIES ACCESSORY BUILDING - 1 STORY	MAXIMUM HEIGHT	PRINCIPAL BUILDING - 8 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO	0.35	FLOOR AREA RATIO	0.35

LEGAL DESCRIPTION
 OUTLOT 'U', THE SHOPS AT KETTLESTONE NORTH PLAT 4, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
 AND
 PARCEL '21-94' OF THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 28853, DALLAS COUNTY IOWA.
 SAID TRACT OF LAND CONTAINS 31.496 ACRES MORE OR LESS.
 SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- ALL UTILITY EASEMENT AND INGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.

LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS 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
3333	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
M.P.E.	MINIMUM PROTECTION ELEVATION
N.R.	NOT RADIAL

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, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

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: 11-9-2021
 REVISIONS: 12-8-2021
 02-15-2022
 03-15-2022

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

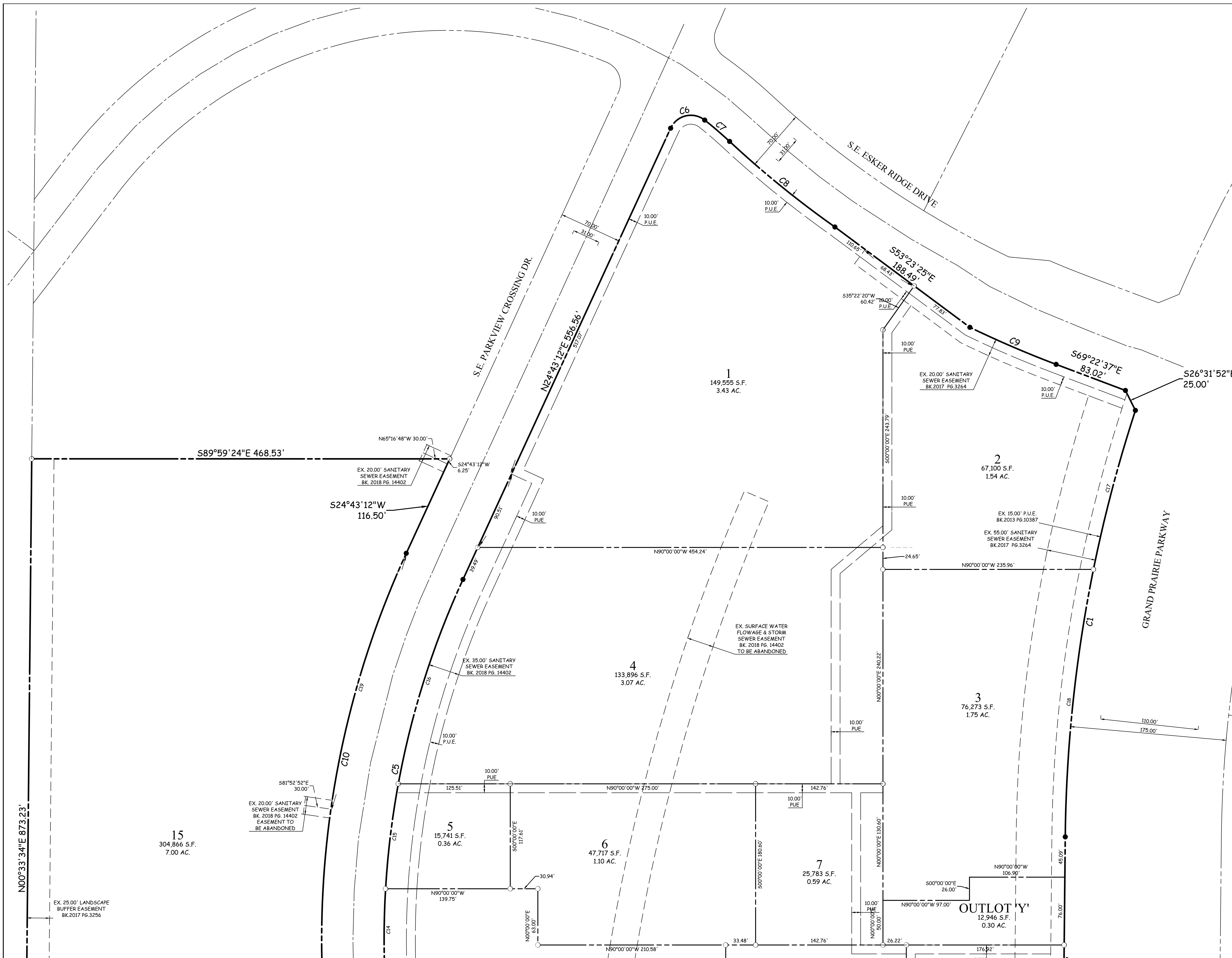
FINAL PLAT
KEETOWN LOOP PLAT 1

CC 2206
 SHEET 1 OF 3



FINAL PLAT KEETOWN LOOP PLAT 1

WAUKEE, IOWA



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SCALE: 1"=50'

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

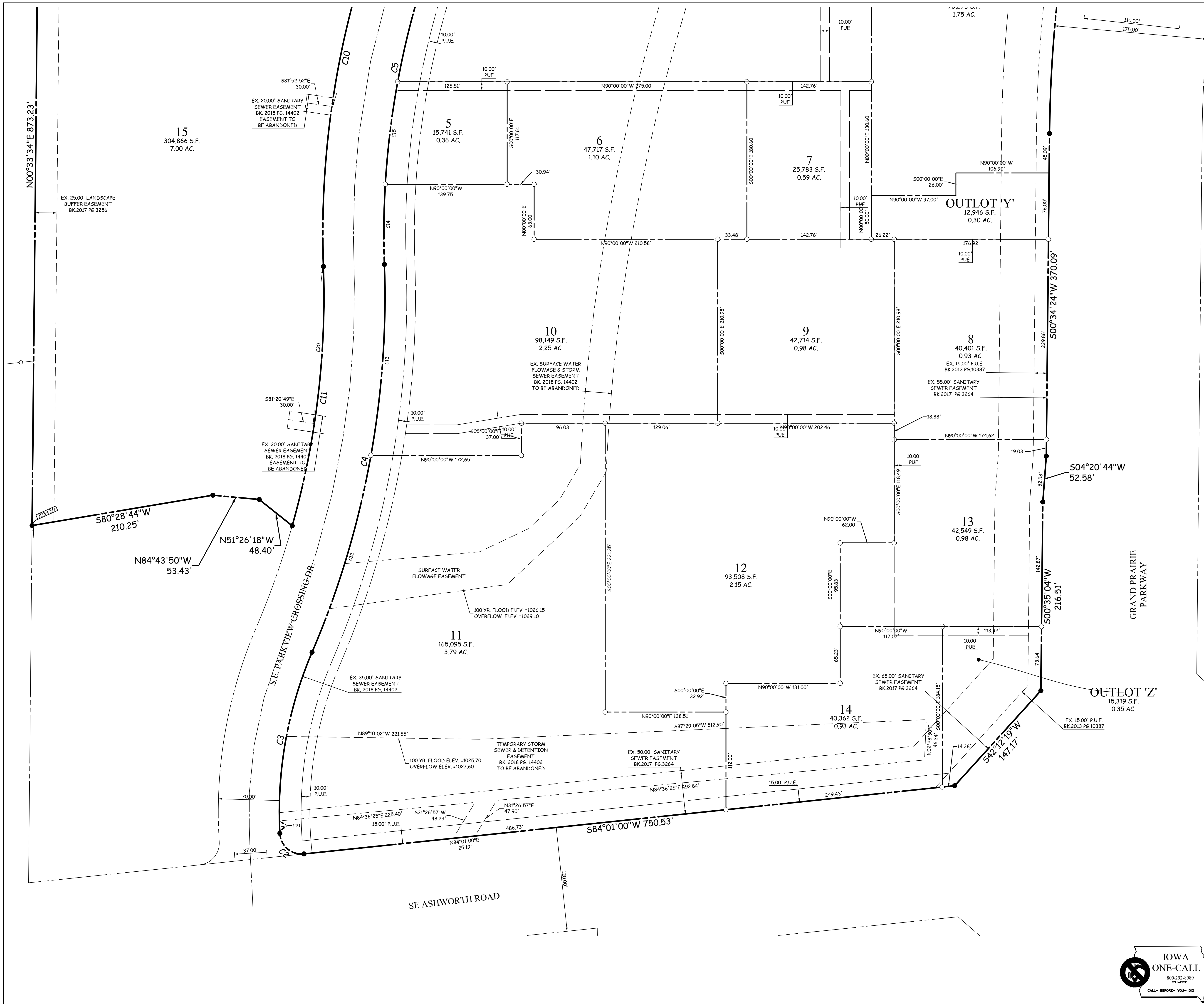
FINAL PLAT
KEETOWN LOOP PLAT 1

JOB NUMBER
CC
2206
SHEET
2 OF 3



FINAL PLAT KEETOWN LOOP PLAT 1

WAUKEE, IOWA



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FINAL PLAT
KEETOWN LOOP PLAT 1

JOB NUMBER

**CC
2206**

SHEET
3 OF 3

