

# COVE AT KETTLESTONE PLAT 4

## FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

### INDEX LEGEND

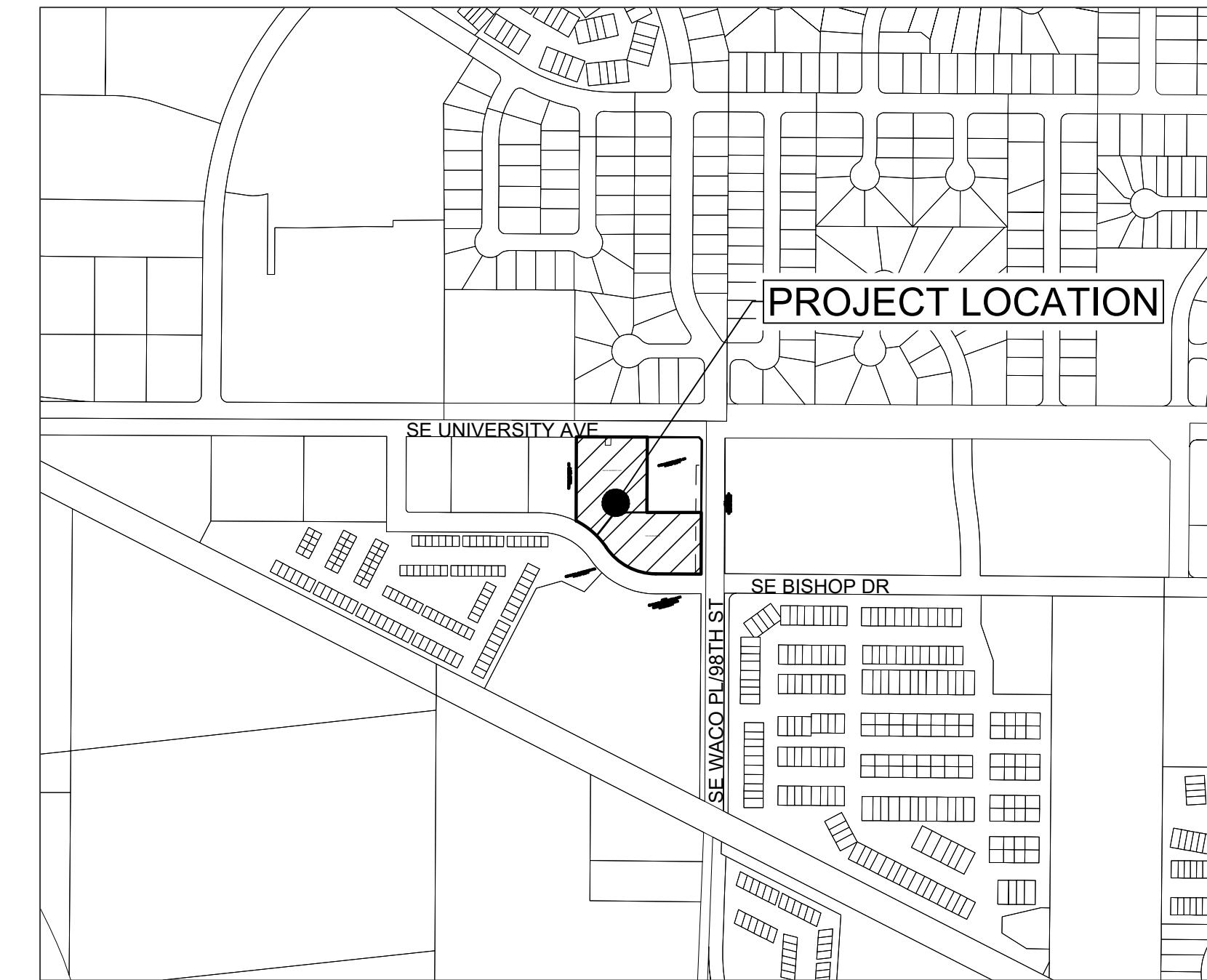
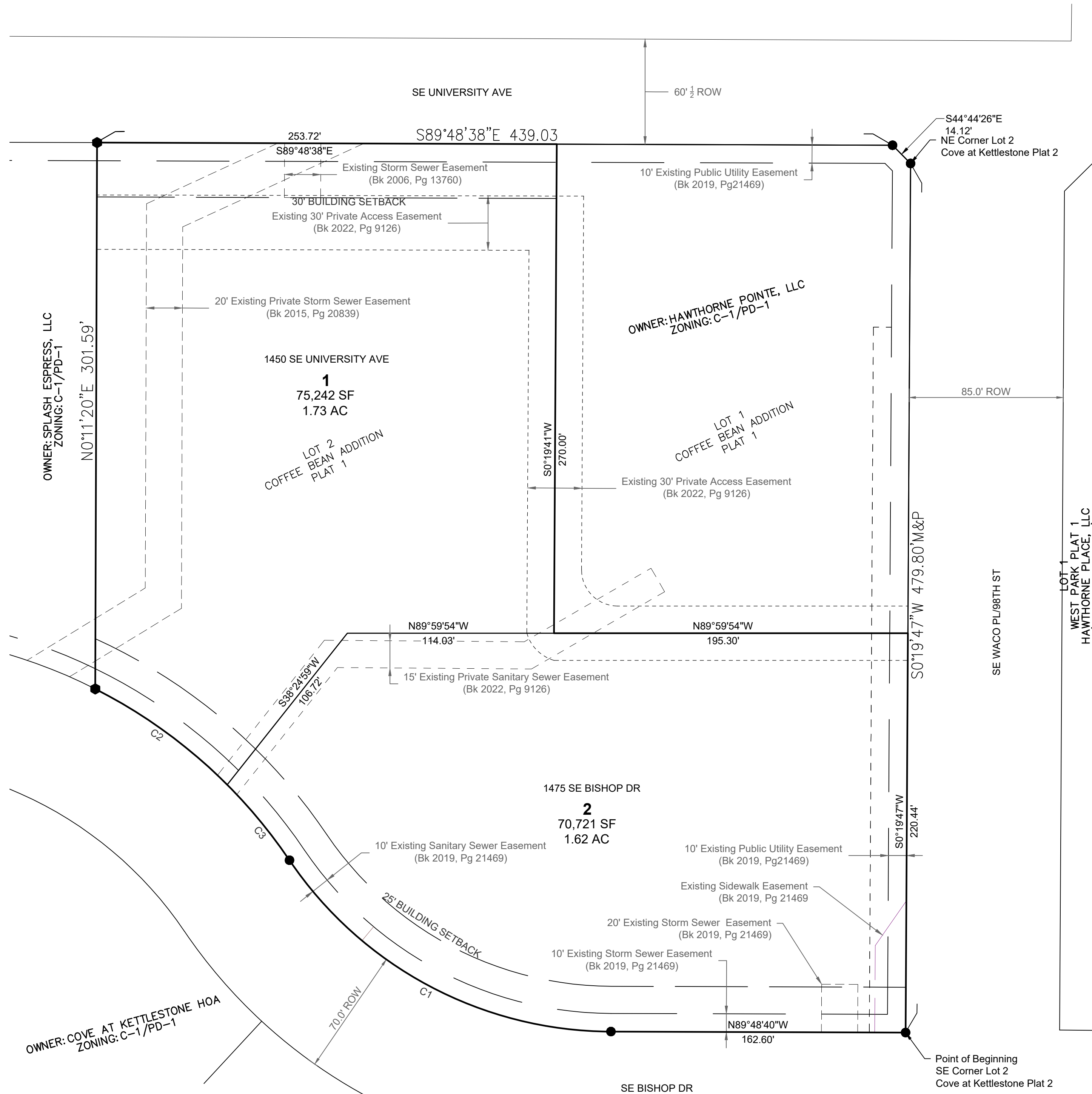
**SURVEYOR'S NAME:**  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
egriffin@snyder-associates.com

**SERVICE PROVIDED BY:**  
SNYDER & ASSOCIATES, INC.

**SURVEY LOCATED:**  
LOT 2  
COVE AT KETTLESTONE PLAT 2  
SEC.03-78-26

**REQUESTED BY:**  
HAWTHORNE POINTE LLC

**RETURN TO:**  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023



VICINITY MAP  
SCALE: 1"=500'

### PROPERTY DESCRIPTION

LOT 2, COFFEE BEAN ADDITION PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 3.35 ACRES (145,881 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ADDRESS

1450 SE UNIVERSITY AVENUE

### OWNER

HAWTHORNE POINTE LLC  
9500 UNIVERSITY AVENUE, SUITE 2112  
WEST DES MOINES, IA 50266

### BULK REGULATIONS

FRONT YARD SETBACK = 0'  
SIDE YARD SETBACK = NONE EXCEPT 10' ADJACENT TO RESIDENTIAL  
REAR YARD SETBACK = NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

### ZONING

C-1/PD-1  
BOOK 2016, PAGE 2362  
ORDINANCE NO. 2791

### NOTES

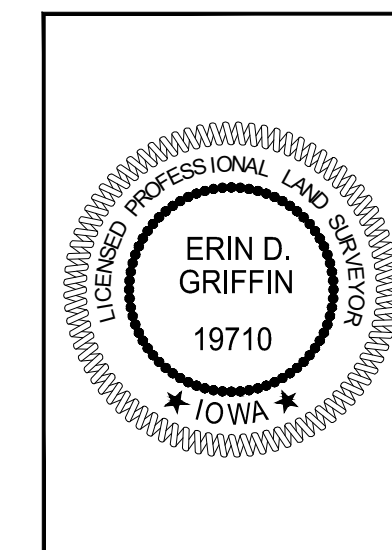
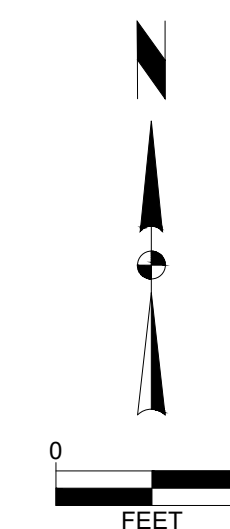
- A 5 FOOT SIDEWALKS ARE REQUIRED ALONG SE BISHOP DRIVE AND SE UNIVERSITY AVENUE FOR LOTS 1 AND 2 AS EACH LOT DEVELOPS.
- A 10 FOOT TRAIL IS REQUIRED ALONG SE WACO PLACE WHEN LOT 2 DEVELOPS.

### CURVE TABLE

CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING
C1	55°45'10"	209.21'	215.00'	201.05'	N61°56'05"W
C2	18°09'58"	90.36'	285.00'	89.98'	N54°01'20"W
C3	10°52'51"	54.12'	285.00'	54.04'	N39°29'55"W

### LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar w/Yellow Plastic Cap#19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	○	○
Bench Mark	●	●
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



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.

Erin D. Griffin, PLS \_\_\_\_\_ Date \_\_\_\_\_  
License Number 19710  
My License Renewal Date is December 31, 2023  
Pages or sheets covered by this seal: \_\_\_\_\_

COVE AT KETTLESTONE PLAT 4  
FINAL PLAT



Project No: 121.1222.01  
Sheet C100

WAUKEE, IA  
SNYDER & ASSOCIATES, INC. |  
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	PER CITY COMMENTS	06/14/22	TLS

Checked By: EDG  
Date: 05/27/2022  
Engineer: KMM  
Technician: TLS  
Scale: 1" = 40'  
T-R-S: TTN-RRW-SS

Project No: 121.1222.0  
Sheet C100

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