KETTLESTONE PEAK APARTMENTS PLAT 1
FINAL PLAT

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 2022, PAGE 16952)
LOT 5 OF KETTLESTONE PEAK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 15.22 ACRES (663,498 SQUARE FEET)

OWNER:
KETTLESTONE APARTMENTS LLC

PREPARED FOR:
J LARSON HOMES

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

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.

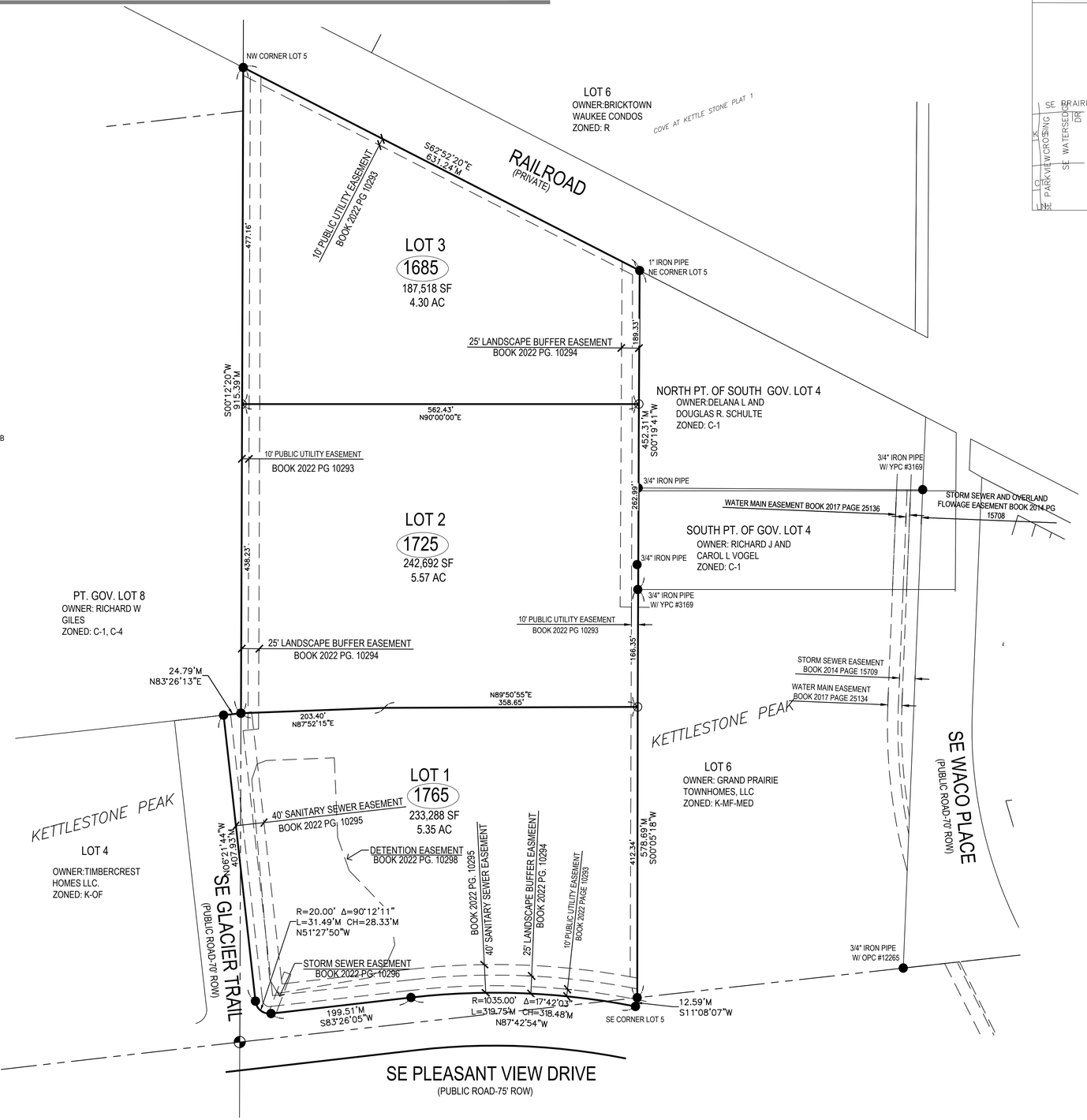
ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

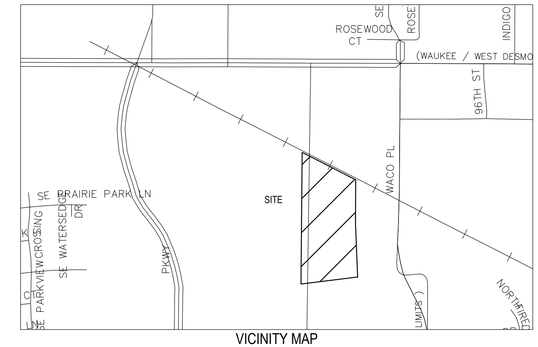
ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE

PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

LOTS 1, 2, AND 3 WILL HAVE A RECIPROCAL EASEMENT AGREEMENT FOR INGRESS-EGRESS, PARKING AND UTILITIES.

STREETS ARE ADDRESSED OFF OF GLACIER TRAIL





VICINITY MAP
SCALE: 1' = 750'

GRAPHIC SCALE
80 0 40 80 160
SCALE: 1" = 80'

LEGEND:
- PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 OR AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- CUT "X" IN PAVEMENT
- ADDRESS

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

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

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.

SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1

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Civil Engineering & Land Surveying Established 1959

KETTLESTONE PEAK APARTMENTS PLAT 1
WAUKEE, IA 50263
FINAL PLAT

REFERENCE NUMBER:

DRAWN BY: JPN

CHECKED BY: MH

REVISION DATE: 12-07-2022

PROJECT NUMBER: 190377-1

SHEET NUMBER: 1 OF 1

12/13/2022 9:16:18 AM M:\LAND PROJECTS 2019\190377 - 1 KETTLESTONE APARTMENTS\DWG\FINAL PLAT.DWG