

# FINAL PLAT KEETOWN LOOP PLAT 3

WAUKEE, IOWA

OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC  
4011 AVENUE OF THE CITIES, SUITE 101B  
MOLINE, IL 61265

ZONING

K-RR/PD-1 BK. 2021 PG. 27621

SETBACKS

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

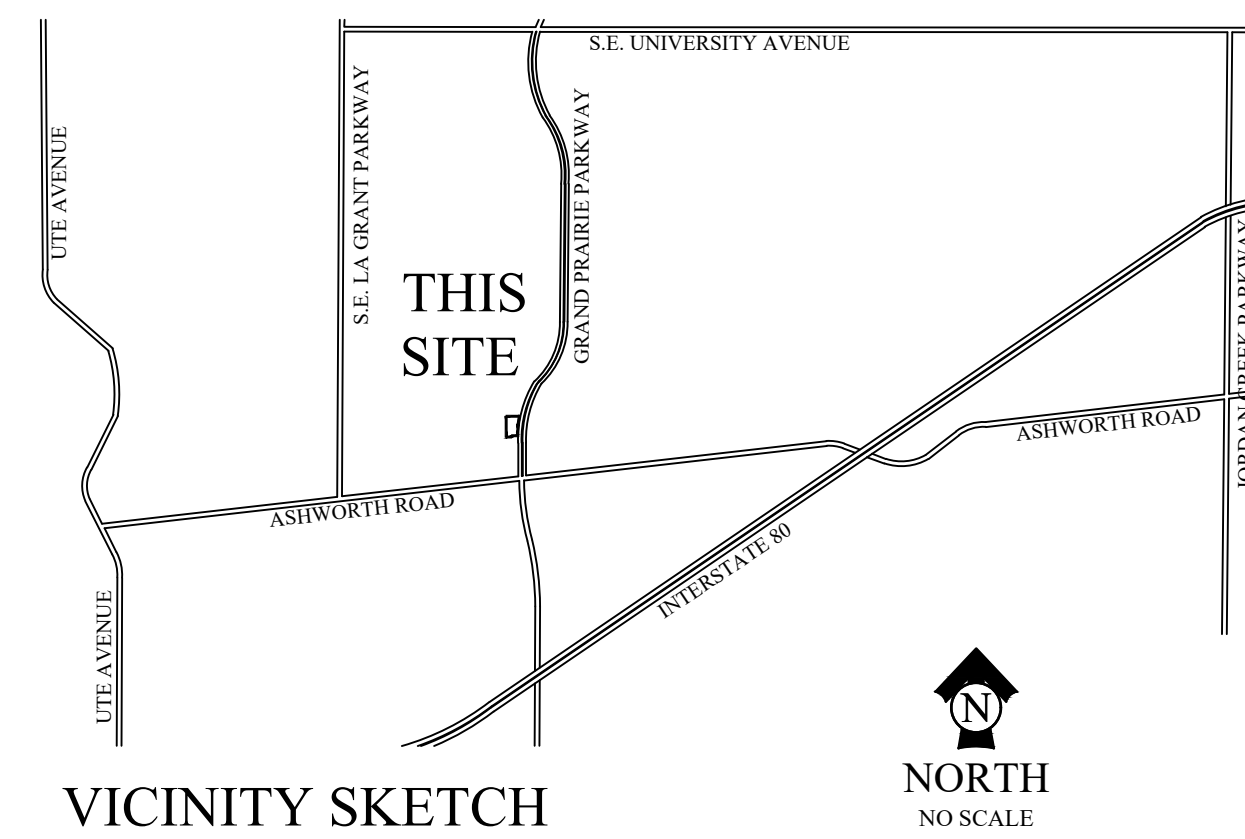
LEGAL DESCRIPTION

LOT 3 KEETOWN LOOP PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.  
SAID TRACT OF LAND CONTAINS 1.751 ACRES MORE OR LESS.

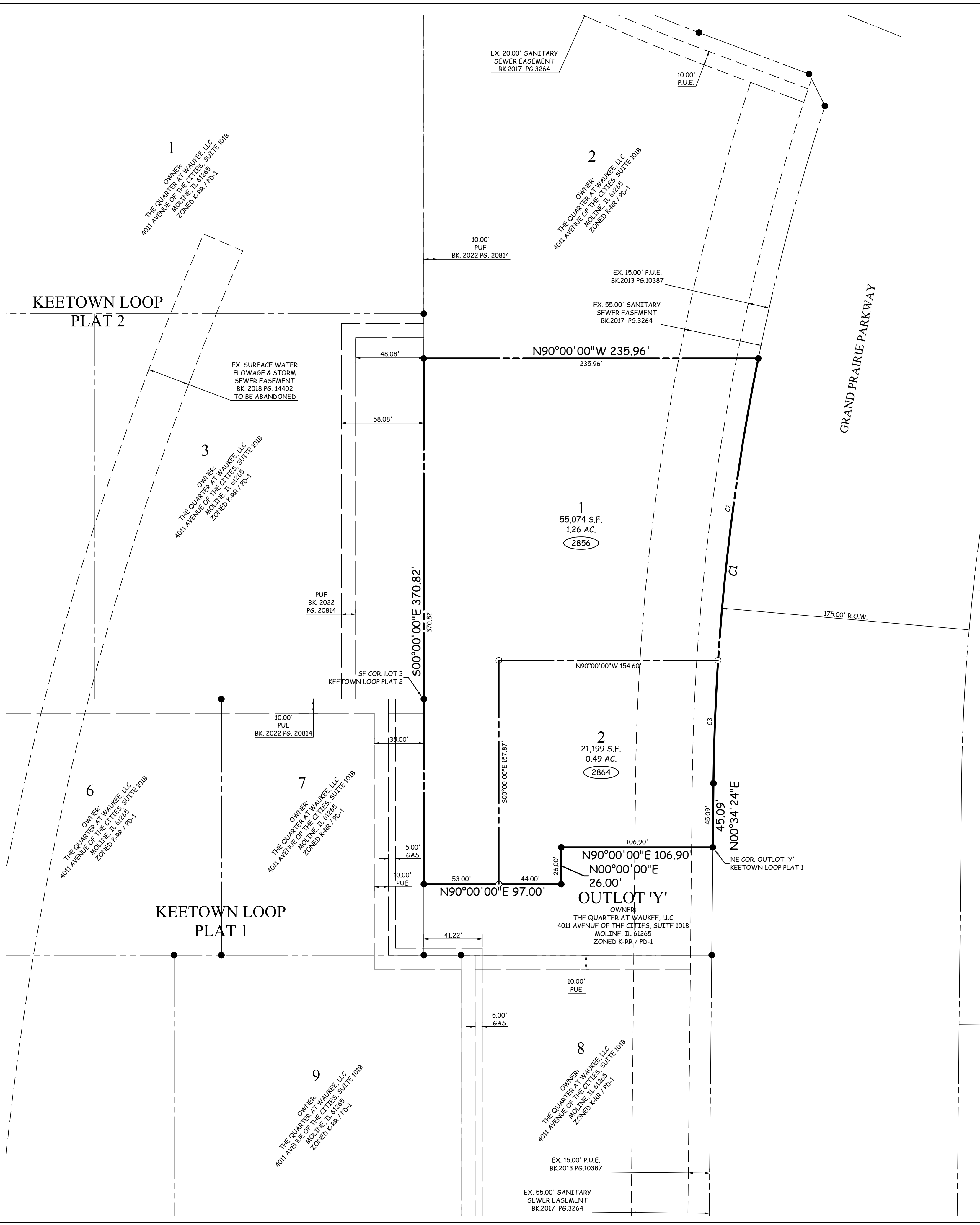
SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

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.
- ALL LOTS ARE ADDRESSED OFF OF GRAND PRAIRIE PARKWAY.



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	010°53'40"	1587.50	301.85	151.38	301.40	N06°01'07"E
C2	007°45'35"	1587.50	215.00	107.66	214.83	S07°35'10"W
C3	003°08'05"	1587.50	86.86	43.44	86.84	S02°08'20"W



LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER, AS 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  
13156

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

**COOPER CRAWFORD & Associates**  
Civil Engineers & Land Surveyors

475 S. 50TH STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-16-2023  
REVISIONS:

JOB NUMBER  
**CC 2703**

SCALE: 1"=40'  
AS-BUILT: X-XX-XXXX

FINAL PLAT  
KEETOWN LOOP PLAT 3

SHEET  
1 OF 1

