

KETTLESTONE RIDGE PLAT 8

FINAL PLAT

INDEX LEGEND
 LOCATION: PT E1/2 W1/2 AND PT W1/2 E1/2 SEC 4-78-26
 REQUESTOR: JERRY'S HOMES INC.
 PROPRIETOR: JERRY'S HOMES INC.
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°46'25"	1500.00'	124.97'	N24°58'35"W	124.94'
C2	10°44'32"	850.00'	159.36'	N21°59'32"W	159.13'
C3	16°50'09"	850.00'	249.76'	N08°12'11"W	248.87'
C4	7°59'52"	815.00'	113.76'	S16°51'46"E	113.67'
C5	1°37'14"	1000.00'	28.28'	N75°38'37"E	28.28'
C6	6°48'18"	650.00'	77.20'	N71°25'50"E	77.16'
C7	21°29'52"	700.00'	262.64'	N10°32'03"W	261.11'
C8	8°25'37"	700.00'	102.95'	N25°29'47"W	102.86'
C9	4°39'04"	670.00'	54.39'	N02°06'39"W	54.37'
C10	6°29'10"	670.00'	75.85'	N07°40'46"W	75.81'
C11	5°59'02"	670.00'	69.97'	N13°54'52"W	69.94'
C12	88°15'37"	25.00'	38.51'	N61°02'12"W	34.81'
C13	6°48'18"	620.00'	73.64'	S71°25'50"W	73.60'
C14	6°12'16"	680.00'	73.64'	N71°07'49"E	73.60'
C15	100°59'08"	25.00'	44.06'	N23°44'23"E	38.58'
C16	2°57'25"	670.00'	34.58'	N28°13'53"W	34.57'
C17	15°06'02"	34.50'	9.09'	N37°15'36"W	9.07'
C18	29°07'10"	34.50'	17.53'	N59°22'12"W	17.35'
C19	57°26'31"	55.50'	55.64'	N45°12'32"W	53.34'
C20	45°47'15"	55.50'	44.35'	N06°24'21"E	43.18'
C21	45°38'02"	55.50'	44.20'	N52°07'00"E	43.04'
C22	45°52'26"	55.50'	44.44'	S82°07'46"E	43.26'
C23	55°52'37"	55.50'	54.13'	S31°15'14"E	52.01'
C24	17°49'33"	55.50'	17.27'	S05°35'51"W	17.20'
C25	44°13'12"	34.50'	26.63'	N07°35'59"W	25.97'
C26	4°39'37"	730.00'	59.38'	S27°22'46"E	59.36'
C27	80°07'03"	25.00'	34.96'	S65°06'29"E	32.18'
C28	1°19'28"	1030.00'	23.81'	N75°29'43"E	23.81'
C29	0°17'46"	1030.00'	5.32'	N76°18'20"E	5.32'
C30	97°18'56"	25.00'	42.46'	N27°47'46"E	37.54'
C31	5°28'31"	815.00'	77.88'	N23°35'58"W	77.85'
C32	1°01'34"	815.00'	14.60'	N26°51'01"W	14.59'
C33	2°13'37"	1535.00'	59.66'	N26°14'59"W	59.66'
C34	2°32'48"	1535.00'	68.23'	N23°51'47"W	68.22'
C35	2°23'13"	1465.00'	61.03'	S23°46'59"E	61.03'
C36	2°23'12"	1465.00'	61.02'	S26°10'12"E	61.02'
C37	1°53'42"	885.00'	29.27'	S26°24'57"E	29.27'
C38	4°14'34"	885.00'	65.54'	S23°20'49"E	65.52'
C39	4°18'18"	885.00'	66.50'	S19°04'23"E	66.48'
C40	4°18'18"	885.00'	66.50'	S14°46'05"E	66.48'
C41	4°18'18"	885.00'	66.50'	S10°27'47"E	66.48'
C42	4°18'18"	885.00'	66.50'	S06°09'29"E	66.48'
C43	4°13'13"	885.00'	65.19'	S01°53'43"E	65.17'
C44	2°47'39"	815.00'	39.75'	N01°10'56"W	39.74'
C45	5°11'22"	815.00'	73.82'	N05°10'27"W	73.79'
C46	5°05'43"	815.00'	72.48'	N10°18'59"W	72.45'
C47	90°40'56"	25.00'	39.57'	N58°12'18"W	35.57'
C48	0°19'08"	970.00'	5.40'	S76°17'39"W	5.40'
C49	1°18'06"	970.00'	22.03'	S75°29'02"W	22.03'
C50	91°29'10"	25.00'	39.92'	S29°05'25"W	35.81'
C51	5°33'16"	730.00'	70.77'	S13°52'32"E	70.74'
C52	5°39'23"	730.00'	72.07'	S08°16'12"E	72.04'
C53	5°39'23"	730.00'	72.07'	S02°36'49"E	72.04'

OWNER / DEVELOPER

JERRY'S HOMES INC.
 CONTACT: ADAM GRUBB
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

DATE OF SURVEY

JULY 14, 2022

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

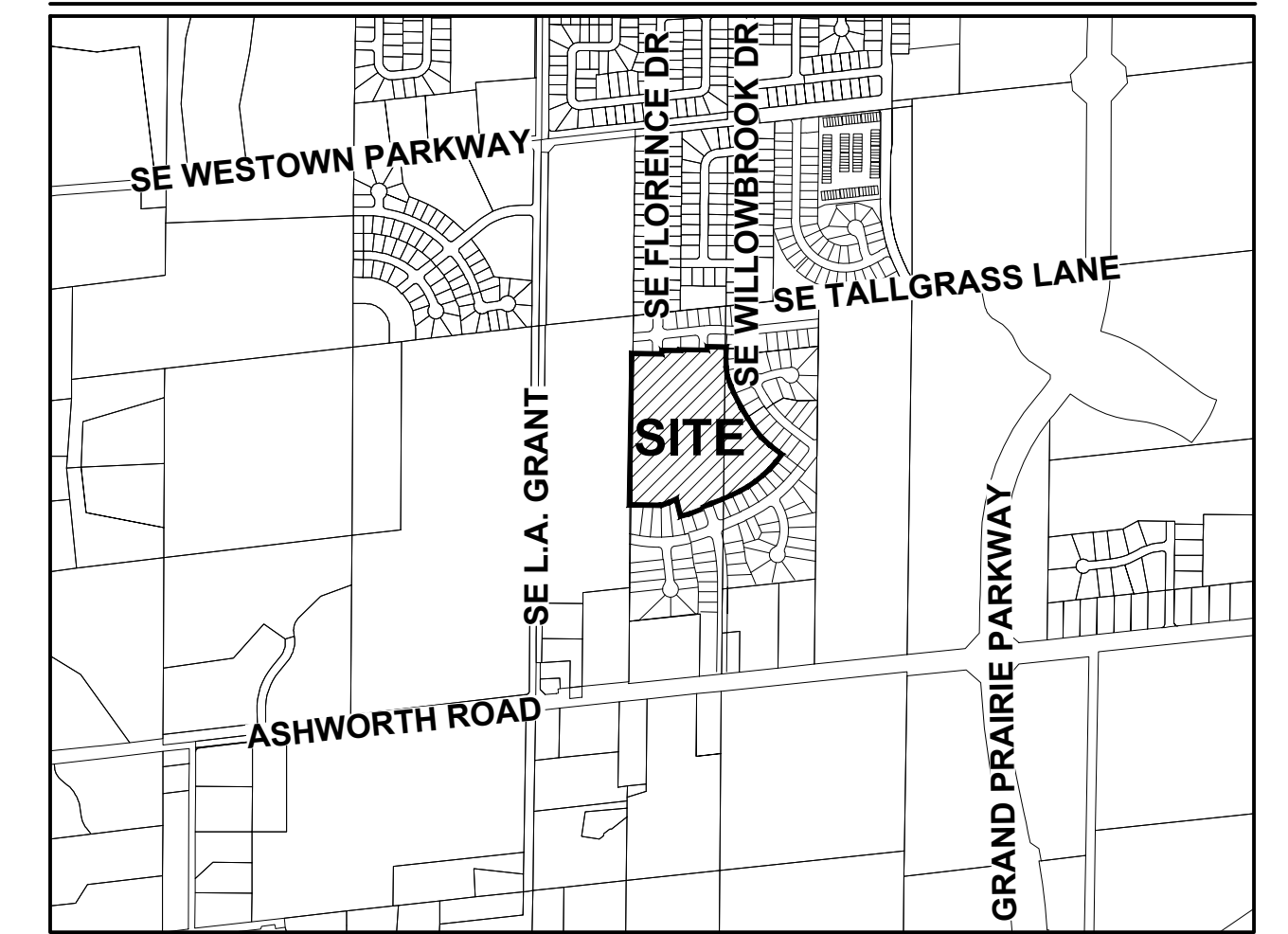
R-2

FRONT YARD: 30 FEET

SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE
 MAY BE REDUCED TO NOT LESS
 THAN 7 FEET

REAR YARD: 30 FEET

VICINITY MAP



WAUKEE, IOWA

PLAT DESCRIPTION

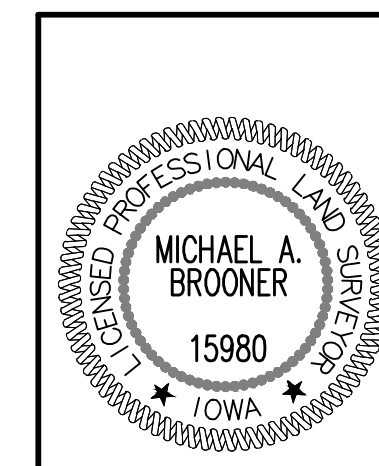
A PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KETTLESTONE RIDGE PLAT 5, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 00°09'25" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF, 1058.87 FEET TO THE SOUTHWEST CORNER OF KETTLESTONE RIDGE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°47'07" EAST ALONG THE SOUTHERLY LINE OF SAID KETTLESTONE RIDGE PLAT 1, A DISTANCE OF 209.30 FEET; THENCE NORTH 00°12'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 25.96 FEET; THENCE SOUTH 89°47'07" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 128.86 FEET; THENCE NORTH 00°12'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 7.18 FEET; THENCE SOUTH 89°47'07" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 188.64 FEET; THENCE NORTH 00°12'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 23.07 FEET; THENCE SOUTH 89°47'07" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 132.00 FEET TO THE SOUTHEAST CORNER OF LOT 16, SAID KETTLESTONE RIDGE PLAT 1; THENCE SOUTH 00°12'53" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND THE WESTERLY LINE OF KETTLESTONE RIDGE PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 75.00 FEET; THENCE SOUTH 01°18'25" EAST CONTINUING ALONG SAID WESTERLY LINE, 66.72 FEET; THENCE SOUTH 07°40'46" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.87 FEET; THENCE SOUTH 21°58'19" EAST CONTINUING ALONG SAID WESTERLY LINE, 76.00 FEET; THENCE SOUTH 22°36'03" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 28°13'52" EAST CONTINUING ALONG SAID WESTERLY LINE, 107.58 FEET; THENCE SOUTH 31°55'22" EAST CONTINUING ALONG SAID WESTERLY LINE, 83.07 FEET TO THE WEST CORNER OF LOT 10, KETTLESTONE RIDGE PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 33°51'24" EAST ALONG THE WESTERLY LINE OF SAID KETTLESTONE RIDGE PLAT 3, A DISTANCE OF 83.38 FEET; THENCE SOUTH 39°20'39" EAST CONTINUING ALONG SAID WESTERLY LINE, 83.86 FEET; THENCE SOUTH 48°13'34" EAST CONTINUING ALONG SAID WESTERLY LINE, 83.95 FEET; THENCE SOUTH 52°30'58" EAST CONTINUING ALONG SAID WESTERLY LINE, 102.07 FEET TO THE NORTH CORNER OF LOT 11, KETTLESTONE RIDGE PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 37°29'02" WEST ALONG THE NORTHERLY LINE OF SAID KETTLESTONE RIDGE PLAT 7, A DISTANCE OF 68.80 FEET; THENCE SOUTH 41°12'20" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.25 FEET; THENCE SOUTH 45°44'19" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.25 FEET; THENCE SOUTH 50°16'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.25 FEET; THENCE SOUTH 54°48'17" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.25 FEET; THENCE SOUTH 59°48'02" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.24 FEET; THENCE SOUTH 63°23'15" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.88 FEET; THENCE SOUTH 65°31'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 70.00 FEET; THENCE SOUTH 67°24'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 153.91 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH IS 10.41 FEET AND WHOSE CHORD BEARS SOUTH 22°23'09" EAST, 10.41 FEET; THENCE SOUTH 67°49'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 91.63 FEET; THENCE SOUTH 74°30'27" WEST CONTINUING ALONG SAID NORTHERLY LINE, 68.06 FEET TO THE NORTHWEST CORNER OF SAID KETTLESTONE RIDGE PLAT 7; THENCE NORTH 13°52'34" WEST CONTINUING ALONG THE EASTERLY LINE OF SAID KETTLESTONE RIDGE PLAT 5, A DISTANCE OF 123.66 FEET TO THE NORTHEAST CORNER OF SAID KETTLESTONE RIDGE PLAT 5; THENCE SOUTH 62°38'12" WEST ALONG THE NORTHERLY LINE OF SAID KETTLESTONE RIDGE PLAT 5, A DISTANCE OF 55.17 FEET; THENCE SOUTH 69°26'12" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.33 FEET; THENCE NORTH 89°50'35" WEST CONTINUING ALONG SAID NORTHERLY LINE, 223.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.22 ACRES (880,758 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

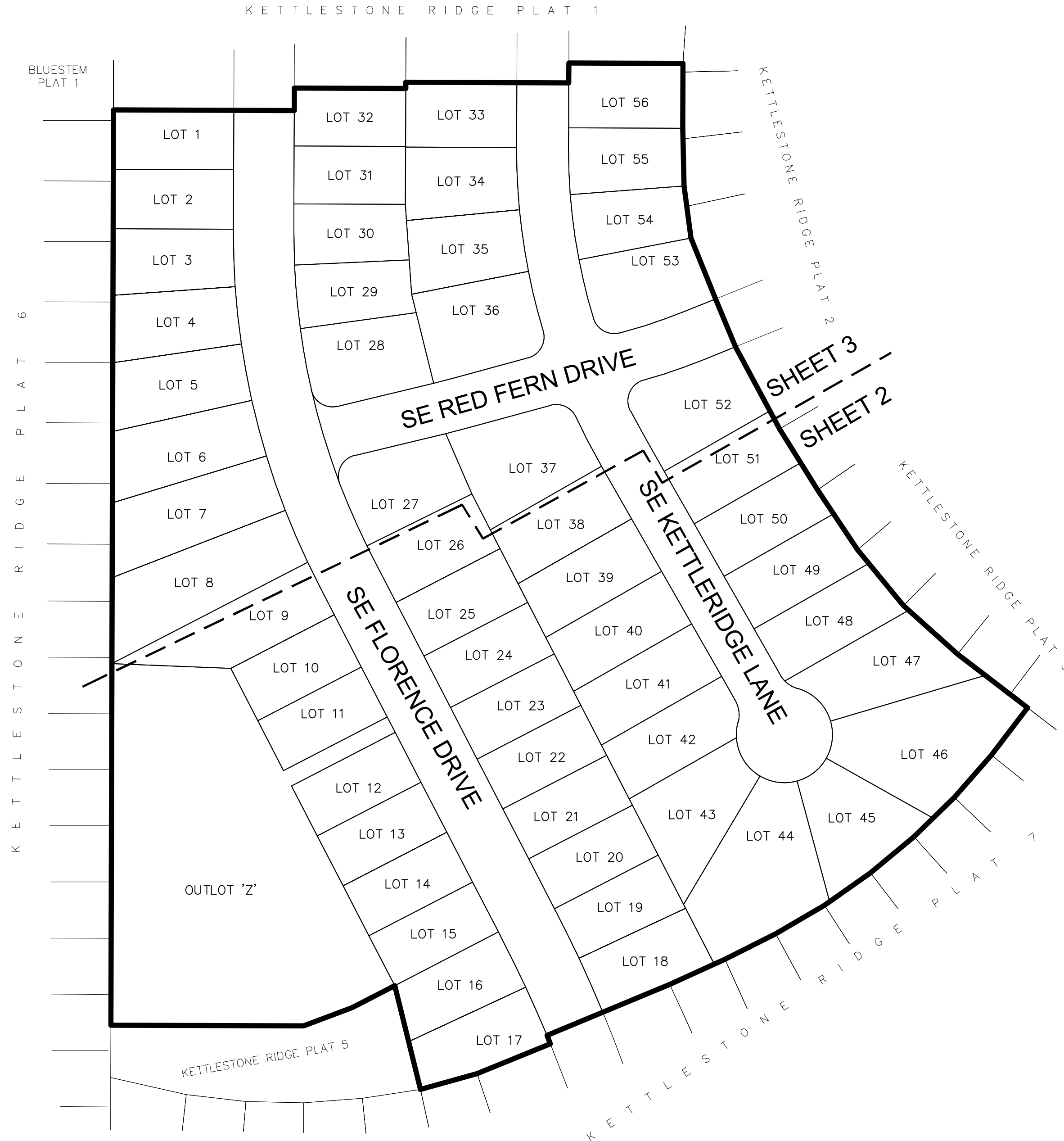


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 THROUGH 3



NOTES

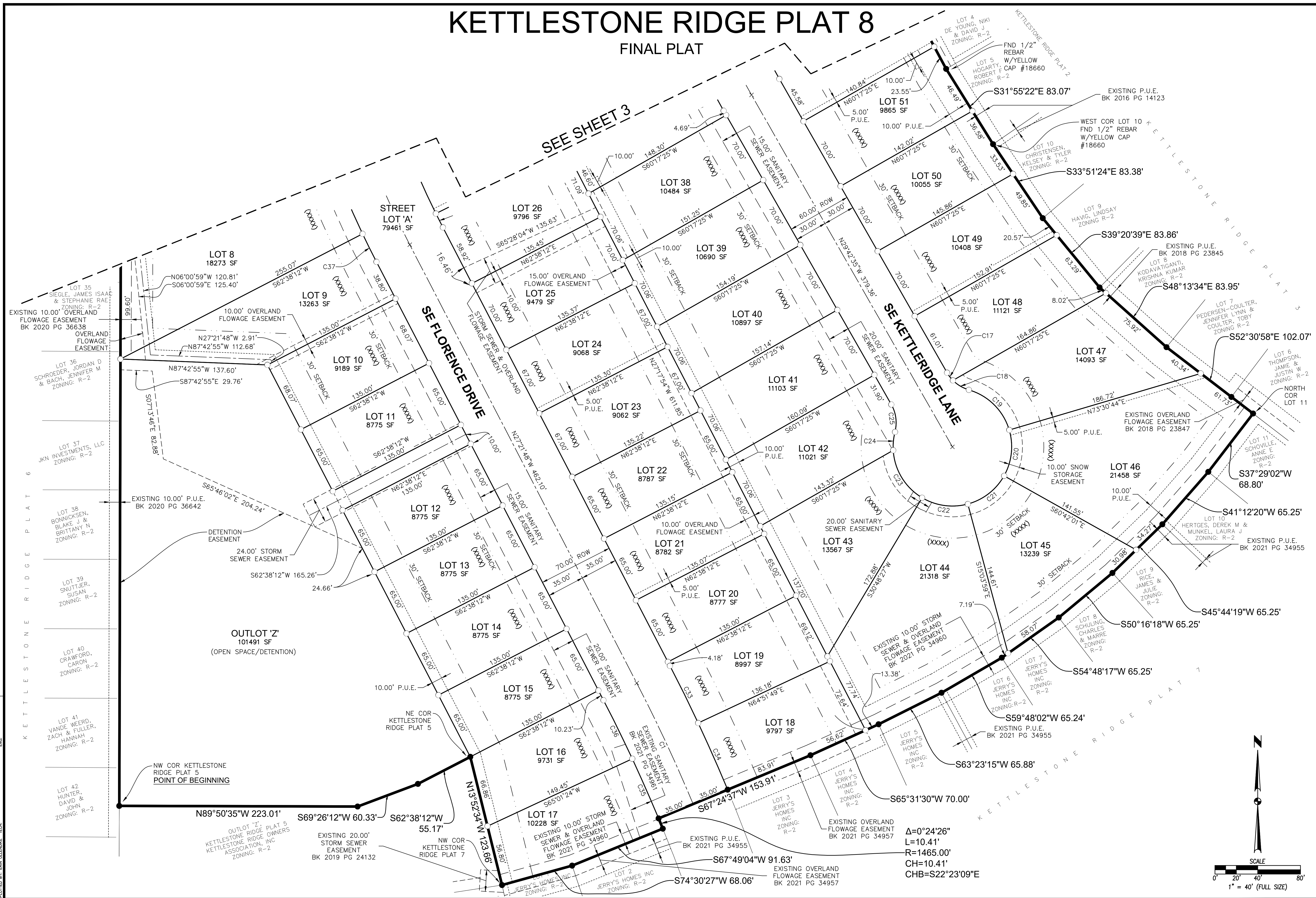
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

COMMENT: ENCL
 FILE: H:\2021\104321\104321-FINAL PLAT.DWG
 PLOTTED BY: ARA CALLENKIE DATE: 7/26/2022 12:09 PM

DATE		REVISIONS		FIRST SUBMITTAL		REVIEW:		TECH:		ENGINEER:	
07/26/22											
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400											
CIVIL DESIGN ADVANTAGE WAUKEE, IOWA											
KETTLESTONE RIDGE PLAT 8 FINAL PLAT											
1 / 3 2104.321											

KETTLESTONE RIDGE PLAT 8

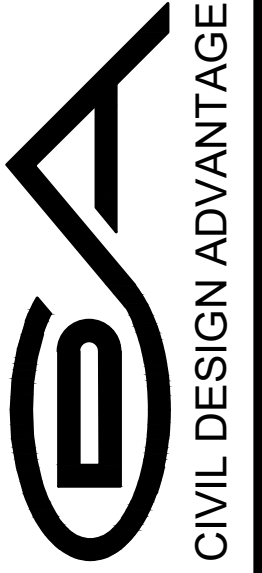
FINAL PLAT



SEE SHEET 3

DATE	07/26/22
REVISIONS	
FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 8
FINAL PLAT

2
 3

2104.321

COMMENTS:
 DATE PLOTTED: 7/26/2022 12:10 PM
 PLOTTED BY: ARA CALLENDER, INC.

KETTLESTONE RIDGE PLAT 6

