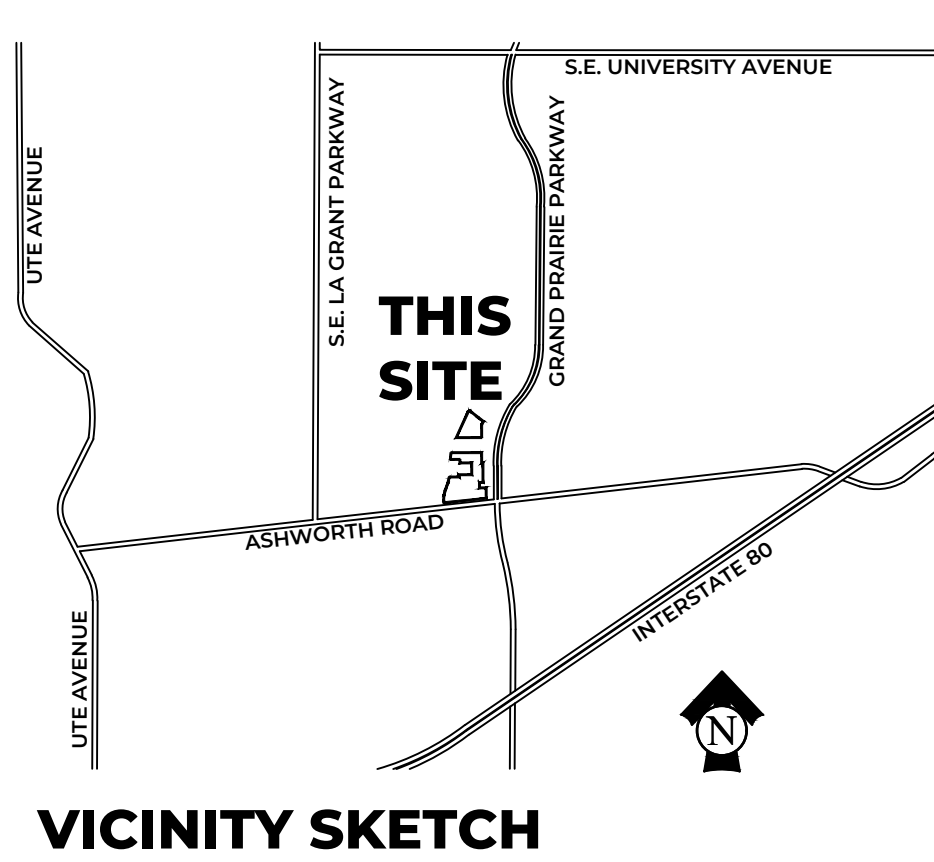
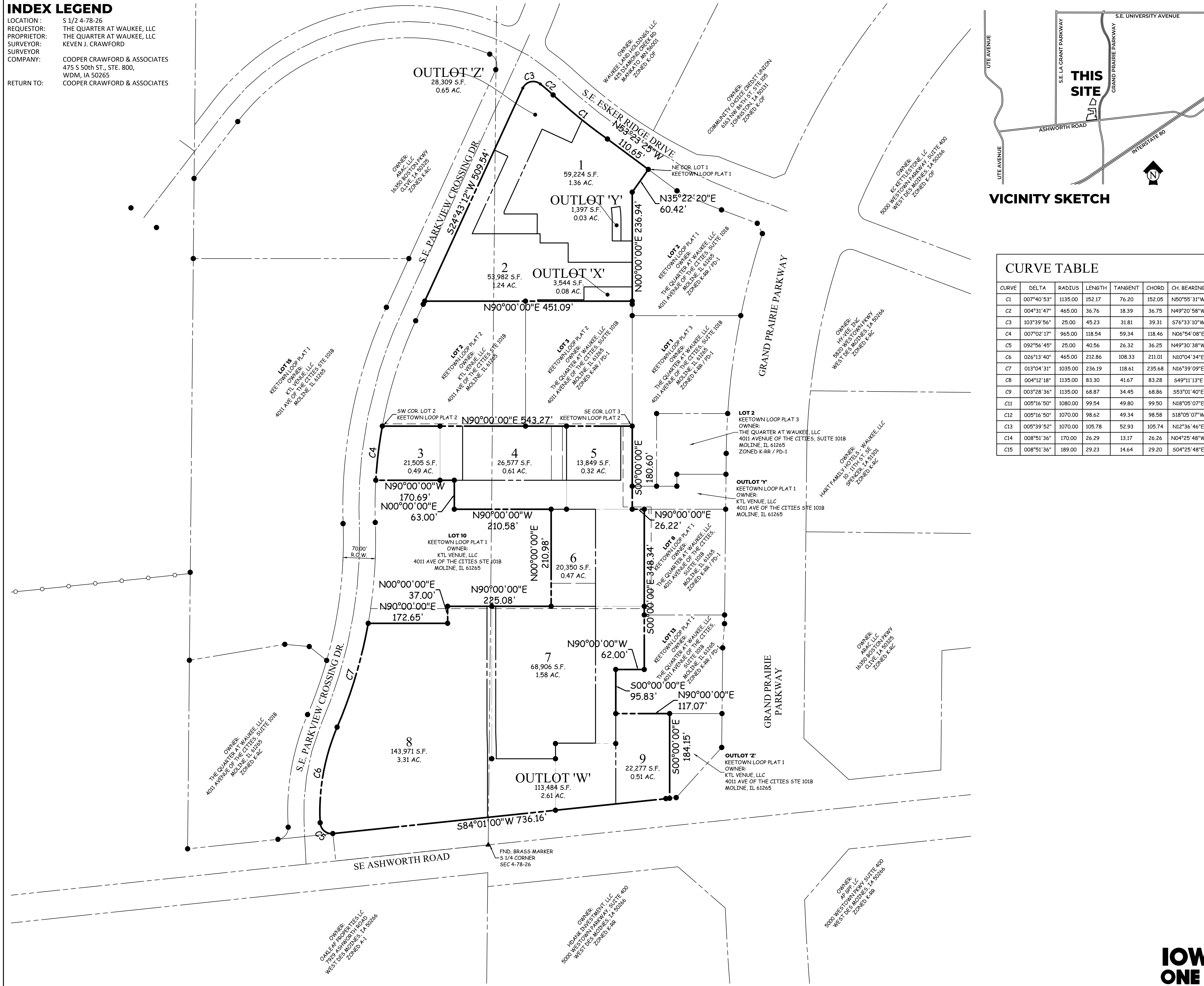


INDEX LEGEND

LOCATION: S 1/2 4-78-26
 REQUESTOR: THE QUARTER AT WAUKEE, LLC
 PROPRIETOR: THE QUARTER AT WAUKEE, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 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	007°40'53"	1135.00	152.17	76.20	152.05	N80°55'31"W
C2	004°31'47"	465.00	36.76	18.39	36.75	N49°20'58"W
C3	103°39'56"	25.00	45.23	31.81	39.31	S76°33'10"W
C4	007°02'17"	965.00	118.54	59.34	118.46	N06°54'08"E
C5	092°56'45"	25.00	40.56	26.32	36.25	N49°30'38"W
C6	026°13'40"	465.00	212.86	108.33	211.01	N10°04'34"E
C7	013°04'31"	1035.00	236.19	118.61	235.68	N16°39'09"E
C8	004°12'18"	1135.00	83.30	41.67	83.28	S49°11'13"E
C9	003°28'36"	1135.00	68.87	34.45	68.86	S53°01'40"E
C11	005°16'50"	1080.00	99.54	49.80	99.50	N18°05'07"E
C12	005°16'50"	1070.00	98.62	49.34	98.58	S18°05'07"W
C13	005°39'52"	1070.00	105.78	52.93	105.74	N12°36'46"E
C14	008°51'36"	170.00	26.29	13.17	26.26	N04°25'48"W
C15	008°51'36"	189.00	29.23	14.64	29.20	S04°25'48"E

FINAL PLAT
KEETOWN
LOOP PLAT 4

WAUKEE, IOWA
OWNER / DEVELOPER

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

LOTS 5, 6, 7, 9, 11, 12, AND 14 KEETOWN LOOP PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND
 LOT 1 KEETOWN LOOP PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 13.255 ACRES MORE OR LESS.
 SAID TRACT OF LAND 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 EGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.
- ALL LOTS ARE ADDRESSED OFF OF GRAND PRAIRIE PARKWAY.

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

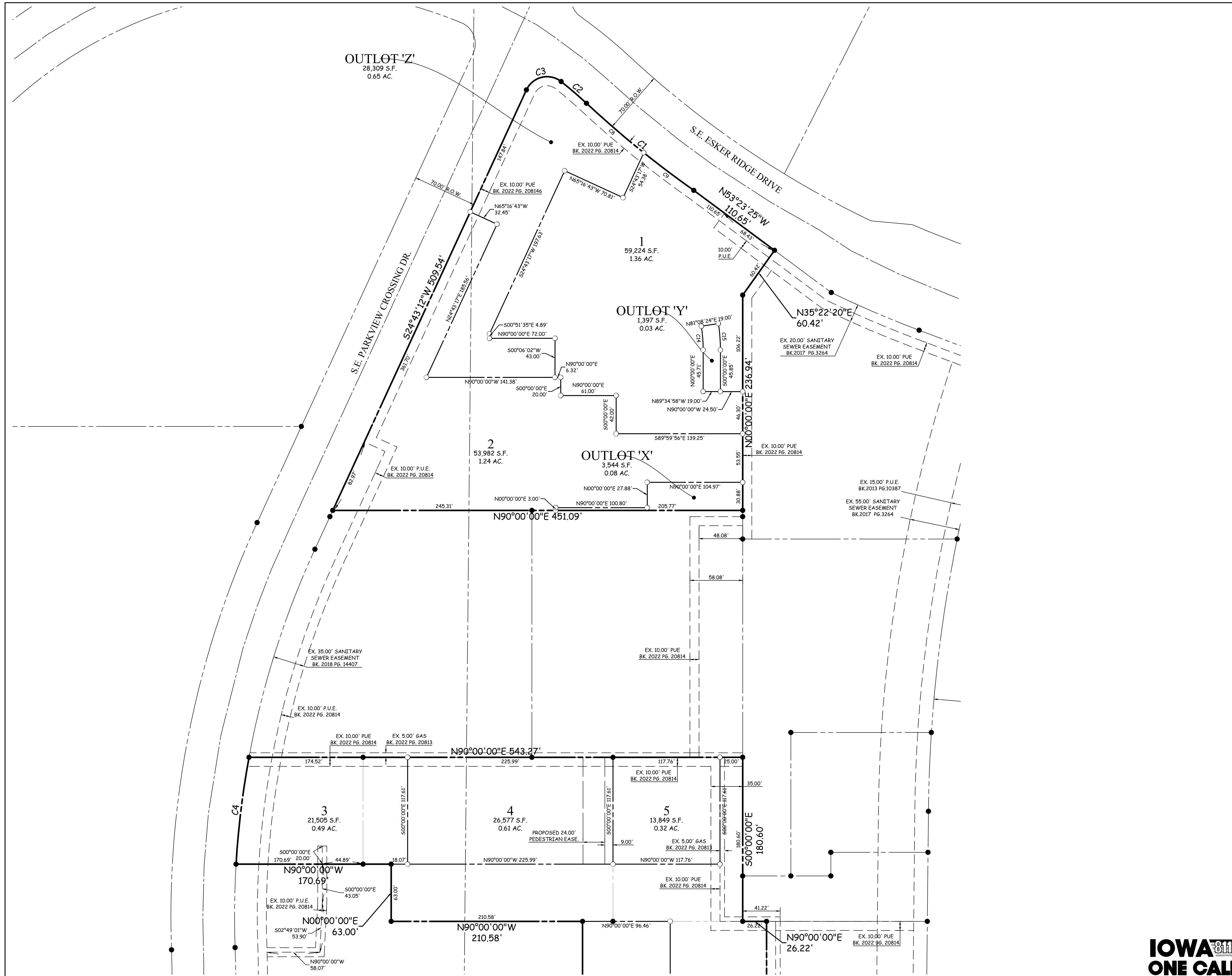
COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-16-2023
 REVISIONS:
 JOB NUMBER
CC 2753
 AS-BUILT: X-XX-XXXX
FINAL PLAT
KEETOWN LOOP PLAT 4
SHEET 1 OF 3



FINAL PLAT KEETOWN LOOP PLAT 4

WAUKEE, IOWA



LEGEND	
---	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
○	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
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N.R.	NOT RADIAL

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

SCALE: 1"=50'

DATE: 5-10-2023
REVISIONS:

JOB NUMBER
CC 2753

AS-BUILT: X-XX-XXXX

**FINAL PLAT
KEETOWN LOOP PLAT 4**

SHEET
2 OF 3



