

FINAL PLAT KEETOWN LOOP PLAT 3

WAUKEE, IOWA
OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
4011 AVENUE OF THE CITIES, SUITE 101B
MOULNIE, IL 61765

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

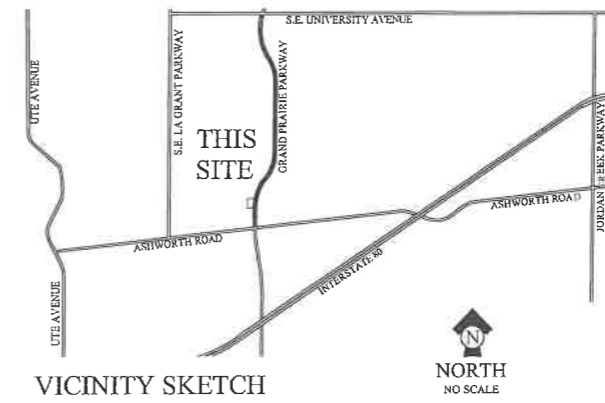
LEGAL DESCRIPTION

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°33'40"	1567.50	301.85	151.38	301.40	N06°01'07"E
C2	007°45'35"	1567.50	215.00	107.66	214.83	S07°35'10"W
C3	003°08'05"	1567.50	86.86	43.44	86.84	S02°08'20"W

Doc ID: 009073350014 Type: PLAT
Recorded: 06/26/2023 at 09:46:21 AM
Fee Amt: \$72.00 Page 1 of 14
Dallas County Iowa
ReNae Arnold RECORDER
File#
BK 2023 PG 8797

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

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 04/17/2023
SIGNED: [Signature]

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, P.L.S. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAID FOR 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

