

# LAUNCH TOWNHOMES AT KETTLESTONE

## FINAL PLAT

### INDEX LEGEND

LOCATION: PT PARCEL 'A' (BK 769 PG 35)  
PT PARCEL 'B' (BK 2007 PG 14243)  
LOT 3, SNYDER CORNER  
PT SW 1/4 SEC 4-78-26W  
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR BY: 31495 ASHWORTH ROAD, LLC  
PROPRIETOR: 1680 SW ANKENY RD STE 1B  
ANKENY, IA 50023

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE  
& RETURN TO: 4121 NW URBAN DALE DRIVE  
URBAN DALE, IA 50322  
PH: 515-369-4400

**FINAL PLAT**  
APPROVED BY: Waukee City Council  
DATE: 01/16/2023  
SIGNED: *Matthew J. Thomas*



Doc ID: 009092630031 Type: PLAT  
Recorded: 07/27/2023 at 10:47:20 AM  
Fee Amt: \$157.00 Page 1 of 31  
Dallas County Iowa  
ReNae Arnold RECORDER  
File#

BK 2023 PG 10725

REVISIONS	DATE
FIFTH SUBMITTAL	06-05-23
FOURTH SUBMITTAL	12-15-22
THIRD SUBMITTAL	11-28-22
SECOND SUBMITTAL	11-9-22
FIRST SUBMITTAL	10-5-22

### 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C2	90°00'00"	6.50'	10.21'	N44°29'31"W	9.19'
C3	90°00'00"	40.00'	62.83'	S44°29'31"E	56.57'
C4	90°00'00"	46.50'	73.04'	S44°29'31"E	65.76'
C5	90°00'00"	15.00'	23.56'	S44°29'31"E	21.21'
C6	90°00'00"	15.00'	23.56'	S45°30'29"W	21.21'
C7	90°00'00"	15.00'	23.56'	N45°30'29"E	21.21'
C8	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C9	90°00'00"	15.00'	23.56'	S45°30'29"W	21.21'
C10	90°00'00"	15.00'	23.56'	S44°29'31"E	21.21'
C11	90°00'00"	15.00'	23.56'	N45°30'29"E	21.21'
C12	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C13	90°00'00"	15.00'	23.56'	S45°30'29"W	21.21'
C14	90°00'00"	15.00'	23.56'	S44°29'31"E	21.21'
C15	90°00'00"	15.00'	23.56'	N45°30'29"E	21.21'
C16	90°00'00"	15.00'	23.56'	N44°29'31"W	21.21'
C17	60°31'44"	46.50'	49.12'	N51°22'58"W	46.87'
C18	102°35'15"	30.00'	53.71'	N32°19'50"E	46.82'
C19	96°53'02"	20.00'	33.82'	N47°56'02"W	29.93'

### OWNER / DEVELOPER

31495 ASHWORTH ROAD, LLC  
1680 SW ANKENY ROAD, SUITE 1B  
ANKENY, IOWA 50023  
CONTACT: NICK JENSEN  
EMAIL: NICK@CALIBERIOWA.COM  
PH: (515) 290-9359

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBAN DALE DRIVE  
URBAN DALE, IA 50322

### ZONING

K-MF-STACKED MEDIUM

### BULK REGULATIONS

FRONT: 20 FEET FOR ACCESSORY STRUCTURES, NONE FOR PRINCIPAL PERMITTED  
SIDE: 5 FEET FOR ACCESSORY STRUCTURES  
30 FEET FOR PRINCIPAL PERMITTED STRUCTURES IF ADJACENT TO ADJOINING SINGLE-FAMILY  
REAR: 5 FEET FOR ACCESSORY STRUCTURES  
30 FEET FOR PRINCIPAL PERMITTED STRUCTURES IF ADJACENT TO ADJOINING SINGLE-FAMILY

### DATE OF SURVEY

SEPTEMBER 29, 2022

### PLAT DESCRIPTION

LOT 3, SNYDER CORNER, AN OFFICIAL PLAT

AND

A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 769, PAGE 35, BEING A PART OF THE SOUTHWEST QUARTER

AND

A PART OF PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 14243, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

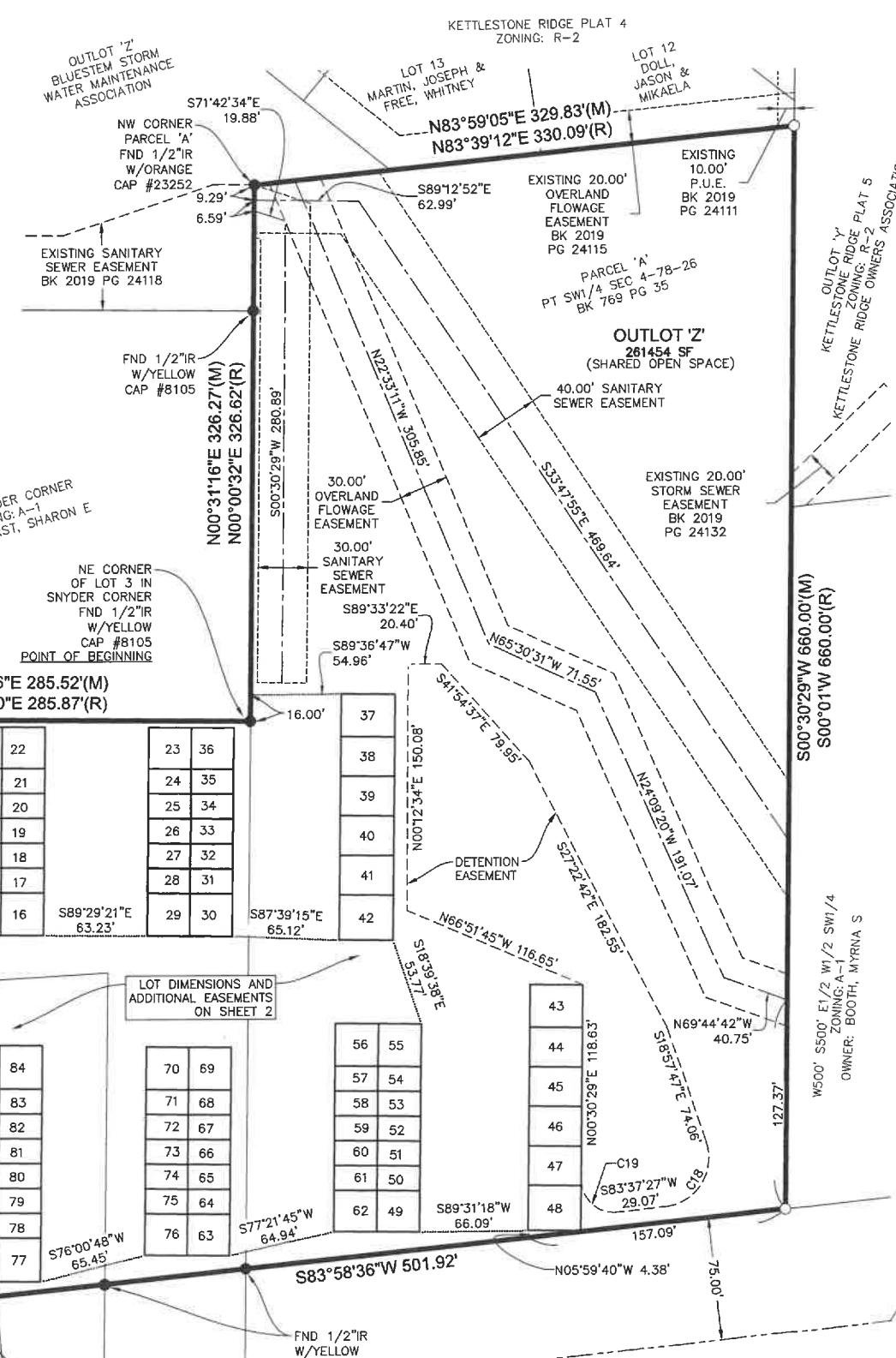
AND

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

ALL BEING 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 NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°31'16" EAST ALONG THE WEST LINE OF SAID PARCEL 'A', 326.27 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 83°59'05" EAST ALONG THE NORTH LINE OF SAID PARCEL 'A', 329.83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 00°30'29" WEST ALONG THE EAST LINE OF SAID PARCEL 'A', 660.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ASHWORTH ROAD; THENCE SOUTH 83°58'36" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 501.92 FEET; THENCE SOUTH 06°12'53" EAST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET; THENCE SOUTH 83°58'36" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 93.41 FEET TO THE EAST RIGHT OF WAY LINE OF SE L.A. GRANT PARKWAY; THENCE NORTH 44°51'00" WEST ALONG SAID EAST RIGHT OF WAY LINE, 49.64 FEET; THENCE NORTH 00°30'29" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 190.92 FEET; THENCE NORTH 86°43'29" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 10.02 FEET; THENCE NORTH 00°30'29" EAST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 167.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°29'46" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 285.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.38 ACRES (321,409 SQUARE FEET).

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



W1/4 CORNER  
SEC 4-78-26  
FND MAG NAIL  
BK 2008 PG 4457

SE L.A. GRANT PARKWAY  
N00°30'29"E 2846.35'

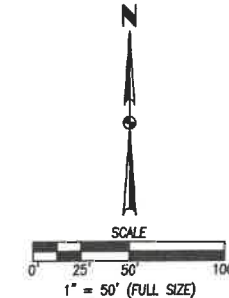
FND 1/2"IR  
W/YELLOW  
CAP #8105

FND 5/8"IR  
W/YELLOW  
CAP #7995

N44°51'00"W 49.64'(M)  
N45°48'56"W 49.63'(R)

SW CORNER  
SEC 4-78-26  
FND 1/2"IR  
BK 2007 PG 9351

FILE: H:\2023\20230105\20230105-01\PLAT\PLAT.DWG  
DATE: 01/16/2023 2:08 PM  
DRAWN BY: MAT THOMAS  
CHECKED BY: MAT THOMAS



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.

*Matthew J. Thomas*  
MATTHEW J. THOMAS, P.L.S.  
DATE: 01/25/23

LICENSE NUMBER 19968  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 AND 2

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

CIVIL DESIGN ADVANTAGE  
ENGINEER: [Signature]  
TECH: [Signature]  
REVIEW: [Signature]

LAUNCH TOWNHOMES AT KETTLESTONE  
FINAL PLAT

2202.105

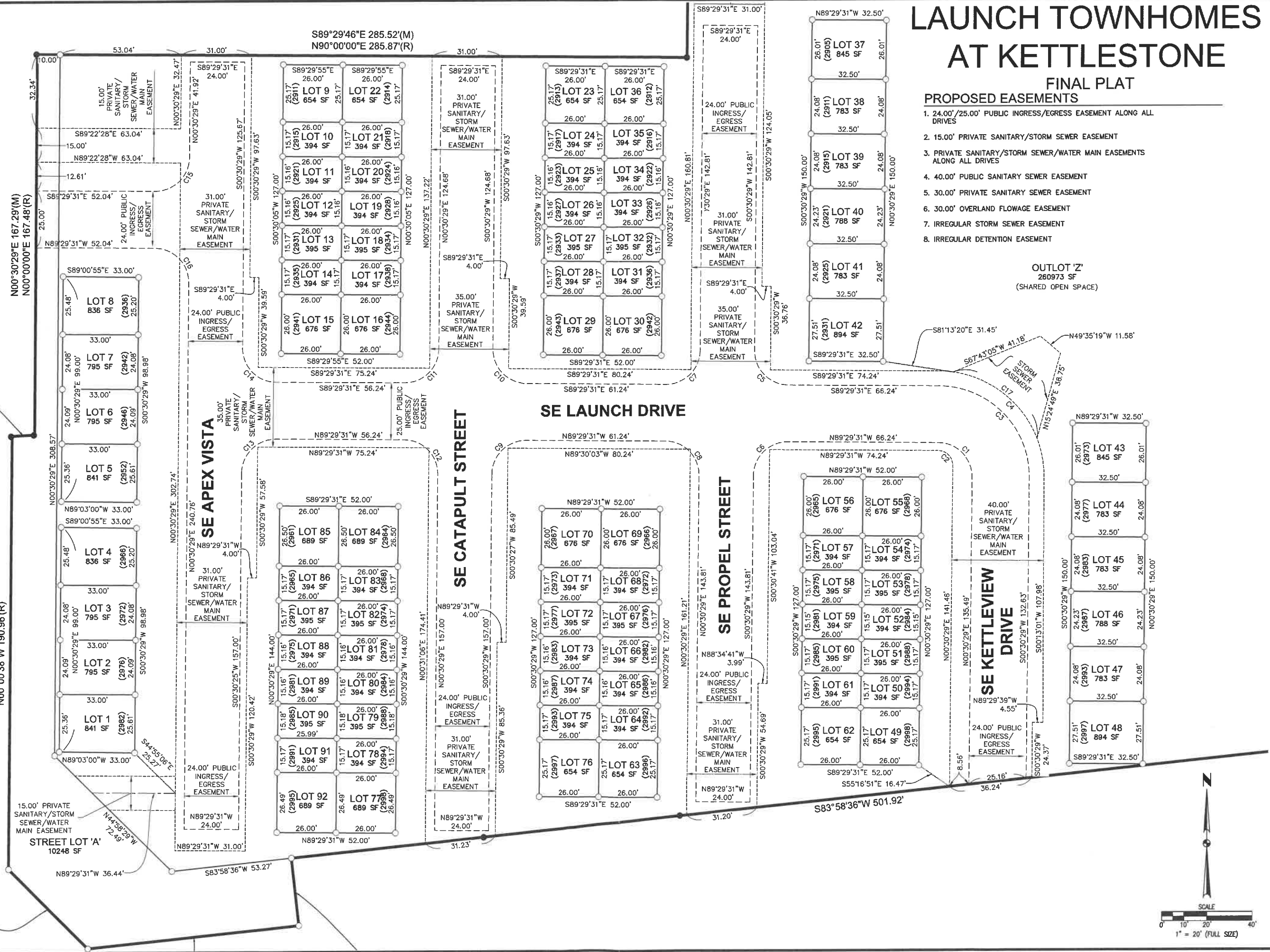
# LAUNCH TOWNHOMES AT KETTLESTONE

## FINAL PLAT

### PROPOSED EASEMENTS

- 24.00'/25.00' PUBLIC INGRESS/EGRESS EASEMENT ALONG ALL DRIVES
- 15.00' PRIVATE SANITARY/STORM SEWER EASEMENT
- PRIVATE SANITARY/STORM SEWER/WATER MAIN EASEMENTS ALONG ALL DRIVES
- 40.00' PUBLIC SANITARY SEWER EASEMENT
- 30.00' PRIVATE SANITARY SEWER EASEMENT
- 30.00' OVERLAND FLOWAGE EASEMENT
- IRREGULAR STORM SEWER EASEMENT
- IRREGULAR DETENTION EASEMENT

OUTLOT 'Z'  
260973 SF  
(SHARED OPEN SPACE)



REVISIONS	DATE
FIFTH SUBMITTAL	10-05-23
FOURTH SUBMITTAL	12-15-22
THIRD SUBMITTAL	11-29-22
SECOND SUBMITTAL	11-3-22
FIRST SUBMITTAL	10-5-22

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



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FINAL PLAT

FILE IN: \WORKING\2023\05\LAUNCH TOWNHOMES AT KETTLESTONE\DWG\LAUNCH TOWNHOMES AT KETTLESTONE\_FINAL.PLT  
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