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

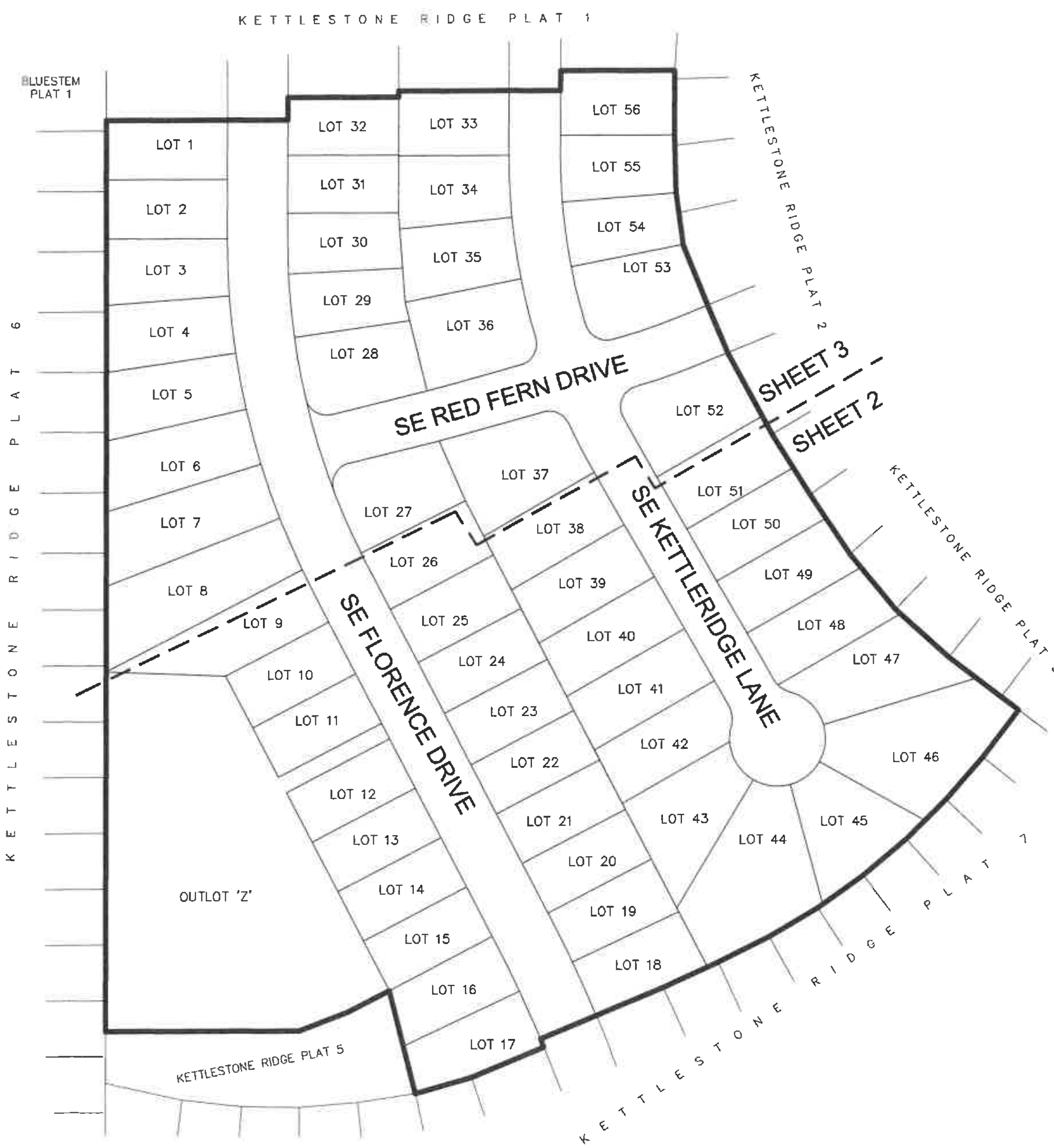
FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 08/07/2023

SIGNED: [signature]

Doc ID: 009102830037 Type: PLAT
Recorded: 08/11/2023 at 09:03:40 AM
Fee Amt: $187.00 Page 1 of 37
Dallas County Iowa
ReNae Arnold RECORDER
File#
BK 2023 PG 11745



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

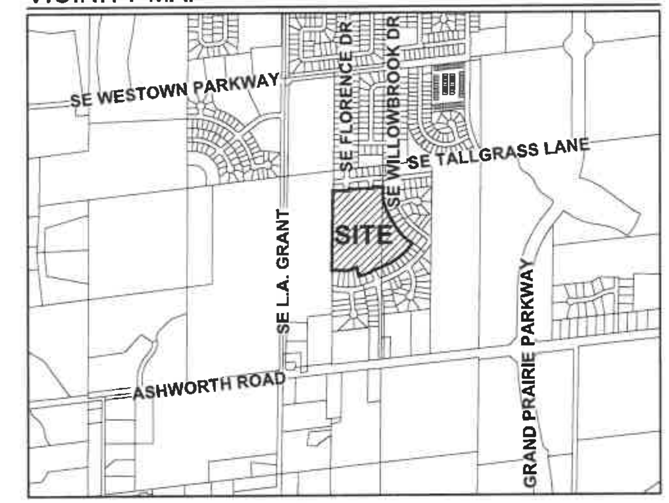
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET

REAR YARD: 30 FEET

MINIMUM LOT WIDTH: 65 FEET

MINIMUM LOT AREA: 8000 SQUARE 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.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED
4. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
5. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. LOTS 47-48 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

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		

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

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.

[signature] 8-1-2023

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

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

FILE: H:\2021\2104321\DWG\2104321-FINAL PLAT.DWG
FILE DATE: 7/28/23 DATE PLOTTED: 8/1/2023 9:25 AM
PLOTTED BY: CARTER YOUNGBLOOD
COMMENT:
TECH:
ENG:

DATE	REVISIONS
08/01/23	REVISED
07/29/23	FINAL SUBMITTAL
05/26/23	REVISED
07/26/22	FIRST SUBMITTAL

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 8
FINAL PLAT

2104.321

KETTLESTONE RIDGE PLAT 8

FINAL PLAT

SEE SHEET 3

STREET LOT 'A' 79461 SF

SE FLORENCE DRIVE

SE KETTLERIDGE LANE

KETTLESTONE RIDGE PLAT 6

KETTLESTONE RIDGE PLAT 5

KETTLESTONE RIDGE PLAT 7

KETTLESTONE RIDGE PLAT 3

LOT 8 18273 SF

LOT 9 13263 SF

LOT 10 9189 SF

LOT 11 8775 SF

LOT 12 8775 SF

LOT 13 8775 SF

LOT 14 8775 SF

LOT 15 8775 SF

LOT 16 9731 SF

LOT 17 10228 SF

LOT 18 9797 SF

LOT 19 8997 SF

LOT 20 8777 SF

LOT 21 8782 SF

LOT 22 8787 SF

LOT 23 9062 SF

LOT 24 9068 SF

LOT 25 9479 SF

LOT 26 9796 SF

LOT 38 10484 SF

LOT 39 10690 SF

LOT 40 10897 SF

LOT 41 11103 SF

LOT 42 11021 SF

LOT 43 13567 SF

LOT 44 21318 SF

LOT 45 13239 SF

LOT 46 21458 SF

LOT 47 14093 SF

LOT 48 11121 SF

LOT 49 10408 SF

LOT 50 10055 SF

LOT 51 9865 SF

STREET LOT 'B' 82034 SF

OUTLOT 'Z' 101491 SF (OPEN SPACE/DETENTION)

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2020 PG 36638

OVERLAND FLOWAGE EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

EXISTING 10.00' P.U.E. BK 2020 PG 36642

DETENTION EASEMENT

24.00' STORM SEWER EASEMENT

15.00' OVERLAND FLOWAGE EASEMENT

5.00 OVERLAND FLOWAGE EASEMENT

STORM SEWER & OVERLAND FLOWAGE EASEMENT (WIDTH VARIES)

15.00' SANITARY SEWER EASEMENT

20.00' SANITARY SEWER EASEMENT

EXISTING SANITARY SEWER EASEMENT BK 2021 PG 34961

EXISTING 10.00' STORM SEWER & OVERLAND FLOWAGE EASEMENT BK 2021 PG 34960

EXISTING 20.00' STORM SEWER EASEMENT BK 2019 PG 24132

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2016 PG 14122

EXISTING 5.00' P.U.E. BK 2016 PG 14123

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2018 PG 23847

EXISTING 10.00' P.U.E. BK 2018 PG 23845

EXISTING 5.00 P.U.E. BK 2021 PG 34955

EXISTING 10.00' P.U.E. BK 2021 PG 34955

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2021 PG 34957

EXISTING 10.00' STORM SEWER & OVERLAND FLOWAGE EASEMENT BK 2021 PG 34960

10.00' P.U.E.

5.00' P.U.E.

10.00' SNOW STORAGE EASEMENT

20.00' SANITARY SEWER EASEMENT

NW COR KETTLESTONE RIDGE PLAT 5 POINT OF BEGINNING

NE COR KETTLESTONE RIDGE PLAT 5

NW COR KETTLESTONE RIDGE PLAT 7

NORTH COR LOT 11

WEST COR LOT 10 FND 1/2" REBAR W/YELLOW CAP #18660

FND 1/2" REBAR W/YELLOW CAP #18660

LOT 4 DE YOUNG, NIKI & DAVID J ZONING: R-2

LOT 5 HOGARTY, ROBERT F ZONING: R-2

LOT 10 CHRISTENSEN, KELSEY & TYLER ZONING: R-2

LOT 9 HAMG, LINDSAY ZONING R-2

LOT 8 KODAVATIGANTI, KRISHNA KUMAR ZONING: R-2

LOT 7 PEDERSEN-COULTER, JENNIFER LYNN & COULTER, TOBY ZONING R-2

LOT 6 THOMPSON, JAMIE & JUSTIN W ZONING: R-2

LOT 11 SCHOVILLE, ANNE E ZONING: R-2

LOT 10 HERTGES, DEREK M & MUNKEL, LAURA J ZONING: R-2

LOT 9 RICE, JAMES & JULIE ZONING: R-2

LOT 8 SCHULING, CHARLES & MARRE ZONING: R-2

LOT 7 JERRY'S HOMES INC ZONING: R-2

LOT 6 JERRY'S HOMES INC ZONING: R-2

LOT 5 JERRY'S HOMES INC ZONING: R-2

LOT 4 JERRY'S HOMES INC ZONING: R-2

LOT 3 JERRY'S HOMES INC ZONING: R-2

LOT 2 JERRY'S HOMES INC ZONING: R-2

LOT 1

LOT 35 SIEGLE, JAMES ISAAC & STEPHANIE RAE ZONING: R-2

LOT 36 SCHROEDER, JORDAN D & BACH, JENNIFER M ZONING: R-2

LOT 37 JKN INVESTMENTS, LLC ZONING: R-2

LOT 38 BONNICKSEN, BLAKE J & BRITTANY N ZONING: R-2

LOT 39 SNUTTJER, SUSAN ZONING: R-2

LOT 40 CRAWFORD, CARON ZONING: R-2

LOT 41 VANDE WEERD, ZACH & FULLER, HANNAH ZONING: R-2

LOT 42 HUNTER, DAVID & JOHN ZONING: R-2

OUTLOT 'Z' KETTLESTONE RIDGE PLAT 5 KETTLESTONE RIDGE OWNER'S ASSOCIATION, INC ZONING: R-2

N89°50'35"W 223.01'(M&R)

S69°26'12"W 60.33'(M&R)

S62°38'12"W 55.17'(M&R)

N13°52'34"W 123.66'(M&R)

S67°24'37"W 153.91'(M&R)

S65°31'30"W 70.00'(M&R)

S63°23'15"W 65.88'(M&R)

S59°48'02"W 65.24'(M&R)

S54°48'17"W 65.25'(M&R)

S50°16'18"W 65.25'(M&R)

S45°44'19"W 65.25'(M&R)

S41°12'20"W 65.25'(M&R)

S37°29'02"W 68.80'(M&R)

S52°30'58"E 102.07'(M&R)

S48°13'34"E 83.95'(M&R)

S39°20'39"E 83.86'(M&R)

S31°55'22"E 83.07'(M&R)

S33°51'24"E 83.38'(M&R)

S67°49'04"W 91.63'(M&R)

S74°30'27"W 68.06'(M&R)

Δ=0°24'26" L=10.41' R=1465.00' CH=10.41' CHB=S22°23'09"E (M&R)

N87°42'55"W 137.60'

N87°42'55"W 29.76'

N07°13'46"W 82.88'

N65°46'02"W 204.24'

S62°38'12"W 165.26'

N27°21'48"W 462.10'

N27°21'48"W 413.07'

N29°42'25"W 379.36'

S30°48'27"W 172.88'

S15°05'59"E 144.81'

S06°00'59"E 120.81'

S06°00'59"E 125.40'

S27°21'48"E 2.91'

S87°42'55"E 112.68'

N60°17'25"E 140.84'

N60°17'25"E 142.02'

N60°17'25"E 145.86'

N60°17'25"E 152.91'

N60°17'25"E 164.86'

N73°30'44"E 186.72'

S60°17'25"W 148.30'

S60°17'25"W 151.25'

S60°17'25"W 154.19'

S60°17'25"W 157.14'

S60°17'25"W 160.08'

S60°17'25"W 143.32'

S80°42'01"E 141.55'

S65°28'04"W 135.63'

N62°38'12"E 135.45'

N62°38'12"E 135.37'

N62°38'12"E 135.30'

N62°38'12"E 135.22'

N62°38'12"E 135.15'

N62°38'12"E 135.07'

N64°51'49"E 136.18'

S65°01'24"W 149.45'

S62°38'12"W 135.00'

N27°17'54"W 611.85'

255.07' S62°38'12"W

99.60'

68.07'

65.00'

58.92'

46.60'

15.46'

45.58'

49.49'

38.58'

33.53'

49.85'

20.57'

63.29'

8.02'

75.92'

40.34'

61.73'

34.27'

30.98'

58.07'

7.19'

13.38'

72.64'

71.74'

56.62'

83.91'

56.80'

66.86'

68.17'

70.06'

70.00'

60.00' ROW

30.00'

35.00'

31.90'

4.69'

4.18'

10.23'

(2670) (2680) (2685) (2690) (2705) (2710) (2715) (2720) (2725) (2730) (2735) (2740) (2745) (2750) (2755) (2760) (2765) (2770) (2775) (2780) (2580) (2590) (2600) (2610) (2620) (2630) (2635) (2640) (2645) (2395) (2605) (2615) (2625)

C17 C18 C19 C20 C21 C22 C23 C24 C25 C33 C34 C35 C36 C37

30' SETBACK

5.00' OVERLAND FLOWAGE EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

20.00' SANITARY SEWER EASEMENT

10.00' P.U.E.

5.00' P.U.E.

NORTH

SCALE 0 20' 40' 80' 1" = 40' (FULL SIZE)

REVISIONS	DATE
REVISED	08/01/23
FINAL SUBMITTAL	07/28/23
REVISED	05/26/23
FIRST SUBMITTAL	07/28/22

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 8

FINAL PLAT

2 / 3

2104.321

FILE: N:\2021\2104321\DWG\2104321-FINAL PLAT.DWG
PLOT DATE: 7/28/2023 9:25 AM PLOTTED BY: CARTER YOUNGBLOOD

COMMENT:
TECH:
ENG:

KETTLESTONE RIDGE PLAT 8

FINAL PLAT

KETTLESTONE RIDGE PLAT 1

EXISTING 10.00' P.U.E. BK 2016 PG 7687

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2016 PG 7687

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2014 PG 14576

LOT 19 KIRKE, MATTHEW R ZONING: R-2

N00°12'53"E 25.96'(M&R)

EXISTING 5.00' P.U.E. BK 2016 PG 7687

FND 1/2" REBAR W/YELLOW CAP #18660

S89°47'07"E 209.30'(M&R)

LOT 9, BLUESTEM PLAT 1 SCHMALL, DANIEL J & KRISTINA L ZONING: R-2

EXISTING 10.00' P.U.E. BK 2014 PG 14575

SW COR KETTLESTONE RIDGE PLAT 1 FND 1/2" REBAR W/ YELLOW CAP #18660

FND 1/2" REBAR W/ YELLOW CAP #16747

LOT 27 TRACY, THOMAS J & JENNIFER M ZONING: R-2

LOT 28 BHADRAN, SRIKRISHNAN SRIRAMA & SRIKRISHNAN, NANDHINI ZONING: R-2

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2020 PG 36638

LOT 29 GOSNELL, TRENTON & KHAW, ASHLEY ZONING: R-2

EXISTING 10.00' P.U.E. BK 2020 PG 36642

LOT 30 POPSON, LAURA L ZONING: R-2

LOT 31 DONAHE, KATRINA LEANNE ZONING: R-2

LOT 32 SCHULTZ, MADISON N & JEFFREY L ZONING: R-2

LOT 33 HULAWALE, RAHUL & SHRADDHA ZONING: R-2

LOT 34 JERRY'S HOMES INC ZONING: R-2

LOT 35 SIEGLE, JAMES ISAAC & STEPHANIE RAE ZONING: R-2

OVERLAND FLOWAGE EASEMENT

KETTLESTONE RIDGE PLAT 9

N00°09'25"E 1058.87'(M&R)

LOT 1 9591 SF (2530)
10.00' P.U.E.
15.00' OVERLAND FLOWAGE EASEMENT
139.30'
S89°47'07"E
139.23'
N89°47'07"W
10.00'
68.87'

LOT 2 9567 SF (2550)
10.00'
139.16'
N89°47'07"W
1.35'
68.73'

LOT 3 10040 SF (2570)
76.92'
141.87'
S85°59'40"W

LOT 4 10483 SF (2590)
77.93'
150.45'
S81°41'22"W

LOT 5 11388 SF (2610)
10.00' P.U.E.
79.70'
165.15'
S77°23'04"W

LOT 6 12805 SF (2630)
82.47'
10.46'
5.23'
186.40'
S73°04'46"W

LOT 7 14804 SF (2650)
S00°09'25"W 66.51'
S00°09'25"W 65.24'
86.37'
214.87'
S68°46'28"W
10.00' P.U.E.

LOT 8 18273 SF (2670)
S06°00'59"E 120.81'
S06°00'59"E 125.40'
99.60'

30' SETBACK

N00°12'53"E 138.96'

SE FLORENCE DRIVE

EXISTING 5.00' P.U.E. BK 2016 PG 7687

LOT 18 FAST, BRANDON J & SANDRA S ZONING: R-2

N00°12'53"E 7.18'(M&R)

S89°47'07"E 128.86'(M&R)

5.00' P.U.E.

LOT 32 8633 SF (2535)
41.04'
128.86'
S89°47'07"E

LOT 31 8633 SF (2555)
67.00'
10.00'
128.86'
S89°47'07"E

LOT 30 8846 SF (2575)
30.92'
10.00' OVERLAND FLOWAGE EASEMENT
128.86'
S89°47'07"E

LOT 29 9040 SF (2595)
64.35'
132.85'
N87°25'14"E

LOT 28 12408 SF (2605)
S07°18'14"E 53.23'
S20°14'10"W 10.00'
(475)
30' SETBACK
106.26'
S66°27'14"W
108.83'

OVERLAND FLOWAGE EASEMENT

N76°27'14"E 167.67'

67.00'
N00°12'53"E 67.82'

LOT 33 9648 SF (2520)
128.64'
N89°47'07"W

LOT 34 10193 SF (2550)
128.64'
N89°47'07"W

LOT 35 10532 SF (2540)
N04°03'51"W 18.78'
131.43'
S84°33'29"W
N04°03'51"W 85.55'
39.98'

LOT 36 13765 SF (2590)
137.72'
S78°54'06"W
10.00 P.U.E.
21.93'
N82°13'52"E
135.38'
N13°51'11"W 105.92'
83.99'
(495)
30' SETBACK
N13°35'53"W 27.92'
91.18'
5.00' P.U.E.
149.91'
N74°50'00"E

LOT 37 15123 SF (2570)
102.13'
(490)
30' SETBACK
102.46'
(470)
30' SETBACK
S23°27'09"E
79.01'
10.00' P.U.E.
4.69'
10.00' OVERLAND FLOWAGE EASEMENT
LOT 27 12201 SF (2665)
135.43'
N83°39'46"E
5.00' P.U.E.
15.00' OVERLAND FLOWAGE EASEMENT
LOT 26 9796 SF (2685)
S65°28'04"W 135.63'
135.45'
N62°38'12"E
58.92'
16.46'
71.09'
45.60'
10.00'
148.30'
S60°17'25"W
5.00 OVERLAND FLOWAGE EASEMENT
LOT 38 10484 SF (2580)
70.00'

STREET LOT 'A' 79461 SF

STREET LOT 'B' 82034 SF

20.00' STORM SEWER EASEMENT

15.00' SANITARY SEWER EASEMENT

SE KETTLERIDGE LANE

LOT 16 BIDEN, HAITHAM & LOMA ZONING: R-2

S89°47'07"E 132.00'(M&R)

LOT 17 MILLMIER, CORY J & ALLISON M ZONING: R-2

FND 1/2" REBAR W/YELLOW CAP #18660

N00°12'53"E 23.07'(M&R)

S89°47'07"E 188.64'(M&R)

EXISTING 5.00' P.U.E. BK 2016 PG 7687

30.00'
30.00'
N00°12'53"E 75.00'

5.00' P.U.E.
10.00' OVERLAND FLOWAGE EASEMENT

LOT 56 9900 SF (2525)
51.93'
10.00' P.U.E.
132.00'
N89°47'07"W
23.07'

LOT 55 9551 SF (2535)
5.00' P.U.E.
132.00'
N85°33'49"E

LOT 54 9061 SF (2545)
30' SETBACK
10.00'
132.00'
N79°04'39"E

LOT 53 11811 SF (2555)
S77°34'22"E 16.62'
N48°01'41"E 16.00'
N58°01'41"E 26.00'
N68°01'41"E 70.00'
30' SETBACK
(515)
46.29'
15.28'
5.45'
N68°01'41"E 38.86'

OVERLAND FLOWAGE EASEMENT

N74°50'00"E 56.77'

SE RED FERN DRIVE

LOT 52 13323 SF (2575)
(510)
30' SETBACK
15.00' OVERLAND FLOWAGE EASEMENT
140.84'
N60°17'25"E
10.00'
23.55'
45.58'
10.00' P.U.E.
39.19'
84.02'

EXISTING 10.00' OVERLAND FLOWAGE EASEMENT BK 2016 PG 7687

SE COR LOT 16 FND 1/2" REBAR W/YELLOW CAP #18660

FND 1/2" REBAR W/YELLOW CAP #18660

LOT 15 KOELE, CHRISTOPHER L & TAMI K ZONING: R-2

EXISTING 5.00' P.U.E. BK 2016 PG 7687

S00°12'53"W 75.00'(M&R)

EXISTING 5.00' P.U.E. BK 2016 PG 14123

LOT 1 MERCER, KEITH & SARA K J ZONING: R-2

FND 1/2" REBAR W/YELLOW CAP #18660

S01°18'25"E 66.72'(M&R)

LOT 2 PATEL, MARKAND & DHARA MARKAND ZONING: R-2

FND 1/2" REBAR W/YELLOW CAP #18660

S07°40'46"E 60.87'(M&R)

LOT 3 ADHIKARI, BIKAL & AMBIKA ZONING: R-2

FND 1/2" REBAR W/YELLOW CAP #18660

S21°58'19"E 76.00'(M&R)

EXISTING 10.00' P.U.E. BK 2016 PG 14123

15.00' OVERLAND FLOWAGE EASEMENT

FND 1/2" REBAR W/YELLOW CAP #18660

S22°36'03"E 60.00'(M&R)

EXISTING 10.00' STORM SEWER EASEMENT BK 2016 PG 14125

FND 1/2" REBAR W/YELLOW CAP #18660

LOT 4 DE YOUNG, NIKI & DAVID J ZONING: R-2

S28°13'52"E 107.58'(M&R)

EXISTING 5.00' OVERLAND FLOWAGE EASEMENT BK 2016 PG 14122

KETTLESTONE RIDGE PLAT 1

SEE SHEET 2

N

SCALE
0 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
REVISED	08/01/23
FINAL SUBMITTAL	07/29/23
REVISED	05/26/23
FIRST SUBMITTAL	07/26/22

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 8
FINAL PLAT

3/3
2104.321

FILE: N:\2021\21-0437\DWG\21-0437-FINAL PLAT.DWG
PLOT DATE: 7/27/2023 9:25 AM
PLOTTED BY: CARTER YOUNGBLOOD

COMMENT:
ENG.
TECH: