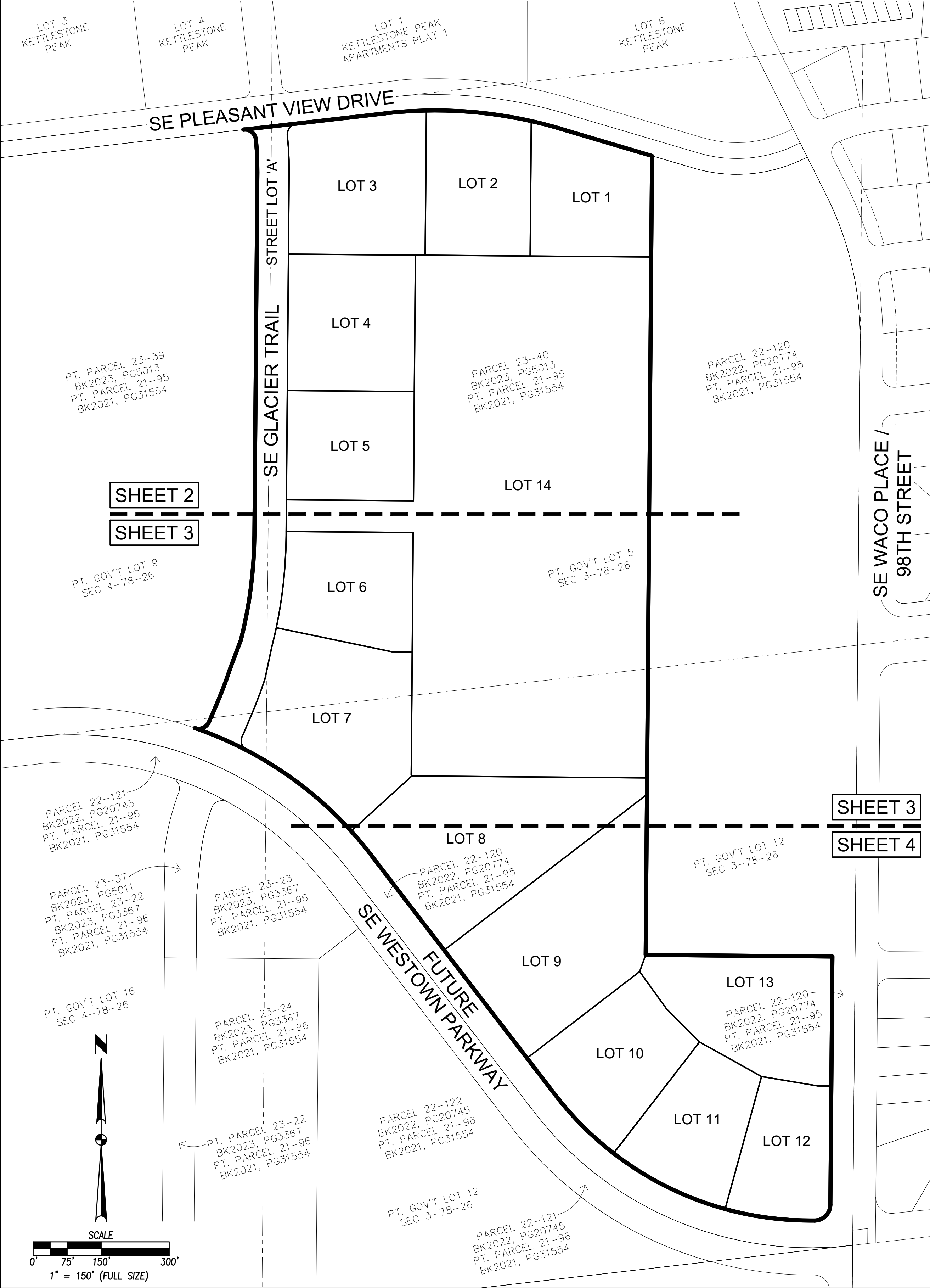


KETTLESTONE CENTRAL PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: PT. PARCEL 23-39
 PARCEL 23-40
 PT. PARCEL 21-95
 PT. GOV'T LOTS 5 & 12, SEC 3-78-26
 PT. GOV'T LOTS 9 & 16, SEC 4-78-26
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: JENSEN GROUP
 PROPRIETOR: KETTLESTONE CENTRAL, LC
 4611 MORTENSEN ROAD SUITE 106
 AMES, IOWA 50014

SURVEYOR: LOUIS M. KELEHAN
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400



OWNER
 KETTLESTONE CENTRAL, LC
 4611 MORTENSEN ROAD SUITE 106
 AMES, IOWA 50014

DEVELOPER
 JENSEN GROUP
 CONTACT: DICKSON JENSEN
 4611 MORTENSEN ROAD SUITE 106
 AMES, IOWA 50014
 PH: (515) 233-2752

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

DATE OF SURVEY
 FIELDWORK: MARCH, 2022

ZONING
 K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BULK REGULATIONS
FRONT YARD SETBACK:
 NO MINIMUM FOR PRINCIPAL PERMITTED USES. 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.

SIDE YARD SETBACK:
 NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.

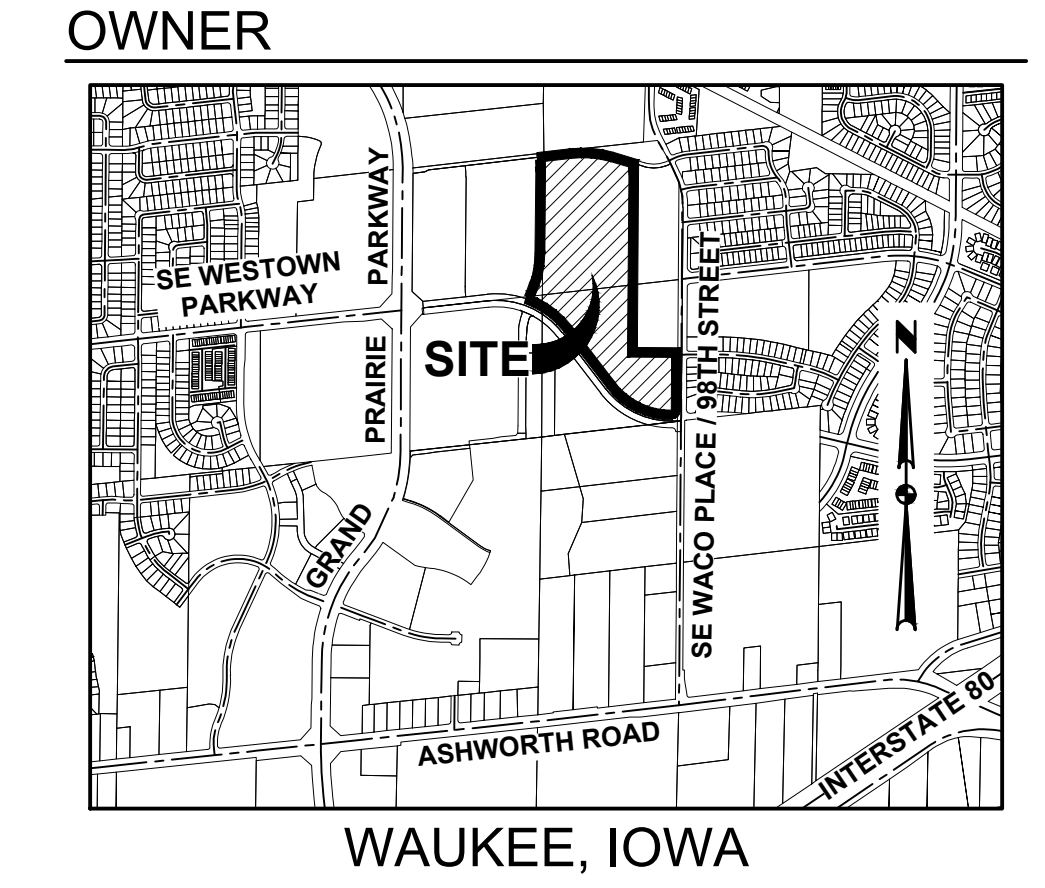
REAR YARD SETBACK:
 NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°01'36"	750.00'	91.98'	N03°03'07"W	91.92'
C2	22°52'56"	1000.00'	399.37'	N11°54'09"E	396.72'
C3	4°21'36"	830.00'	63.16'	N68°50'11"W	63.15'
C4	4°21'36"	830.00'	63.16'	N64°28'35"W	63.15'
C5	3°48'26"	965.00'	64.12'	S75°26'12"E	64.11'
C6	13°49'59"	965.00'	232.98'	S84°15'24"E	232.42'
C7	5°23'32"	965.00'	90.82'	N86°07'50"E	90.78'
C8	88°54'52"	25.00'	38.80'	N38°58'39"E	35.02'
C9	5°56'28"	785.00'	81.40'	N02°30'33"W	81.36'
C10	11°17'59"	1035.00'	204.12'	N06°06'40"E	203.79'
C11	2°33'17"	1035.00'	46.15'	N13°02'18"E	46.15'
C12	5°11'06"	1040.00'	94.12'	N20°45'04"E	94.08'
C13	85°38'24"	25.00'	37.37'	N19°28'35"W	33.98'
C14	20°03'42"	830.00'	290.62'	N52°15'56"W	289.14'
C15	0°45'34"	830.00'	11.00'	N43°05'51"W	11.00'
C16	0°29'00"	830.00'	7.00'	N42°28'34"W	7.00'
C17	4°42'19"	830.00'	68.16'	N39°52'55"W	68.14'
C18	14°45'57"	710.00'	182.97'	S44°54'44"E	182.47'
C19	1°48'58"	710.00'	22.50'	S51°23'14"E	22.50'
C20	1°58'39"	710.00'	24.50'	S53°17'02"E	24.50'
C21	22°19'23"	710.00'	276.62'	S63°27'24"E	274.88'
C22	16°07'40"	710.00'	199.85'	S82°40'56"E	199.19'
C23	3°34'59"	710.00'	44.40'	S88°57'16"E	44.39'
C24	88°47'00"	35.00'	54.23'	N44°51'44"E	48.97'
C25	28°25'53"	35.00'	17.37'	N75°02'18"E	17.19'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18660 (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	---	



PLAT DESCRIPTION
 A PART OF PARCEL 23-39 AND ALL OF PARCEL 23-40, BOTH AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 5013, SAID PARCELS BEING A PART OF PARCEL 21-95 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOTS 5 AND 12 IN SECTION 3 AND A PART OF GOVERNMENT LOTS 9 AND 16 IN SECTION 4, ALL BEING IN 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 PARCEL 23-40; THENCE SOUTH 00°27'41" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 23-40, A DISTANCE OF 1761.50 FEET; THENCE SOUTH 89°32'19" EAST CONTINUING ALONG SAID EASTERLY LINE, 411.82 FEET; THENCE SOUTH 00°28'14" WEST CONTINUING ALONG SAID EASTERLY LINE, 547.39 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 54.23 FEET AND WHOSE CHORD BEARS SOUTH 44°51'44" WEST, 48.97 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 23-40; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 23-40 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 659.45 FEET AND WHOSE CHORD BEARS NORTH 64°08'16" WEST, 636.00 FEET; THENCE NORTH 37°31'46" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 666.53 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID PARCEL 23-39 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 485.10 FEET AND WHOSE CHORD BEARS NORTH 54°16'22" WEST, 478.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.37 FEET AND WHOSE CHORD BEARS NORTH 66°09'49" EAST, 33.98 FEET; THENCE NORTH 23°20'37" EAST, 41.84 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 86.88 FEET AND WHOSE CHORD BEARS NORTH 20°45'04" EAST, 86.85 FEET; THENCE NORTH 20°35'06" EAST, 65.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 232.52 FEET AND WHOSE CHORD BEARS NORTH 07°21'51" EAST, 231.96 FEET; THENCE NORTH 00°27'41" EAST, 800.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 715.00 FEET, WHOSE ARC LENGTH IS 71.78 FEET AND WHOSE CHORD BEARS NORTH 02°24'53" WEST, 71.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.83 FEET AND WHOSE CHORD BEARS NORTH 50°55'41" WEST, 35.75 FEET TO THE NORTHERLY LINE OF SAID PARCEL 23-39; THENCE NORTH 83°26'05" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL 23-40, A DISTANCE OF 314.96 FEET; THENCE EASTERLY CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL 23-40 AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 387.92 FEET AND WHOSE CHORD BEARS SOUTH 85°02'57" EAST, 385.32 FEET; THENCE SOUTH 73°31'58" EAST CONTINUING ALONG SAID NORTHERLY LINE, 213.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.42 ACRES (1,847,864 SQUARE FEET).

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

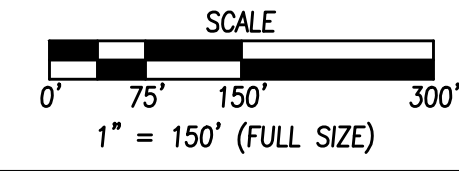
- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
 - STREET LOT 'A' TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.

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.

LOUIS M. KELEHAN, P.L.S.
 LICENSE NUMBER 18660
 LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 4

PRELIMINARY
NOT FOR CONSTRUCTION

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 PLOTTED BY: LOUIS KELEHAN



DATE: 08/04/23

REVISIONS:

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

TECH: ENGINEER: REVIEW:

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

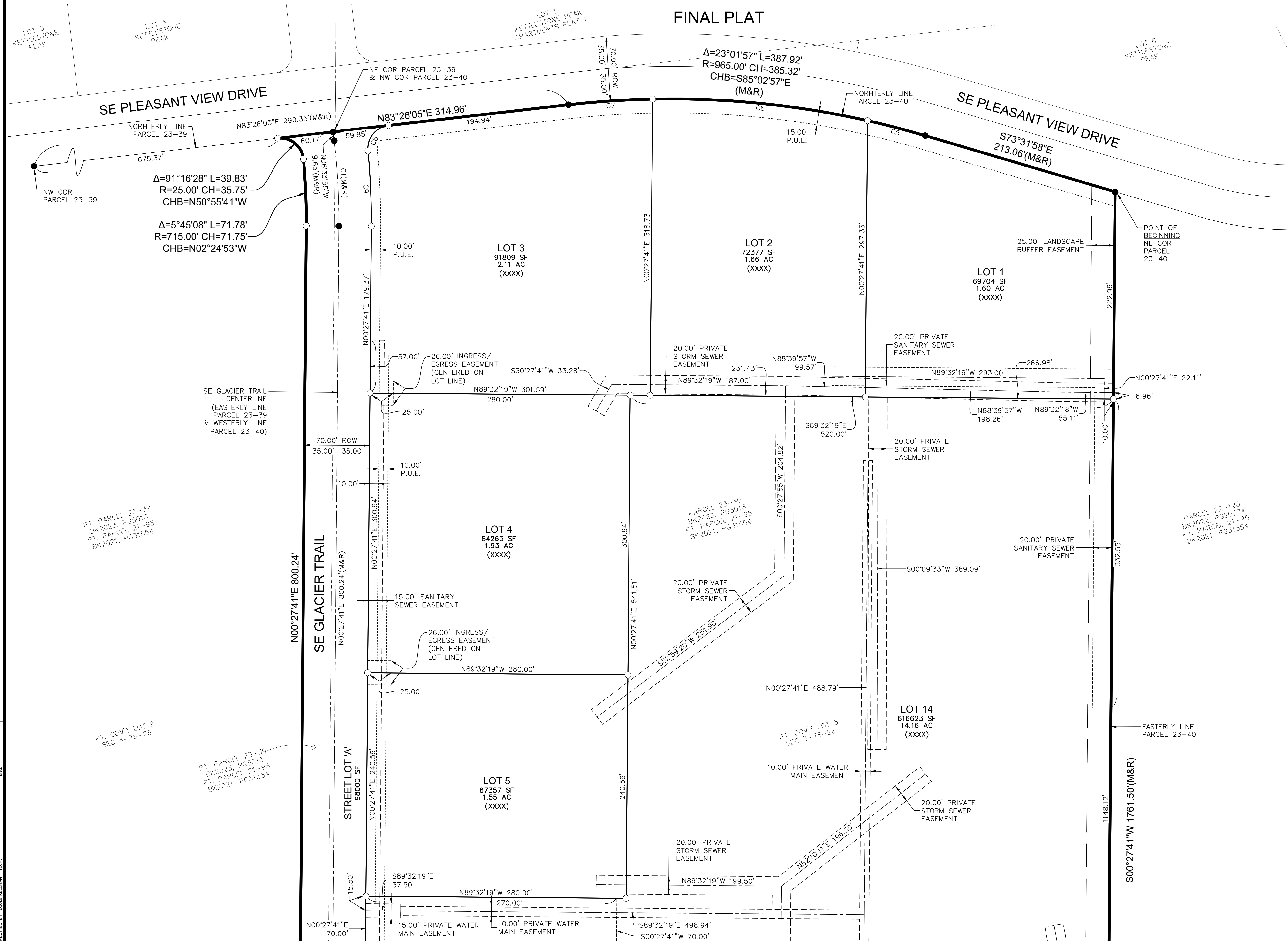
KETTLESTONE CENTRAL PLAT 1
FINAL PLAT

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KETTLESTONE CENTRAL PLAT 1

FINAL PLAT



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 DWG NO: 2302086

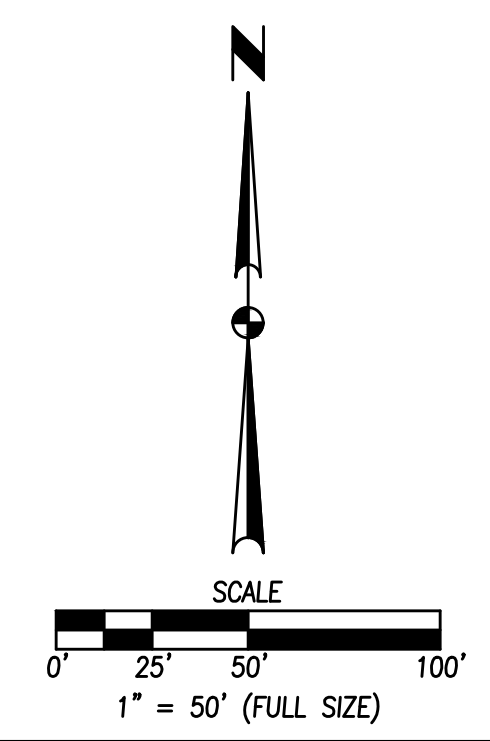
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PT. PARCEL 21-95
BK2021, PG31554

PT. GOVT LOT 9
SEC 4-78-26

PT. PARCEL 23-39
BK2023, PG5013
PT. PARCEL 21-95
BK2021, PG31554

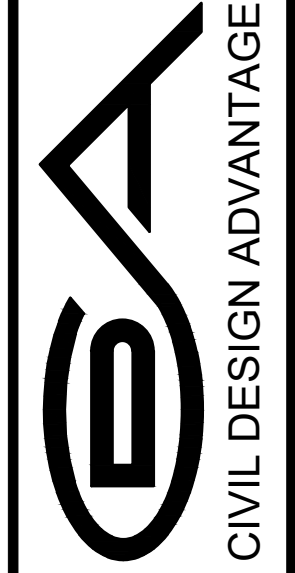
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BK2023, PG5013
PT. PARCEL 21-95
BK2021, PG31554

PARCEL 22-120
BK2022, PG20774
PT. PARCEL 21-95
BK2021, PG31554



REVISIONS	DATE
	08/04/23

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



WAUKEE, IOWA

KETTLESTONE CENTRAL PLAT 1
FINAL PLAT

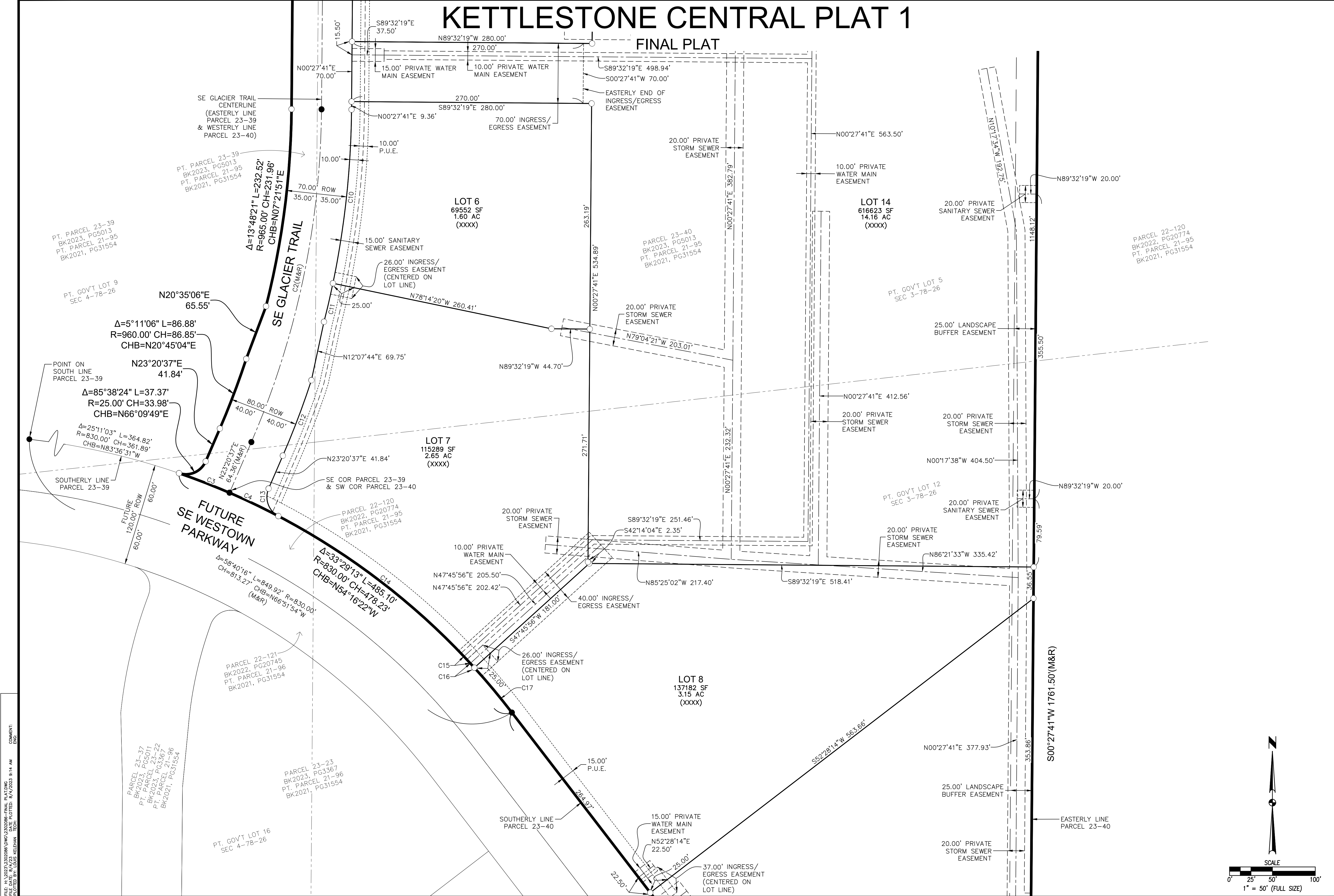
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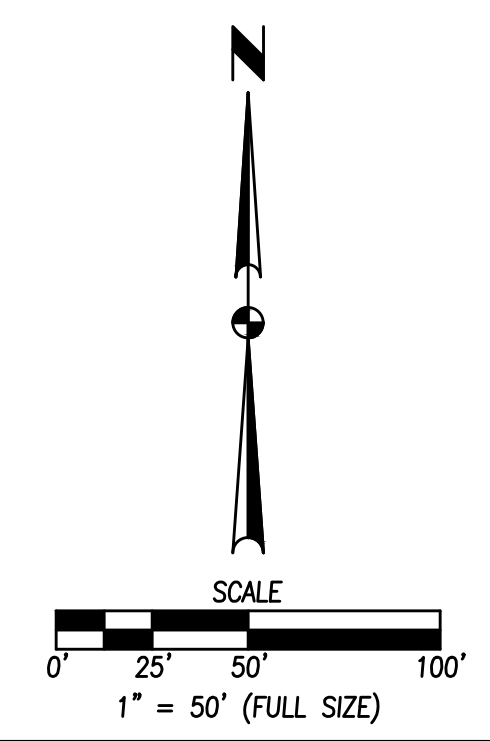


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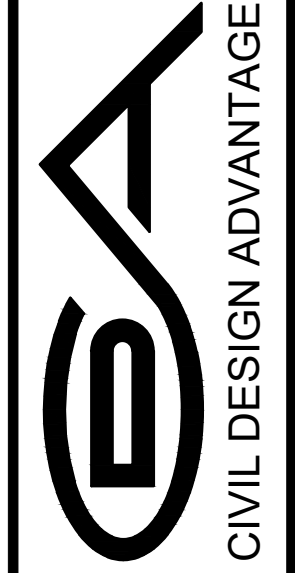


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REVISIONS	DATE
	08/04/23

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



WAUKEE, IOWA

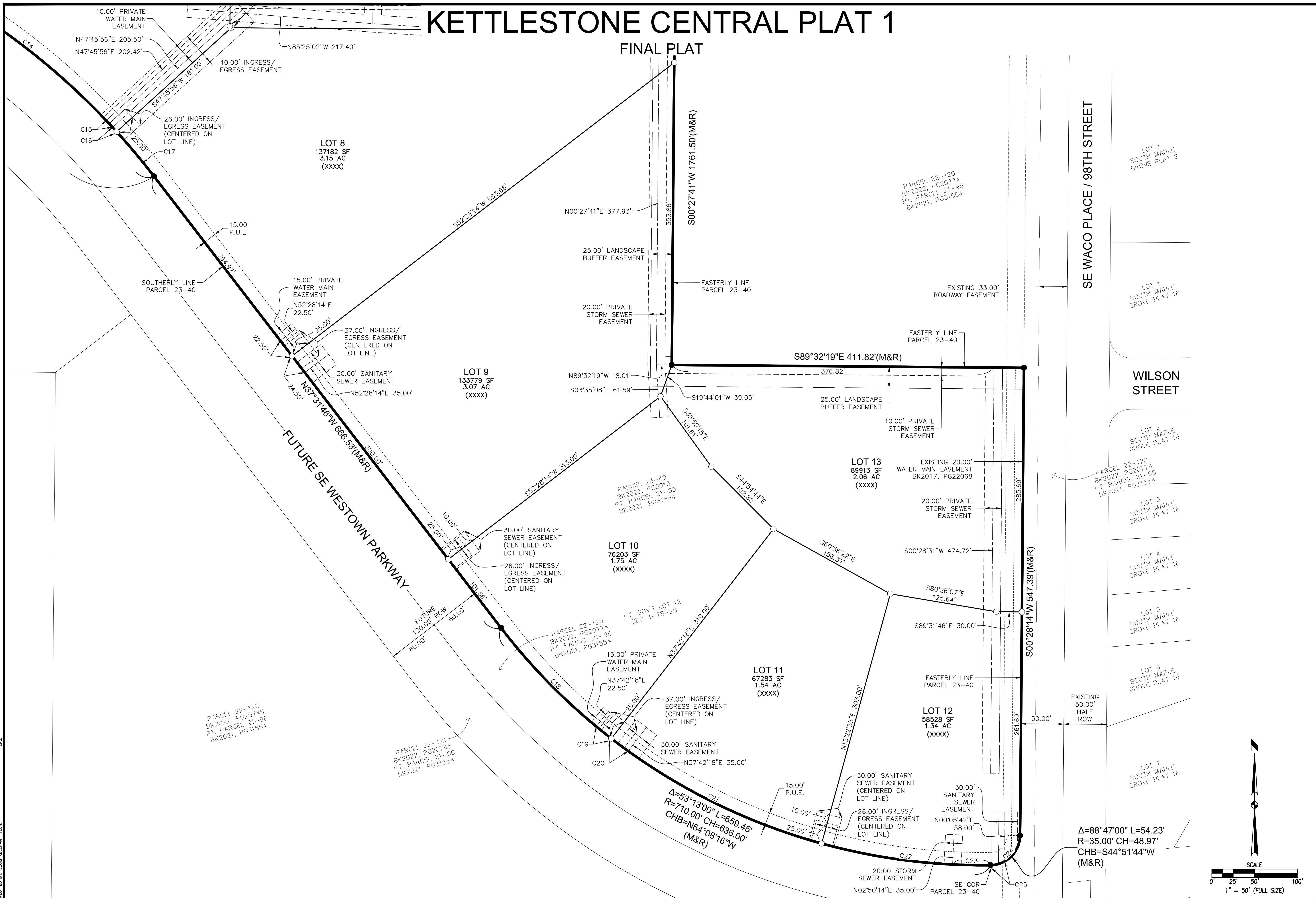
3 KETTLESTONE CENTRAL PLAT 1
4 FINAL PLAT

2302.086

ENGINEER: TECH: REVIEW:

KETTLESTONE CENTRAL PLAT 1

FINAL PLAT



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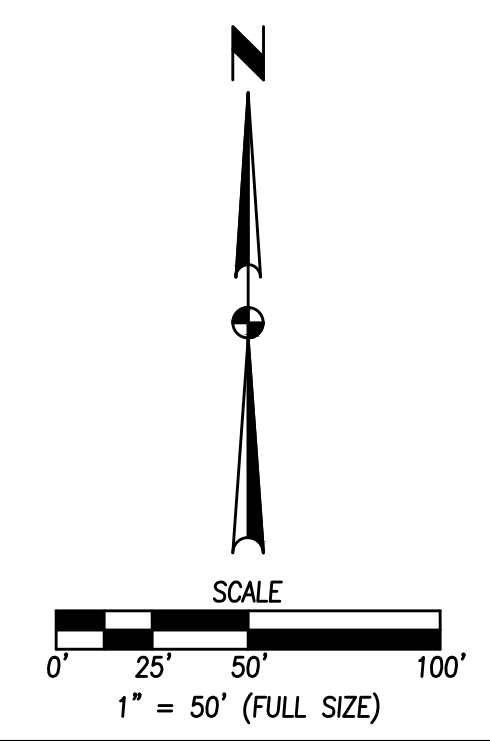
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PARCEL 22-120
 BK2022, PG20774
 PT. PARCEL 21-95
 BK2021, PG31554

$\Delta=88^{\circ}47'00''$ L=54.23'
 $R=35.00'$ CH=48.97'
 CHB=S44°51'44"W
 (M&R)

$\Delta=53^{\circ}13'00''$ L=659.45'
 $R=710.00'$ CH=636.00'
 CHB=N64°08'16"W
 (M&R)



<h2 style="margin: 0;">KETTLESTONE CENTRAL PLAT 1</h2> <h3 style="margin: 0;">FINAL PLAT</h3>	<p style="font-size: small; margin: 0;">CIVIL DESIGN ADVANTAGE</p> <p style="font-size: x-small; margin: 0;">WAUKEE, IOWA</p>						
<p style="font-size: x-small; margin: 0;">4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p style="font-size: x-small; margin: 0;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p style="font-size: x-small; margin: 0;">ENGINEER: TECH: REVIEW:</p>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					
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