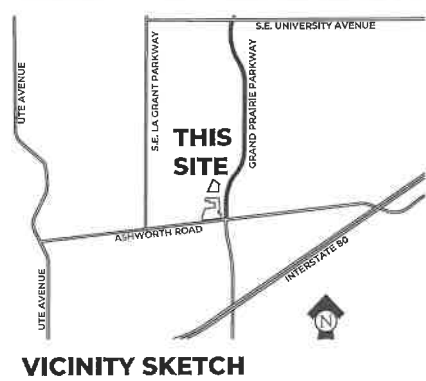
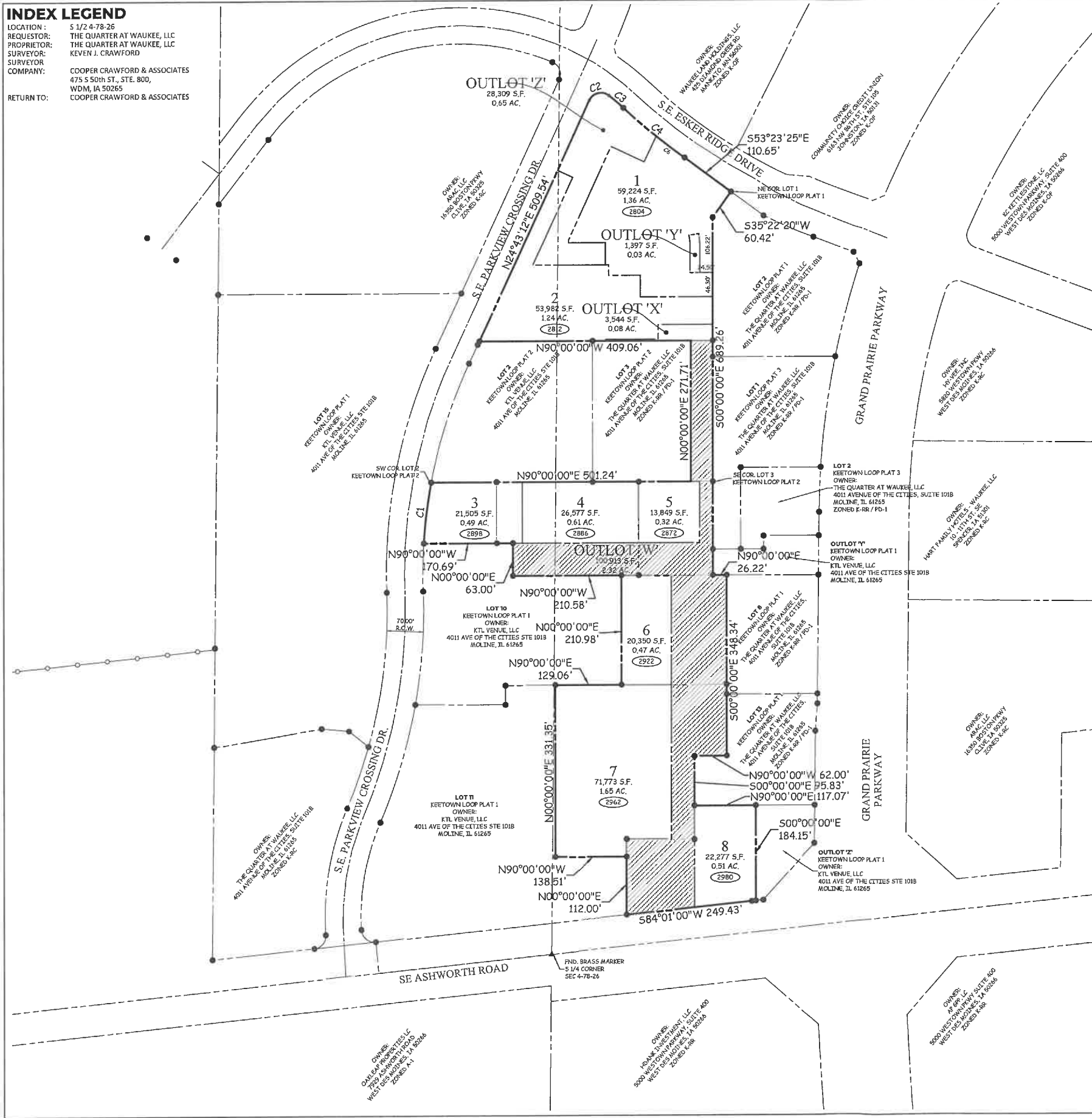


BK2023 PG-15069

INDEX LEGEND

LOCATION: 5 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	00°02'17"	965.00	118.54	59.34	118.46	N06°54'08"E
C2	10°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C3	00°43'47"	465.00	36.76	18.39	36.75	S49°20'58"W
C4	00°40'53"	1135.00	152.17	76.20	152.05	S90°55'31"E
C5	00°42'18"	1135.00	83.30	41.67	83.28	S49°11'13"E
C6	00°26'36"	1135.00	68.87	34.45	68.86	S93°01'40"E
C7	00°51'35"	189.00	29.23	14.64	29.20	S04°25'48"W
C8	00°51'35"	170.00	26.29	13.17	26.26	N04°25'48"W
C9	00°16'50"	1060.00	99.54	49.80	99.50	N18°05'07"E
C12	00°16'50"	1070.00	98.62	49.34	98.58	S18°05'07"W
C13	00°39'52"	1070.00	105.78	52.93	105.74	N12°36'46"E

FINAL PLAT
KEETOWN
LOOP PLAT 4

WAUKEE, IOWA
OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
 KTL VENUE, LLC
 WAUKEE HOTEL, LLC
 4011 AVENUE OF THE CITIES, SUITE 101B
 MOLINE, IL 61265

ZONING

K-RR/PD-1 BK. 2021 PG. 27421

SETBACKS

K-RR / PD-1
 FRONT - NO MIN. FOR PRINCIPLE USES.
 REAR - 20' MIN. FOR ACCESSORY STRUCTURE.
 REAR - NO MIN. FOR PRINCIPLE USES.
 SIDE - 5' MIN. FOR ACCESSORY STRUCTURE.
 SIDE - NO MIN. FOR PRINCIPLE USES.
 SIDE - 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, 12, AND 14 KEETOWN LOOP PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND LOT 1, AND THE EAST 42.03 FEET OF LOT 3 KEETOWN LOOP PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT OF LAND CONTAINS 9.728 ACRES MORE OR LESS.
 SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. ALL UTILITY EASEMENT AND INGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.
5. 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
- NR. NOT RADIAL

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 10/17/2023
 SIGNED: *Keven J. Crawford*

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, THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD
 LICENSE NO. 12345
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES: 5 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

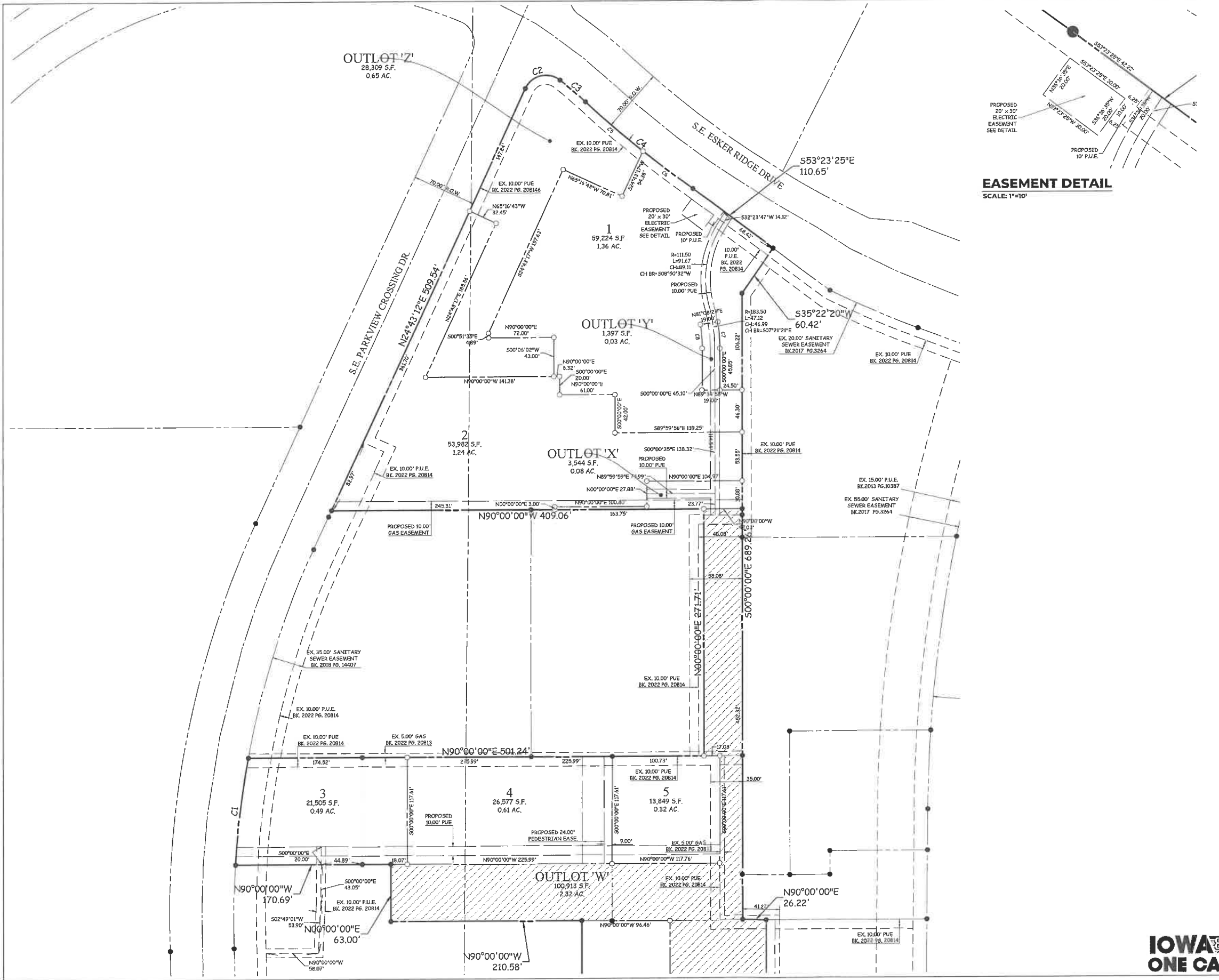
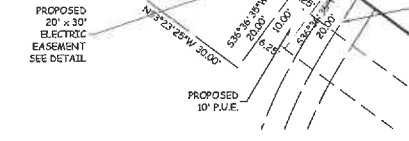
DATE: 8-28-2023
 REVISIONS: 9-26-2023
 JOB NUMBER
CC 2753
 AS-BUILT: X-XX-XXXX
FINAL PLAT
KEETOWN LOOP PLAT 4
SHEET 1 OF 3



FINAL PLAT KEETOWN LOOP PLAT 4

WAUKEE, IOWA

EASEMENT DETAIL
SCALE: 1"=10'



LEGEND

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

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CC 2753

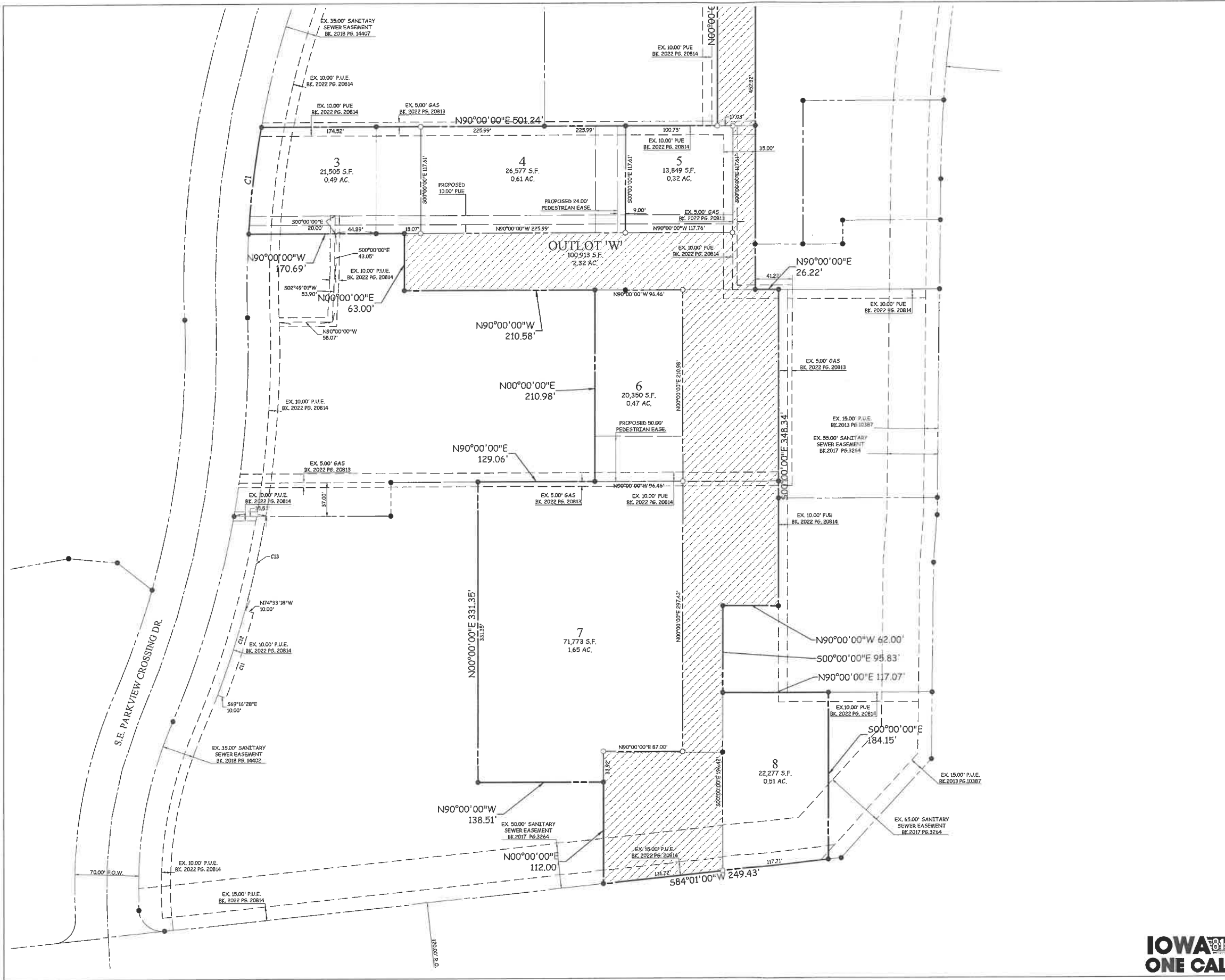
SCALE: 1"=50'

FINAL PLAT
KEETOWN LOOP PLAT 4

SHEET
2 OF 3




FINAL PLAT KEETOWN LOOP PLAT 4 WAUKEE, IOWA




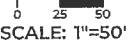
LEGEND

—	PLAT BOUNDARY
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PHONE: (515) 224-1344 FAX: (515) 224-1345

  SCALE: 1"=50'	DATE: 8-28-2023 REVISIONS: 9-26-2023	JOB NUMBER CC 2753
IOWA ONE CALL	AS-BUILT: X-XX-XXXX FINAL PLAT KEETOWN LOOP PLAT 4	SHEET 3 OF 3