

**INDEX LEGEND**

LOCATION: PARCEL 22-120  
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  
4511 MORTENSEN ROAD SUITE 106  
AMES, IOWA 50014

SURVEYOR: LOUIS M. KELEHAN

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

**OWNER**  
KETTLESTONE CENTRAL, LC  
4511 MORTENSEN ROAD SUITE 106  
AMES, IOWA 50014

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

**DATE OF SURVEY**  
FIELDWORK: MARCH, 2022

**DEVELOPER**  
JENSEN GROUP  
CONTACT: DICKSON JENSEN  
4511 MORTENSEN ROAD SUITE 106  
AMES, IOWA 50014  
PH: (515) 233-2752

**ZONING**  
K-MF: STACKED HIGH KETTLESTONE  
MULTI-FAMILY  
STACKED HIGH DISTRICT

# KETTLESTONE CENTRAL APARTMENTS PLAT 1

## FINAL PLAT

**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 LOTS 'A' AND 'B' TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	19°21'28"	650.00'	219.61'	N16°55'50"W	218.56'
C2	22°35'54"	335.00'	132.13'	N85°45'23"E	131.27'
C3	2°31'57"	335.00'	14.81'	S74°47'57"E	14.81'
C4	3°20'56"	770.00'	45.00'	N85°07'22"E	45.00'
C5	27°06'09"	650.00'	307.47'	S13°03'30"E	304.61'
C6	78°56'00"	25.00'	34.44'	S66°04'34"E	31.78'
C7	43°17'18"	335.00'	253.10'	N84°49'23"E	247.12'
C8	56°27'42"	15.50'	15.27'	S51°44'17"E	14.66'
C9	1°31'16"	335.00'	8.89'	N75°13'04"E	8.89'

**BULK REGULATIONS**

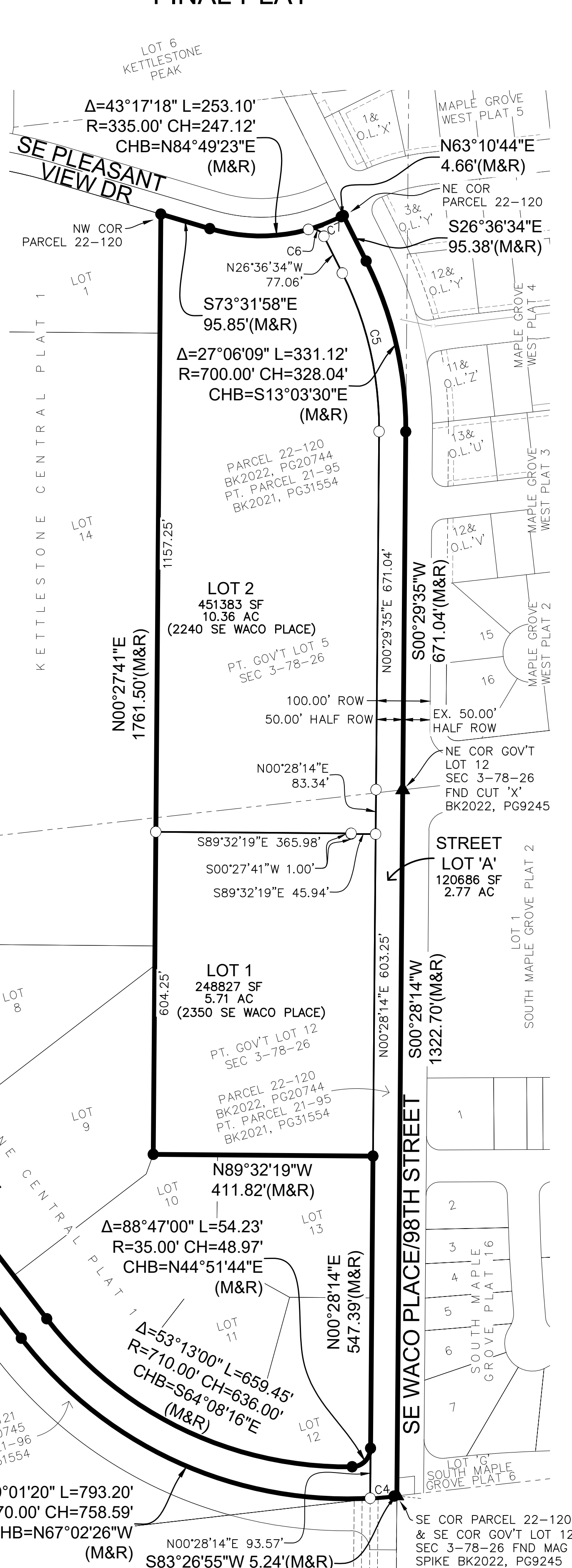
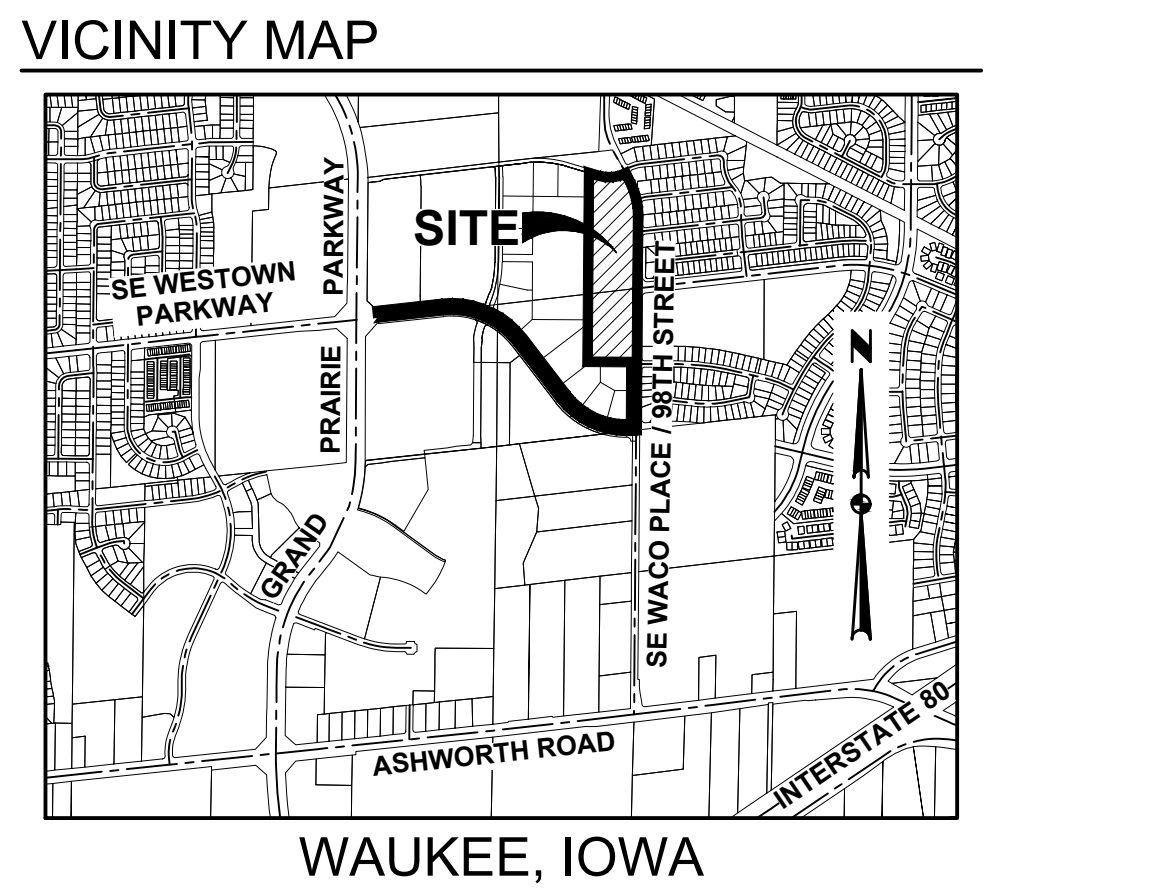
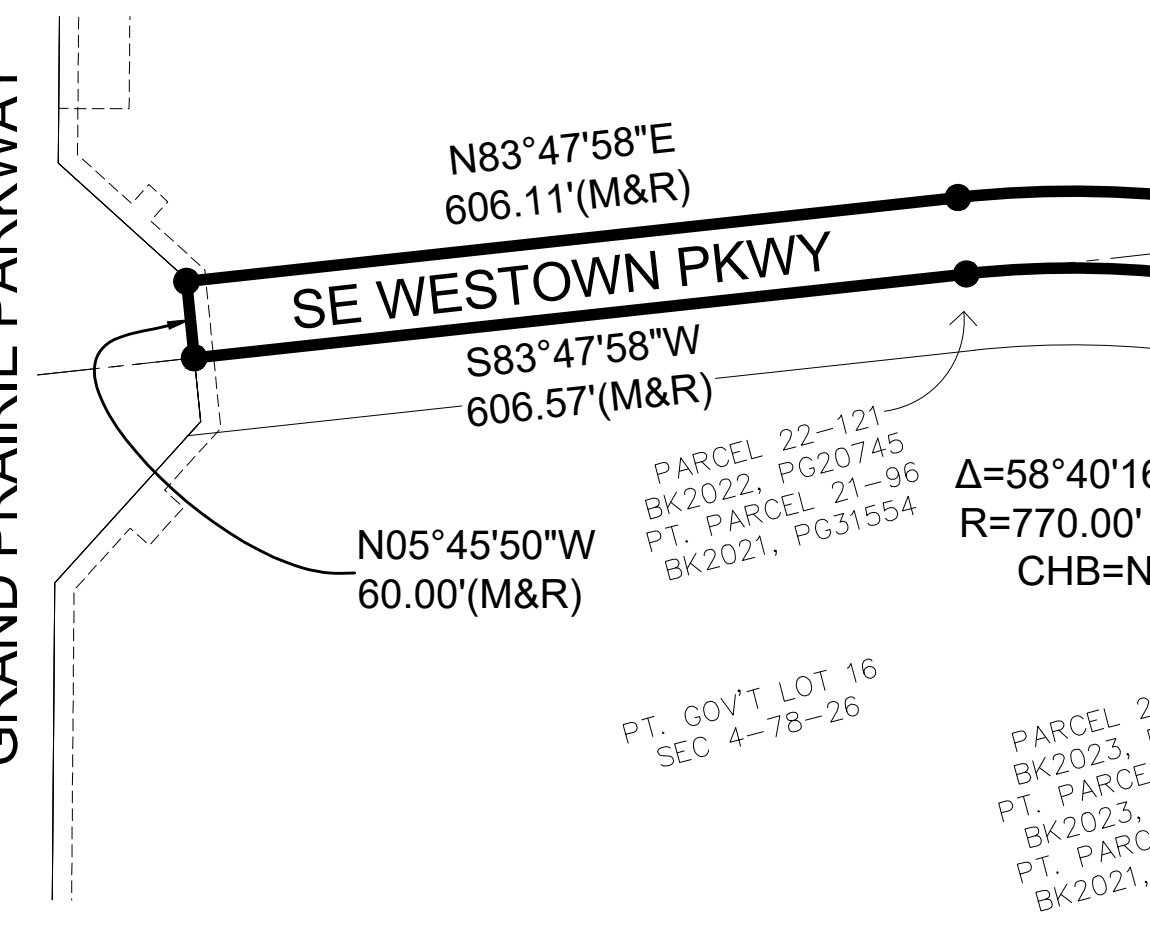
**SETBACKS:**

- FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.
- SIDE YARD: 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: 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.

**PLAT DESCRIPTION**

PARCEL 22-120 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20744 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.

THE PROPERTY CONTAINS 22.73 ACRES (989,919 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



**LINE DATA**

L1	S89°32'19"E	20.29'	L44	S00°27'41"W	104.26'	L87	S89°32'19"E	32.93'	L130	N00°27'41"E	78.16'
L2	N09°14'13"W	65.03'	L45	S89°32'19"E	32.93'	L88	S00°27'41"W	20.00'	L131	S00°27'41"W	80.19'
L3	S09°14'13"E	63.31'	L46	S00°27'41"W	20.00'	L89	N89°32'19"W	32.93'	L132	S87°18'59"E	9.37'
L4	N00°27'41"E	127.34'	L47	N89°32'19"W	32.93'	L90	S00°27'41"W	96.84'	L133	S87°19'20"E	39.67'
L5	S00°27'41"W	114.06'	L48	S03°31'57"E	74.25'	L91	N00°27'41"E	345.46'	L134	S00°27'41"W	20.02'
L6	N14°18'06"W	20.00'	L49	N03°31'57"W	74.94'	L92	S89°32'20"E	20.00'	L135	S79°53'30"E	91.79'
L7	N75°41'54"E	67.78'	L50	N07°10'20"E	189.47'	L93	S89°32'19"E	20.00'	L136	N10°06'30"E	20.00'
L8	S75°41'54"W	73.85'	L51	S07°10'20"W	184.20'	L94	N00°27'41"E	130.00'	L137	N79°53'30"W	95.18'
L9	N07°50'51"W	25.12'	L52	S89°32'19"E	10.00'	L95	S00°27'41"W	130.00'	L138	N87°19'20"W	38.89'
L10	S89°32'19"E	20.21'	L53	S86°28'03"W	20.00'	L96	N00°27'40"E	124.97'	L139	N87°18'59"W	10.15'
L11	S07°50'51"E	24.82'	L54	S00°27'41"W	111.25'	L97	S00°27'40"W	119.23'	L140	S00°27'41"W	89.31'
L12	S72°21'59"E	52.08'	L55	S89°32'19"E	85.17'	L98	S89°32'19"E	32.93'	L141	N00°27'41"E	92.99'
L13	N72°21'59"W	53.90'	L56	N00°27'41"E	20.00'	L99	S00°27'41"W	20.00'	L142	S10°33'04"E	95.23'
L14	S63°01'38"E	101.12'	L57	N89°32'19"W	85.17'	L100	N89°32'19"W	32.93'	L143	N10°33'04"W	97.16'
L15	N63°01'38"W	106.72'	L58	S00°27'41"W	20.00'	L101	S00°27'41"W	100.92'	L144	S79°26'56"W	20.00'
L16	N10°23'00"E	86.37'	L59	S89°32'19"E	32.93'	L102	S31°32'19"E	102.41'	L145	N89°32'19"W	20.00'
L17	S89°32'19"E	20.30'	L60	N00°27'41"E	76.31'	L103	S00°27'41"W	89.50'	L146	S16°28'02"W	44.49'
L18	S10°23'00"W	102.41'	L61	N89°32'19"W	32.93'	L104	N00°27'41"E	226.05'	L147	N89°32'19"W	14.98'
L19	N00°27'41"E	50.63'	L62	S00°27'41"W	48.06'	L105	S89°32'19"E	101.76'	L148	S00°27'41"W	10.00'
L20	S00°27'41"W	130.98'	L63	S89°32'19"E	20.00'	L106	N89°32'19"W	101.76'	L149	S89°32'19"E	15.03'
L21	N63°57'02"E	117.53'	L64	S00°27'41"W	88.72'	L107	S00°27'41"W	101.98'	L150	S00°27'41"W	150.01'
L22	S63°57'02"W	107.56'	L65	N00°27'41"E	78.72'	L108	S00°27'41"W	20.00'	L151	N89°32'19"W	33.50'
L23	N26°02'58"W	20.00'	L66	S89°32'19"E	30.25'	L109	N31°32'19"E	123.14'	L152	S00°27'41"W	10.00'
L24	S73°12'20"W	101.31'	L67	S28°31'30"E	41.66'	L110	N74°43'41"E	90.65'	L153	S89°32'19"E	33.50'
L25	N73°12'20"W	89.93'	L68	N28°31'30"W	45.69'	L111	N80°46'04"E	33.41'	L154	S00°27'41"W	182.99'
L26	N42°22'55"W	81.21'	L69	N89°32'19"W	38.91'	L112	S00°27'41"W	20.29'	L155	S89°32'19"E	48.72'
L27	S42°22'55"E	94.57'	L70	N22°32'42"E	20.00'	L113	S80°46'04"W	33.41'	L156	S00°27'41"W	9.00'
L28	S89°32'13"E	32.93'	L71	S67°27'18"E	78.39'	L114	S74°43'41"W	100.02'	L157	S89°32'19"E	10.00'
L29	S00°27'41"W	20.00'	L72	N52°11'08"E	95.04'	L115	S00°27'41"W	118.79'	L158	N00°27'41"E	19.00'
L30	N89°32'13"W	32.93'	L73	S89°53'33"E	78.67'	L116	N00°27'41"E	110.54'	L159	N89°32'19"W	48.72'
L31	S00°27'41"W	95.36'	L74	N89°53'33"W	91.67'	L117	S38°07'25"E	52.80'	L160	N00°27'41"E	99.99'
L32	S89°32'19"E	32.93'	L75	S52°11'08"W	89.12'	L118	S00°27'41"W	32.07'	L161	S89°32'19"E	60.00'
L33	S00°27'41"W	20.00'	L76	N67°27'18"W	77.48'	L119	N38°07'25"W	74.02'	L162	N00°27'41"E	10.00'
L34	N89°32'19"W	32.93'	L77	N00°27'41"E	145.42'	L120	N63°57'01"E	106.60'	L163	N89°32'19"W	60.00'
L35	S00°27'41"W	83.78'	L78	S00°27'41"W	143.00'	L121	S63°57'01"E	106.05'	L164	N00°27'41"E	90.99'
L36	N00°27'41"E	479.20'	L79	N89°32'19"W	20.00'	L122	S74°34'56"W	55.51'	L165	S89°32'19"E	70.01'
L37	S00°27'40"W	265.18'	L80	N00°21'19"E	67.72'	L123	N74°34'56"E	58.36'	L166	N00°27'41"E	10.00'
L38	N00°27'40"E	258.03'	L81	S00°21'19"W	69.58'	L124	S73°39'35"E	59.12'	L167	N89°32'19"W	70.01'
L39	S00°27'41"W	332.30'	L82	N89°38'41"W	20.00'	L125	S71°41'34"E	99.45'	L168	N00°27'41"E	130.79'
L40	N00°27'41"E	336.98'	L83	N72°51'06"E	55.53'	L126	N73°39'35"W	54.75'	L169	N16°28'02"E	42.90'
L41	S89°32'19"E	32.93'	L84	S00°27'41"W	20.98'	L127	N71°41'34"W	114.36'	L170	N73°31'58"W	10.00'
L42	S00°27'41"W	20.00'	L85	S72°51'06"W	34.55'	L128	N00°27'41"E	69.68'			
L43	N89°32'19"W	32.93'	L86	S00°27'41"W	88.78'	L129	S00°27'41"W	69.68'			

**LEGEND**

SECTION CORNER AS NOTED	FOUND	SET
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		

**PRELIMINARY**

**NOT FOR CONSTRUCTION**

LOUIS M. KELEHAN, P.L.L.C.  
18660  
IOWA SURVEYOR LICENSE #18660  
RENEWAL DATE: DECEMBER 31, 2023

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.

DATE: \_\_\_\_\_

SHEETS 1 AND 2

**KETTLESTONE CENTRAL APARTMENTS PLAT 1 FINAL PLAT**

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

REVISIONS: \_\_\_\_\_

DATE: \_\_\_\_\_

11/07/23  
10/03/23

SECOND SUBMITTAL  
FIRST SUBMITTAL

REVIEW: \_\_\_\_\_

TECH: \_\_\_\_\_

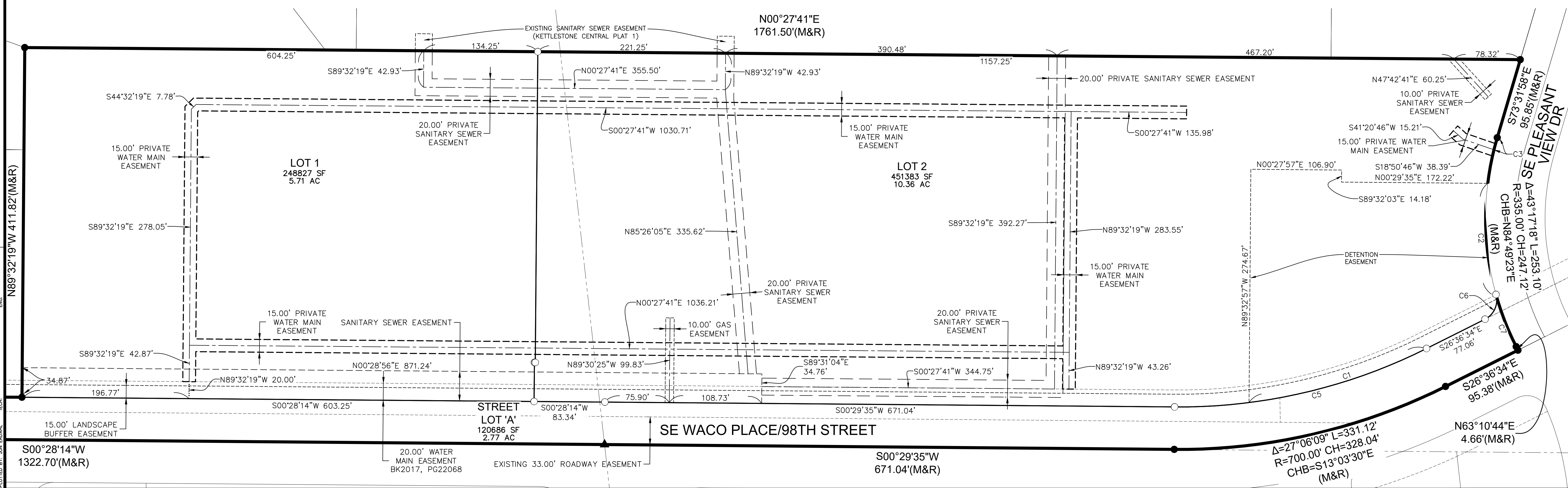
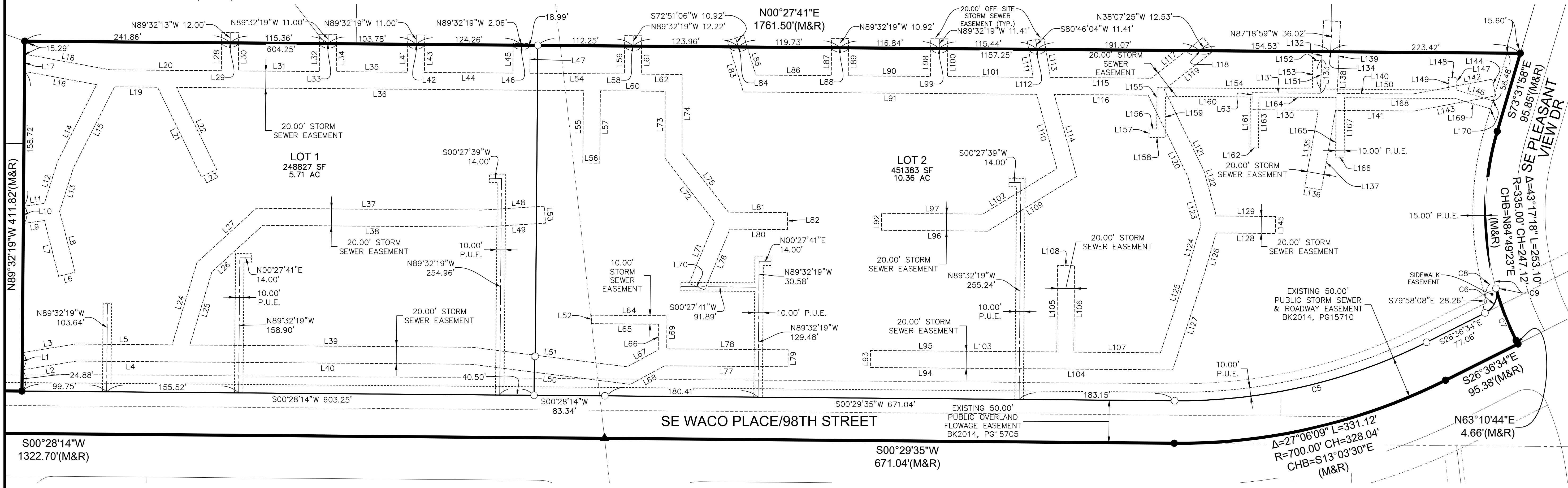
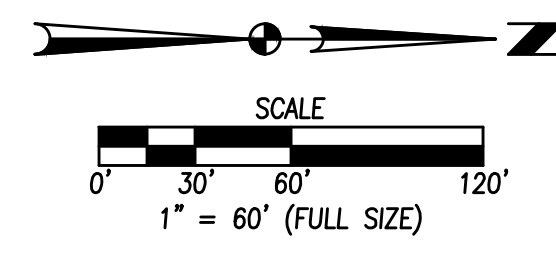
ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

2209.632

# KETTLESTONE CENTRAL APARTMENTS PLAT 1

## FINAL PLAT

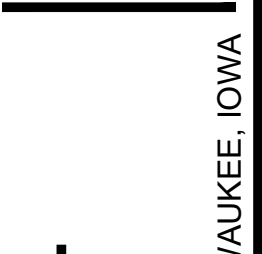


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 PLOTTED BY: J. K. ERDMAN  
 PLOT DATE: 11/17/2023

REVISIONS	DATE
FIRST SUBMITTAL	11/07/23
SECOND SUBMITTAL	10/03/23

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

ENGINEER:  
 TECH:  
 REVIEW:



**KETTLESTONE CENTRAL APARTMENTS PLAT 1**  
**FINAL PLAT**