

# KETTLESTONE CENTRAL APARTMENTS PLAT 1

## FINAL PLAT

2023-18751  
 RECORDED: 12/20/2023 11:12:10 AM  
 RECORDING FEE: \$77.00  
 COMBINED FEE: \$77.00  
 REVENUE TAX: \$  
 RENAE ARNOLD, RECORDER  
 DALLAS COUNTY, IOWA

**INDEX LEGEND**  
 LOCATION: PARCEL 22-120  
 PT. PARCEL 21-95  
 PT. GOVT LOTS 5 & 12, SEC 3-78-26  
 PT. GOVT 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 & RETURN TO:** CIVIL DESIGN ADVANTAGE  
 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

**ZONING:** K-MF: STACKED HIGH KETTLESTONE  
 MULTI-FAMILY STACKED HIGH  
 DISTRICT/PD-1  
 (BOOK 2022, PAGE 23172)

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

**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.

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

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

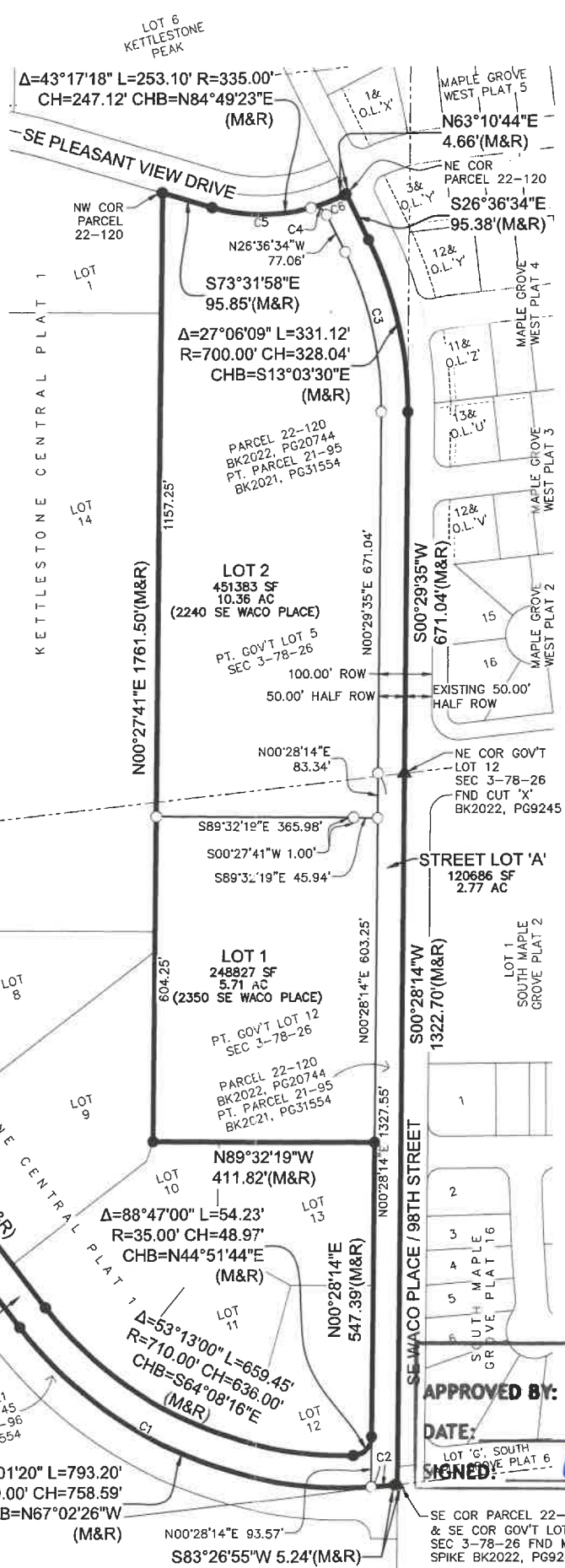
**LEGEND:**

FOUND	SET
●	△
○	○
M	R
D	P.U.E.
AL	(1234)

SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW PLASTIC CAP #18660  
 (UNLESS OTHERWISE NOTED)  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 PUBLIC UTILITY EASEMENT  
 CURVE ARC LENGTH  
 LOT ADDRESS  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE  
 BUILDING SETBACK LINE  
 PLAT BOUNDARY

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	55°40'24"	770.00'	748.20'	S65°21'58"E	719.11'
C2	3°20'56"	770.00'	45.00'	N85°07'22"E	45.00'
C3	27°06'09"	650.00'	307.47'	S13°03'30"E	304.61'
C4	78°56'00"	25.00'	34.44'	S66°04'34"E	31.78'
C5	32°00'36"	335.00'	187.16'	S89°32'16"E	184.73'
C6	11°16'42"	335.00'	65.94'	S68°49'05"W	65.84'
C7	1°31'16"	335.00'	8.89'	N75°13'04"E	8.89'
C8	56°27'42"	15.50'	15.27'	N51°44'17"W	14.66'
C9	19°21'28"	650.00'	219.61'	N16°55'50"W	218.56'
C10	22°35'54"	335.00'	132.13'	N85°45'23"E	131.27'
C11	2°31'57"	335.00'	14.81'	S74°47'57"E	14.81'

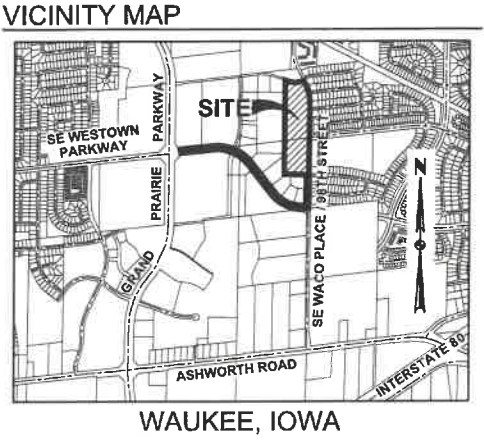


**LINE DATA (PUBLIC UTILITY EASEMENT)**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S73°31'58"E	10.00'	L8	S89°32'19"E	60.00'	L15	N00°27'41"E	9.00'	L22	N89°32'19"W	15.03'
L2	S16°28'02"W	57.90'	L9	S00°27'41"W	10.00'	L16	N89°32'19"W	48.72'	L23	N00°27'41"E	10.00'
L3	S00°27'41"W	131.78'	L10	N89°32'19"W	60.00'	L17	N00°27'41"E	183.99'	L24	S89°32'19"E	15.27'
L4	S89°32'19"E	70.01'	L11	S00°27'41"W	99.99'	L18	N89°32'19"W	33.50'	L25	N16°28'02"E	58.45'
L5	S00°27'41"W	10.00'	L12	S89°32'19"E	48.72'	L19	N00°27'41"E	10.00'			
L6	N89°32'19"W	70.01'	L13	S00°27'41"W	19.00'	L20	S89°32'19"E	33.50'			
L7	S00°27'41"W	90.00'	L14	N89°32'19"W	10.00'	L21	N00°27'41"E	150.01'			

**LINE DATA (PRIVATE STORM SEWER EASEMENTS)**

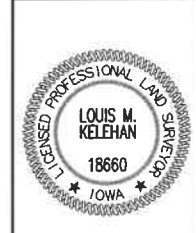
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L30	N89°32'19"W	20.29'	L66	N00°27'41"E	86.28'	L102	S75°41'54"W	67.78'	L138	N89°32'19"W	101.76'
L31	N09°14'13"W	63.31'	L67	N89°32'19"W	32.93'	L103	S07°50'51"E	25.12'	L139	N00°27'41"E	20.00'
L32	N00°27'41"E	114.06'	L68	N00°27'41"E	15.00'	L104	N89°32'19"W	20.21'	L140	S89°32'19"E	101.76'
L33	N73°12'20"W	101.31'	L69	S89°32'19"E	32.93'	L105	N07°50'51"W	24.82'	L141	N00°27'41"E	101.98'
L34	N42°22'55"W	94.57'	L70	N00°27'41"E	106.76'	L106	N72°21'59"W	52.08'	L142	N71°41'34"W	99.45'
L35	N00°27'40"E	265.18'	L71	N89°32'19"W	32.93'	L107	N63°01'38"W	103.73'	L143	N73°39'35"W	59.12'
L36	N03°31'57"W	74.25'	L72	N00°27'41"E	20.00'	L108	S10°23'00"W	87.55'	L144	S74°34'56"W	58.36'
L37	N86°28'03"E	20.00'	L73	S89°32'19"E	32.93'	L109	N89°32'19"W	15.23'	L145	S63°57'01"W	106.60'
L38	S03°31'57"E	74.94'	L74	N00°27'41"E	113.75'	L110	N00°27'41"E	15.74'	L146	S00°27'41"W	110.54'
L39	S00°27'40"W	258.03'	L75	N89°32'19"W	32.93'	L111	N72°51'06"E	34.55'	L147	N74°43'41"E	100.02'
L40	S42°22'55"E	81.21'	L76	N00°27'41"E	15.00'	L112	N00°27'41"E	91.40'	L148	S31°32'19"E	123.14'
L41	S73°12'20"E	89.93'	L77	S89°32'19"E	32.93'	L113	N89°32'19"W	32.93'	L149	S00°27'40"W	124.97'
L42	N00°27'41"E	332.30'	L78	N00°27'41"E	50.56'	L114	N00°27'41"E	20.00'	L150	N89°32'20"W	20.00'
L43	N07°10'20"E	184.20'	L79	S89°53'33"E	91.67'	L115	S89°32'19"E	32.93'	L151	N00°27'40"E	119.23'
L44	N28°31'30"W	41.66'	L80	N52°11'08"E	89.12'	L116	N00°27'41"E	96.84'	L152	N31°32'19"W	102.41'
L45	N89°32'19"W	30.25'	L81	N00°21'19"E	69.58'	L117	N89°32'19"W	32.93'	L153	S74°43'41"W	90.65'
L46	S00°27'41"W	78.72'	L82	S89°38'41"E	20.00'	L118	N00°27'41"E	20.00'	L154	S00°27'41"W	342.84'
L47	N89°32'19"W	10.00'	L83	S00°21'19"W	67.72'	L119	S89°32'19"E	32.93'	L155	S72°51'06"W	55.53'
L48	N00°27'41"E	88.72'	L84	S67°27'18"E	77.48'	L120	N00°27'41"E	100.92'	L156	S87°18'59"E	10.15'
L49	S89°32'19"E	38.91'	L85	S22°32'42"W	20.00'	L121	S80°46'04"W	33.41'	L157	S87°19'20"E	38.89'
L50	N00°27'41"E	143.00'	L86	N67°27'18"W	78.39'	L122	N00°27'41"E	20.29'	L158	N00°27'41"E	89.31'
L51	S89°32'19"E	20.00'	L87	S52°11'08"W	95.04'	L123	N80°46'04"E	33.41'	L159	S89°32'19"E	3.06'
L52	S00°27'41"W	145.42'	L88	N89°53'33"W	78.67'	L124	N00°27'41"E	122.00'	L160	N10°33'04"W	90.81'
L53	S28°31'30"E	45.69'	L89	S00°27'41"W	76.31'	L125	N38°07'25"W	52.80'	L161	N79°26'56"E	10.00'
L54	S07°10'20"W	189.47'	L90	S89°32'19"E	85.17'	L126	N00°27'41"E	24.05'	L162	S10°33'04"E	92.76'
L55	S00°27'41"W	464.33'	L91	S00°27'41"W	20.00'	L127	S38°07'25"E	69.62'	L163	S89°32'19"E	6.76'
L56	S09°14'13"E	65.03'	L92	N89°32'19"W	85.17'	L128	N63°57'01"E	109.12'	L164	S00°27'41"W	91.16'
L57	N10°23'00"E	87.68'	L93	S00°27'41"W	479.20'	L129	N74°34'56"E	55.51'	L165	S81°41'44"E	94.59'
L58	N00°27'41"E	145.49'	L94	N63°57'02"E	107.56'	L130	N00°27'41"E	69.68'	L166	S08°18'16"W	20.00'
L59	N89°32'13"W	32.93'	L95	S26°02'58"E	20.00'	L131	S89°32'19"E	20.00'	L167	N81°41'44"W	91.83'
L60	N00°27'41"E	20.00'	L96	S63°57'02"W	117.53'	L132	S00°27'41"W	69.68'	L168	S00°27'41"W	78.16'
L61	S89°32'13"E	32.93'	L97	S00°27'41"W	50.63'	L133	S73°39'35"E	54.75'	L169	N89°32'19"W	20.00'
L62	N00°27'41"E	95.36'	L98	S63°01'38"E	106.72'	L134	S71°41'34"E	114.36'	L170	N00°27'41"E	80.19'
L63	N89°32'19"W	32.93'	L99	S72°21'59"E	53.90'	L135	S00°27'41"W	356.05'	L171	N87°19'20"W	39.67'
L64	N00°27'41"E	20.00'	L100	N75°41'54"E	73.85'	L136	N89°32'19"W	20.00'	L172	N87°18'59"W	9.37'
L65	S89°32'19"E	32.93'	L101	S14°18'06"E	20.00'	L137	N00°27'41"E	219.50'	L173	N00°27'41"E	20.02'



**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 12/04/2023  
 SIGNED: [Signature]

LOT 'C', SOUTH MAPLE GROVE PLAT 6

SE COR PARCEL 22-120 & SE COR GOVT LOT 12 SEC 3-78-26 FND MAG SPIKE BK2022, PG9245



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. DATE: 12/16/23

LICENSE NUMBER 18660  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 - 3

**REVISIONS:**

DATE	DESCRIPTION
12/06/23	SIGNED SUBMITTAL
11/28/23	EASEMENT REVISIONS
11/07/23	SECOND SUBMITTAL
10/03/23	FIRST SUBMITTAL

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

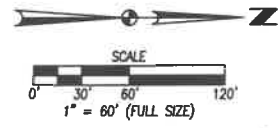
**TECH:** [Name]  
**ENGINEER:** CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL APARTMENTS PLAT 1 FINAL PLAT**

2209.632

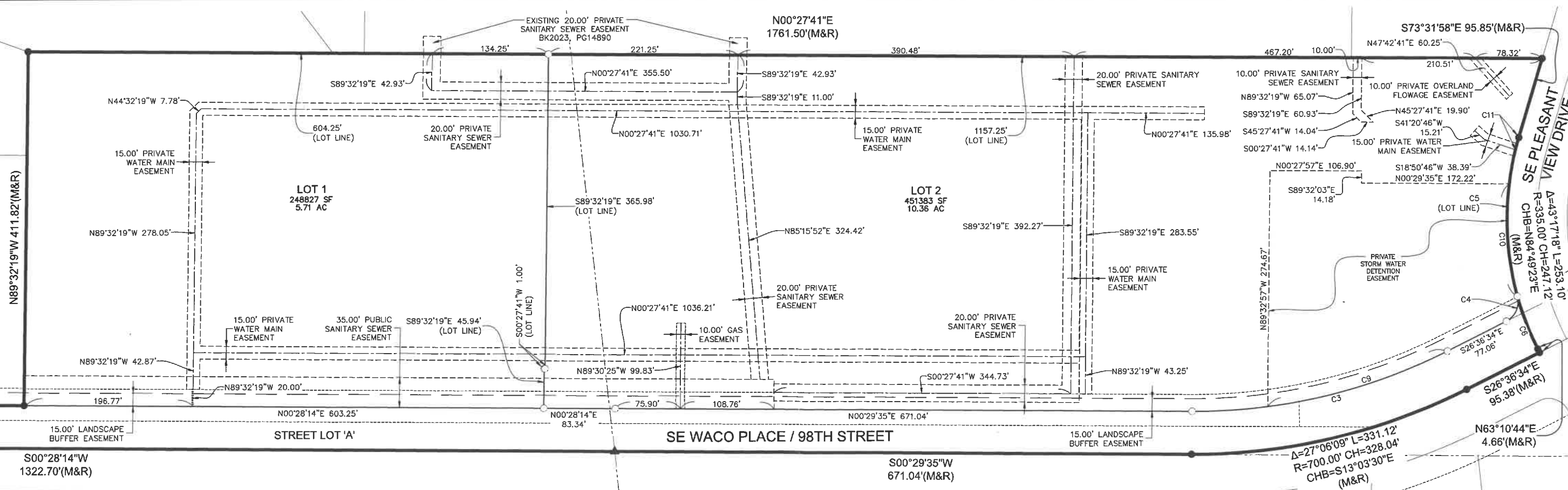
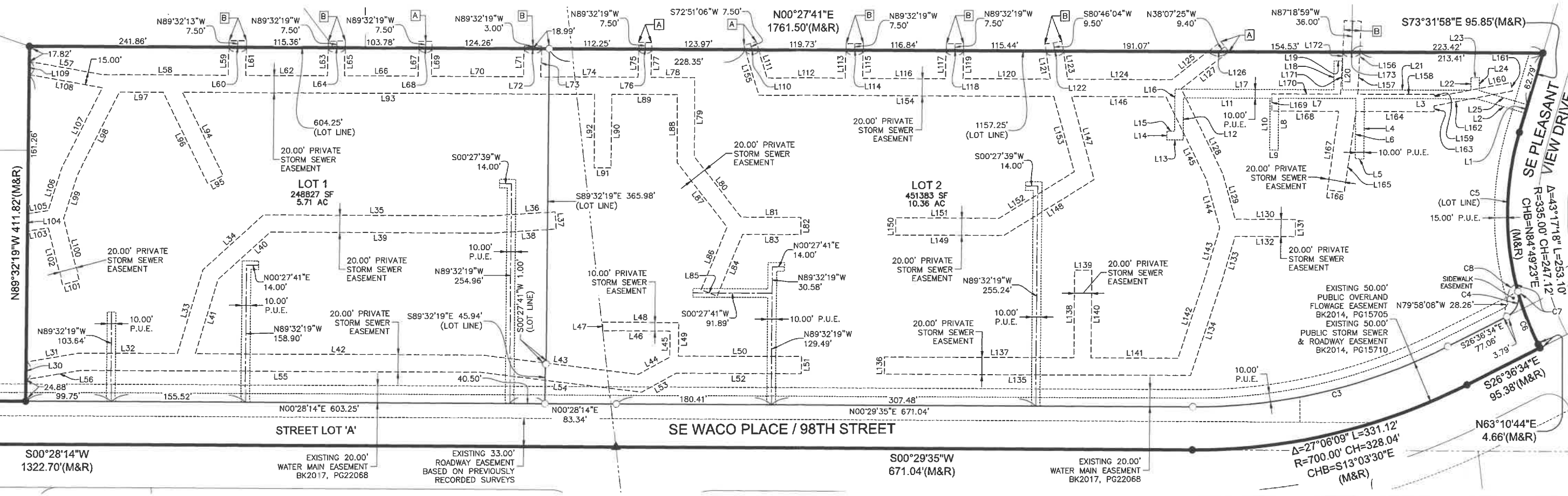
# KETTLESTONE CENTRAL APARTMENTS PLAT 1

## FINAL PLAT



**OFF-SITE EASEMENTS**

- A 15.00' PRIVATE OFF-SITE STORM SEWER EASEMENT
- B 20.00' PRIVATE OFF-SITE STORM SEWER EASEMENT



FILE: H:\2023\20230321\DWG\220832-FINAL PLATING COMMENT: 12/6/2023 9:08 AM  
 PLOTTED BY: LOUIS KELEHAN DATE: 12/6/2023 9:08 AM

DATE	12/06/23	11/28/23	11/07/23	10/03/23
REVISIONS				
SIGNED SUBMITTAL				
EASEMENT REVISIONS				
SECOND SUBMITTAL				
FIRST SUBMITTAL				

TECH: <b>EA</b>	REVIEW: _____	ENGINEER: _____
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4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

**EA** CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

**KETTLESTONE CENTRAL APARTMENTS PLAT 1**

**FINAL PLAT**

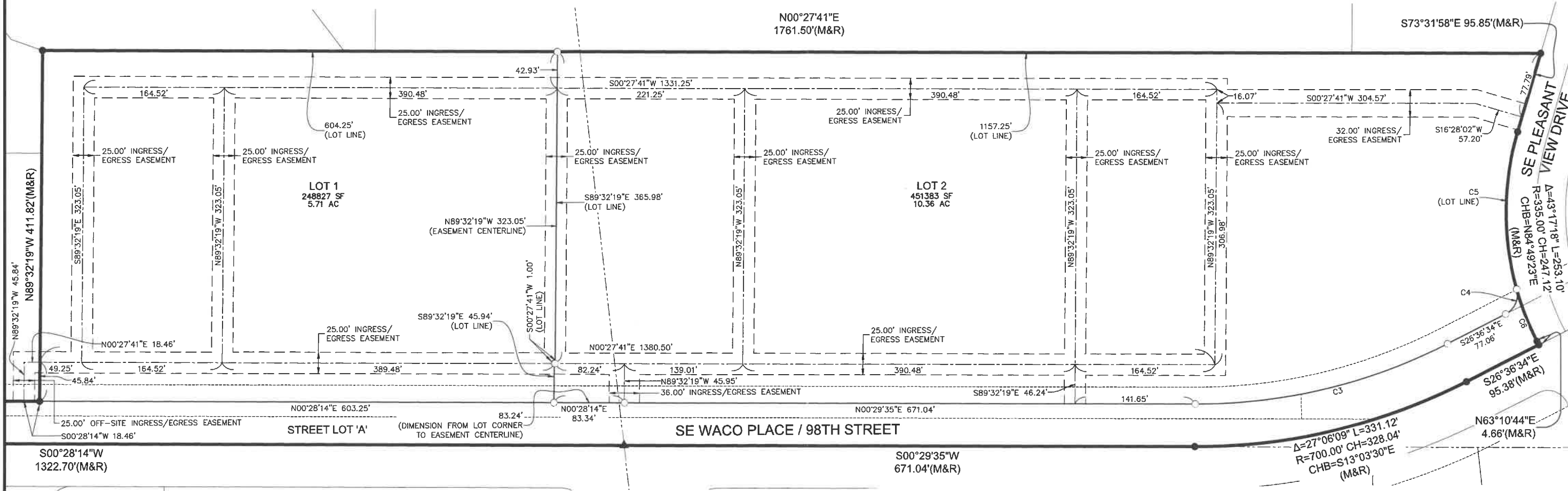
**2**

**3**

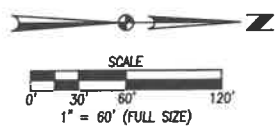
2209.632

# KETTLESTONE CENTRAL APARTMENTS PLAT 1

## FINAL PLAT



FILE: H:\2023\20230823\20230823-FINAL PLATING  
 PLOTTED BY: LOUIS GLENNAN  
 DATE: 12/7/2023 8:08 AM  
 COMPANY: ENR



REVISIONS	DATE	12/06/23	11/26/23	11/07/23	10/03/23
SIGNED SUBMITTAL					
EASEMENT REVISIONS					
SECOND SUBMITTAL					
FIRST SUBMITTAL					

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH:	ENGINEER:	REVIEW:	
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**CIVIL DESIGN ADVANTAGE**

WAUKEE, IOWA

**KETTLESTONE CENTRAL APARTMENTS PLAT 1**

**FINAL PLAT**

**3**

**3**

2209.632