KETTLESTONE CENTRAL SOUTH PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL 23–24
PT. PARCEL 21–96
PT. GOV'T LOT 12 SEC 3–78–26
PT. GOV'T LOT 16 SEC 4–78–26
WAUKEE, DALLAS COUNTY, IOWA

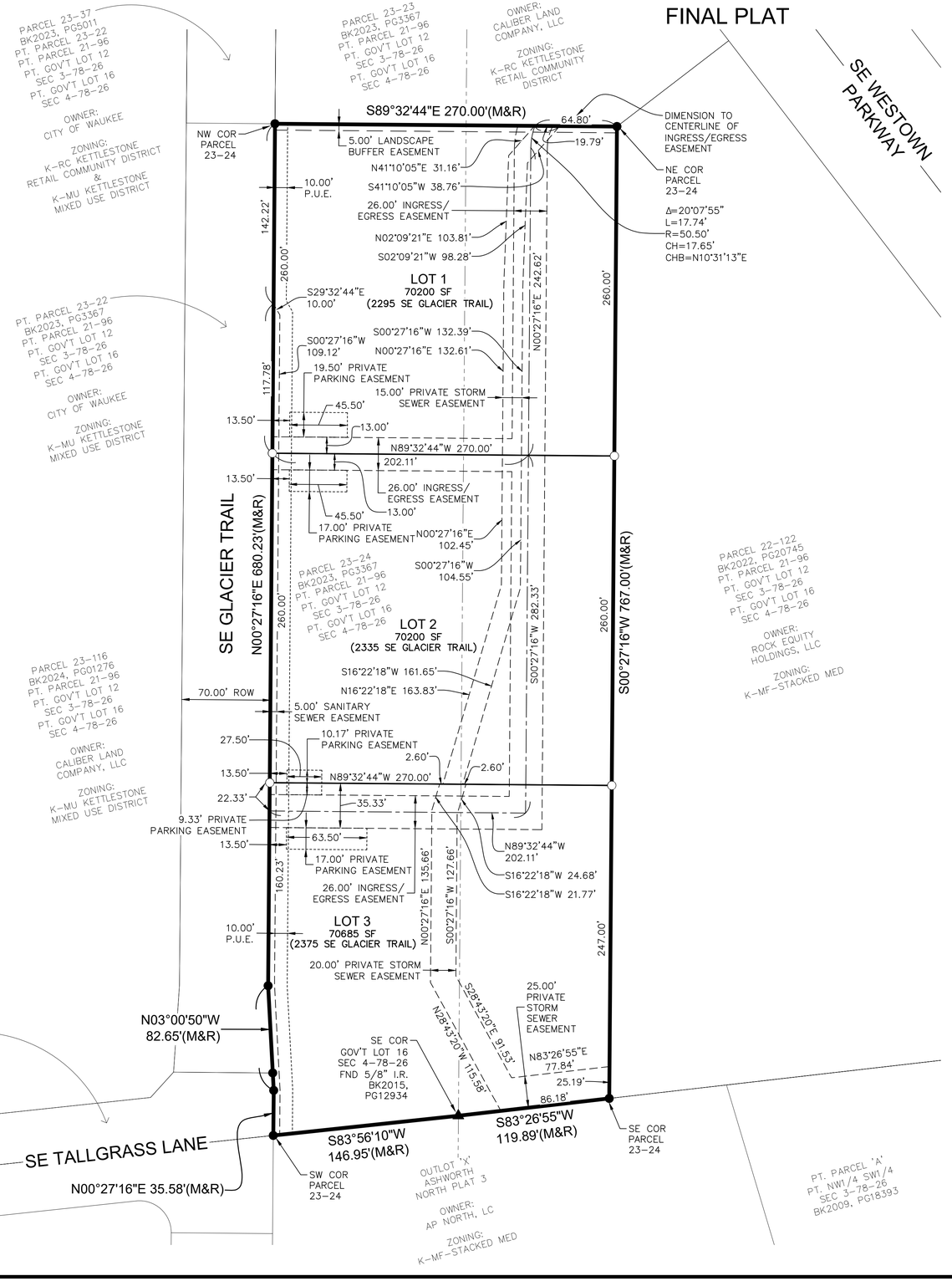
REQUESTOR: CALIBER LAND COMPANY, LLC

PROPRIETOR: CALIBER LAND COMPANY, LLC
3611 NE OTTERVIEW CIRCLE #42
ANKENY, IOWA 50021

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 / DEVELOPER

CALIBER LAND COMPANY, LLC
3611 NE OTTERVIEW CIRCLE #42
ANKENY, IOWA 50021
CONTACT: NICK JENSEN
EMAIL: NICK@CALIBERIOWA.COM
PH. (515) 290–3401

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

PLAT DESCRIPTION

PARCEL 23–24 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 3367 BEING A PART OF PARCEL 21–96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 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 4.85 ACRES (211,085 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

PD–1 (UNDERLYING K–MU)
MAXIMUM DENSITY = 38 DWELLINGS UNITS PER ACRE

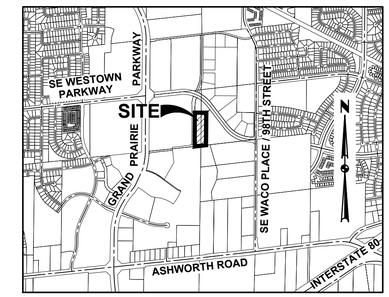
BULK REGULATIONS

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

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.

VICINITY MAP



WAUKEE, IOWA

DATE OF SURVEY

FIELDWORK: JANUARY, 2024

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		

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

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

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
ADDED ADDRESSES	03/11/24
SECOND SUBMITTAL	02/20/24
FIRST SUBMITTAL	02/06/24

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE CENTRAL SOUTH PLAT 1
FINAL PLAT

1/1
2401.005

FILE: H:\2024\2401005\DWG\2401005-FINAL PLAT.DWG
REFERENCE: ALTA SURVEY, ALTA LOTTER, 1/9/2024 3:28 PM
PLOTTED BY: JON PEDAHL
COMMENT:
ENG:
TECH: