

KETTLESTONE CENTRAL SOUTH PLAT 1

FINAL PLAT

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APPROVED BY: **Waukee City Council**

DATE: *05/06/2024*

SIGNED: *Caliber Land Company*

2024-07314

RECORDED: 05/22/2024 09:45:37 AM

RECORDING FEE: \$147.00

COMBINED FEE: \$147.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

INDEX LEGEND

LOCATION: PARCEL 23-24
PT. PARCEL 21-96
PT. GOVT LOT 12 SEC 3-78-26
PT. GOVT 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

PARCEL 23-37
BK2023, PG5011
PT. PARCEL 23-22
PT. PARCEL 21-96
PT. GOVT LOT 12
SEC 3-78-26
PT. GOVT LOT 16
SEC 4-78-26

OWNER: CITY OF WAUKEE

ZONING: K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT & K-MU KETTLESTONE MIXED USE DISTRICT

PARCEL 23-23
BK2023, PG3367
PT. PARCEL 21-96
PT. GOVT LOT 12
SEC 3-78-26
PT. GOVT LOT 16
SEC 4-78-26

OWNER: CALIBER LAND COMPANY, LLC

ZONING: K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

PT. PARCEL 23-22
BK2023, PG3367
PT. PARCEL 21-96
PT. GOVT LOT 12
SEC 3-78-26
PT. GOVT LOT 16
SEC 4-78-26

OWNER: CITY OF WAUKEE

ZONING: K-MU KETTLESTONE MIXED USE DISTRICT

PARCEL 23-116
BK2024, PG01276
PT. PARCEL 21-96
PT. GOVT LOT 12
SEC 3-78-26
PT. GOVT LOT 16
SEC 4-78-26

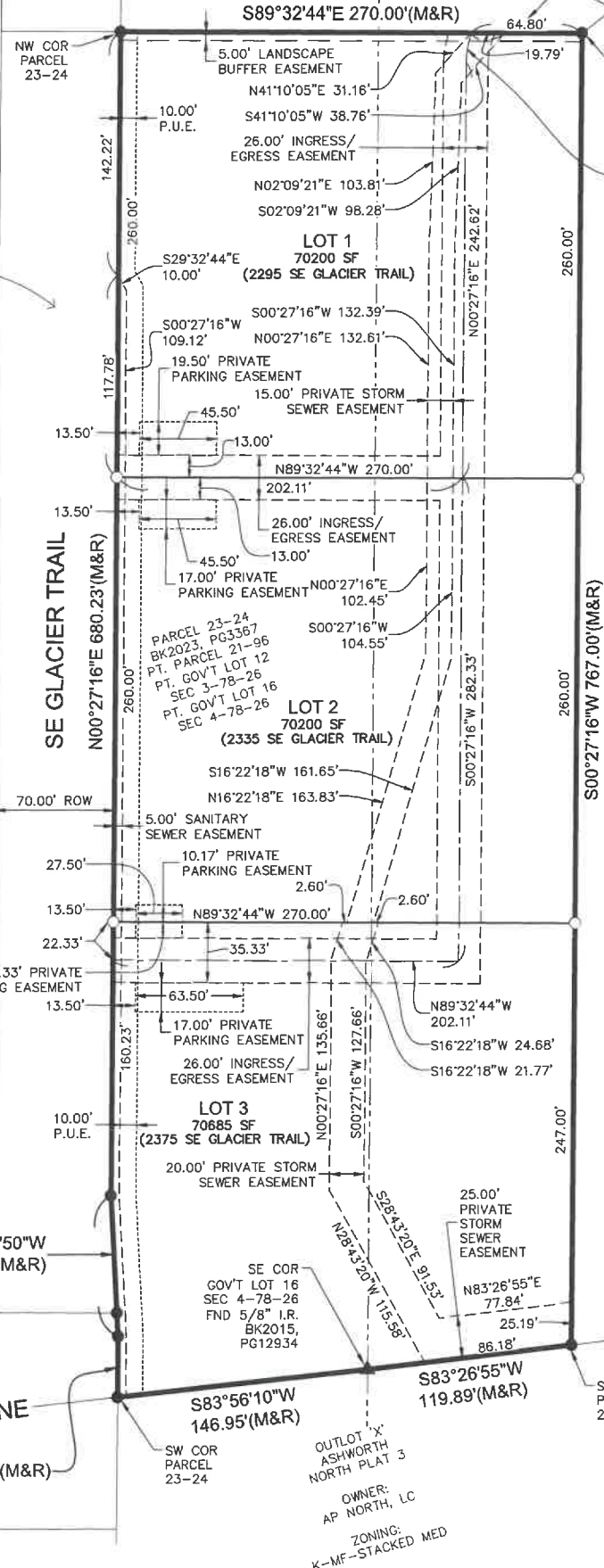
OWNER: CALIBER LAND COMPANY, LLC

ZONING: K-MU KETTLESTONE MIXED USE DISTRICT

PARCEL 23-27
BK2023, PG3368
PT. PARCEL 21-96
PT. GOVT LOT 12
SEC 3-78-26
PT. GOVT LOT 16
SEC 4-78-26

OWNER: CITY OF WAUKEE

ZONING: K-MU KETTLESTONE MIXED USE DISTRICT



DIMENSION TO CENTERLINE OF INGRESS/EGRESS EASEMENT

A=20°07'55"
L=17.74'
R=50.50'
CH=17.65'
CHB=N10°31'13"E

PARCEL 22-122
BK2022, PG20745
PT. PARCEL 21-96
PT. GOVT LOT 12
SEC 3-78-26
PT. GOVT LOT 16
SEC 4-78-26

OWNER: ROCK EQUITY HOLDINGS, LLC

ZONING: K-MF-STACKED MED

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
DOCUMENT NO. 2024-05135

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

- 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.

VICINITY MAP



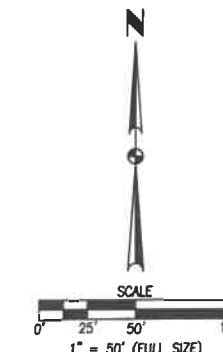
WAUKEE, IOWA

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	----	
BUILDING SETBACK LINE	=====	
PLAT BOUNDARY	=====	



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 5/9/24
LOUIS M. KELEHAN, P.L.S. DATE

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

DATE	REVISIONS
06/09/24	SIGNED SUBMITTAL
03/11/24	ADDED ADDRESSES
02/20/24	SECOND SUBMITTAL
02/06/24	FIRST SUBMITTAL

REVIEW: _____

TECH: _____

ENGINEER: _____

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

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FINAL PLAT