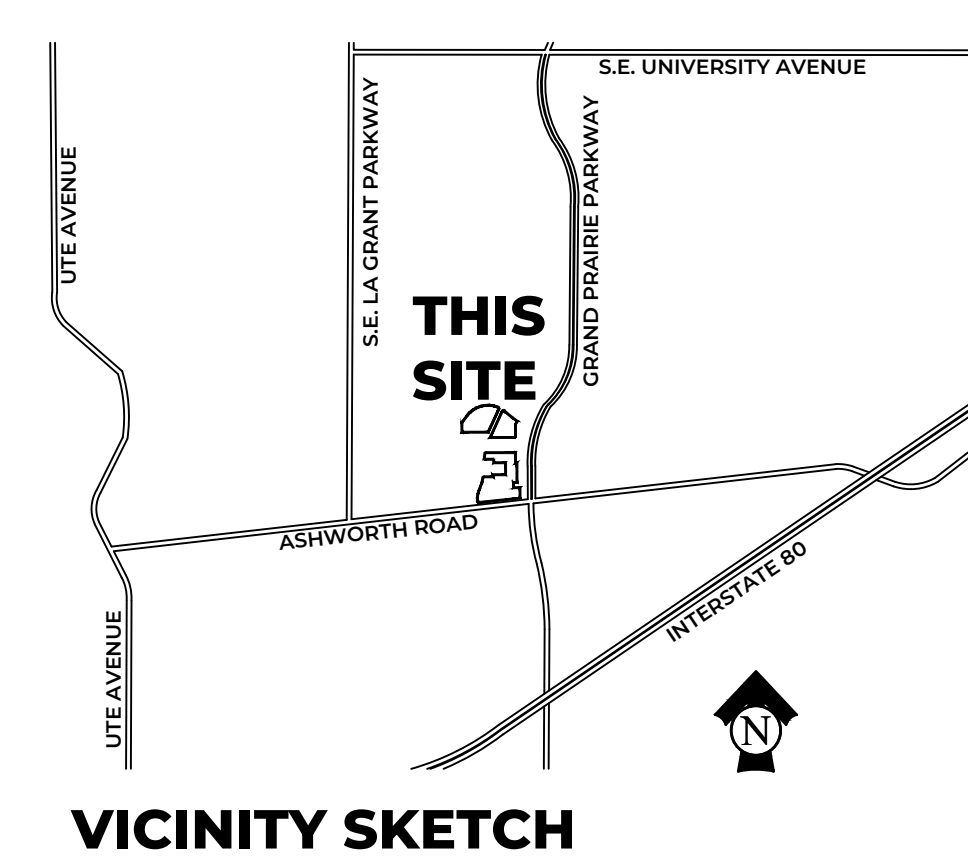


INDEX LEGEND

LOCATION: S 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



VICINITY SKETCH

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	103°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C2	00°43'17"	465.00	36.76	18.39	36.75	S49°20'58"E
C3	00°40'53"	1135.00	152.17	76.20	152.05	S50°55'31"E
C4	00°02'17"	965.00	118.54	59.34	118.46	N06°54'08"E
C5	04°42'29"	111.50	91.67	48.61	89.11	S08°50'32"W
C6	01°42'42"	183.50	47.12	23.69	46.99	S07°21'21"E

FINAL PLAT
KEETOWN
LOOP PLAT 5

WAUKEE, IOWA

OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
 KTL VENUE, LLC
 WAUKEE HOTEL, LLC
 4011 AVENUE OF THE CITIES, SUITE 1018
 MOLINE, IL 61265

ZONING

K-RR/PD-1 BK. 2021 Pg. 27621

SETBACKS

K-RR / PD-1
 FRONT - NO MIN. FOR PRINCIPLE USES.
 20' MIN. FOR ACCESSORY STRUCTURE.
 REAR - NO MIN. FOR PRINCIPLE USES.
 5' MIN. FOR ACCESSORY STRUCTURE.
 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 1-5, AND OUTLOTS X,Y, AND Z KEETOWN LOOP PLAT 4, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACTS OF LAND CONTAINS 4.703 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- ALL UTILITY EASEMENT AND INGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.

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
- N.R. NOT RADIAL

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.

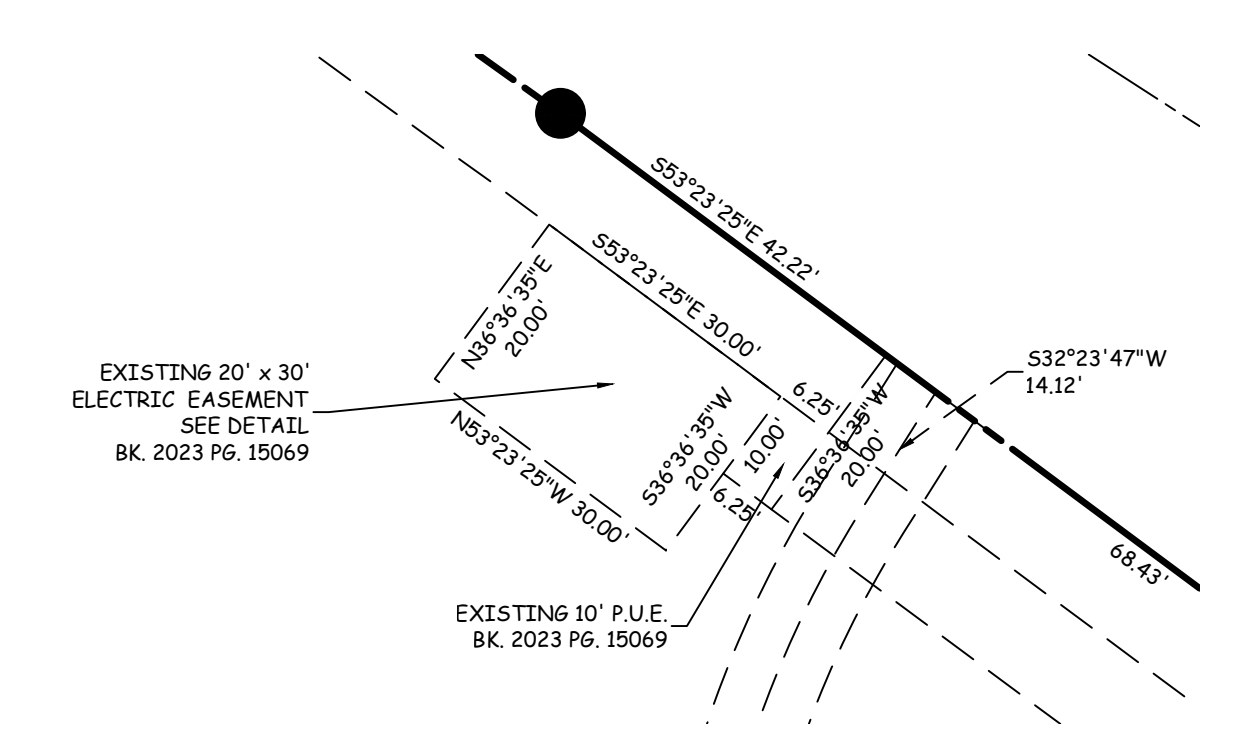
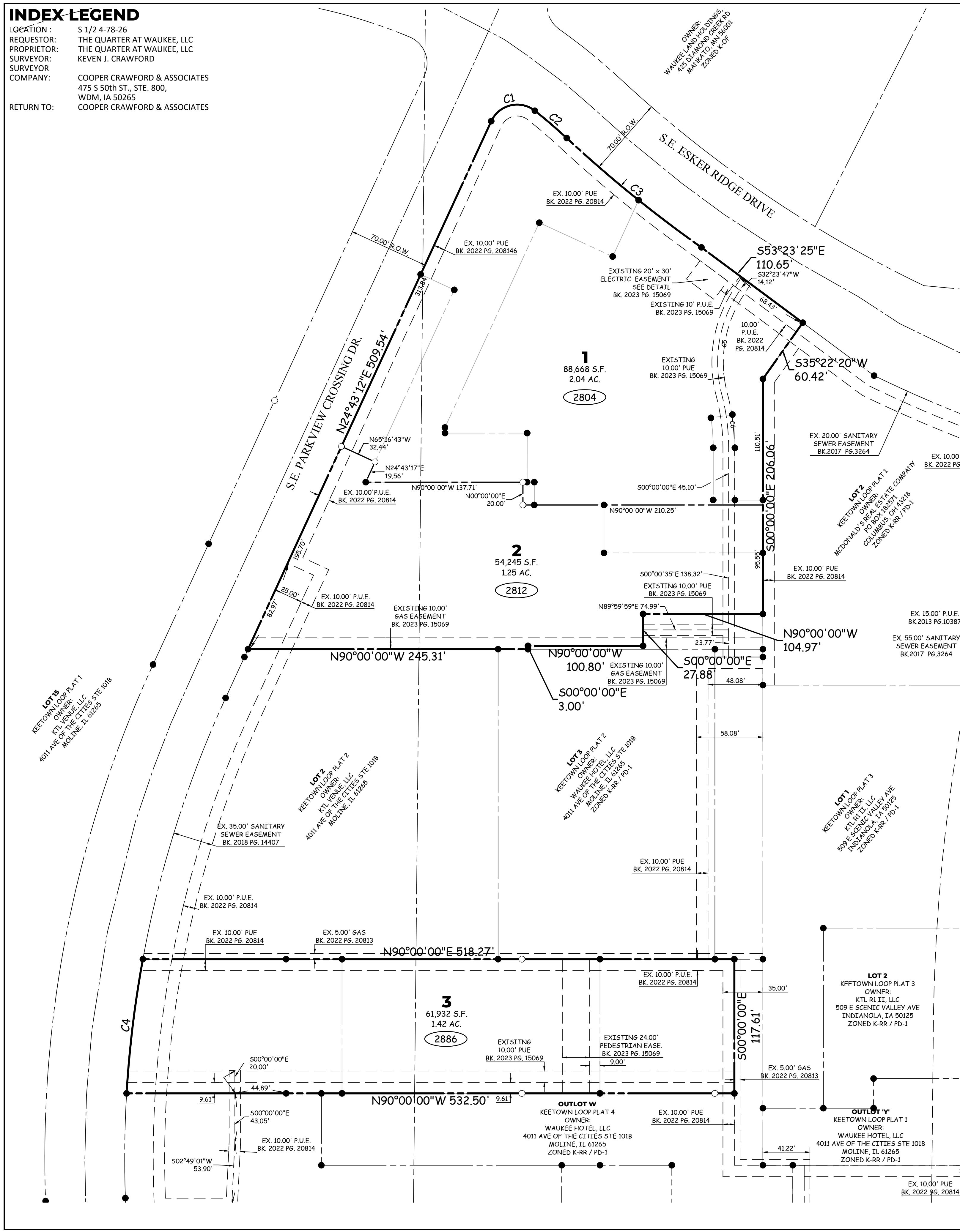
KEVEN J. CRAWFORD
 13156

KEVEN J. CRAWFORD, PLS. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR 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: 6-7-2024
 REVISIONS: X-X-XXXX
 JOB NUMBER
CC 2881
 AS-BUILT: X-XX-XXXX

FINAL PLAT
KEETOWN LOOP PLAT 5
SHEET 1 OF 1



EASEMENT DETAIL
 SCALE: 1"=20'

