

# KETTLESTONE CENTRAL DWR PLAT 1

## FINAL PLAT

**INDEX LEGEND**  
**LOCATION:** PARCEL 23-23  
 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

**2024-13895**  
**RECORDED: 09/09/2024 01:18:41 PM**  
**RECORDING FEE: \$77.00**  
**COMBINED FEE: \$77.00**  
**REVENUE TAX: \$**  
**RENAE ARNOLD, RECORDER**  
**DALLAS COUNTY, IOWA**

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**

**DATE:** 08/19/2024  
**SIGNED:** *Melina D. Schmidt*

**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 23-23 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 1.92 ACRES (83,641 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ZONING**

K-RC (KETTLESTONE RETAIL COMMUNITY DISTRICT)

**BULK REGULATIONS**

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

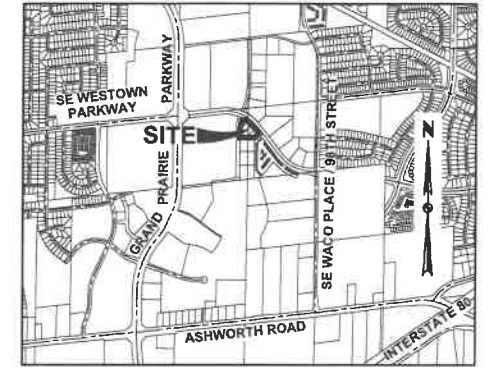
**SIDE YARDS:** NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.

**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	REVISIONS
09/06/24	SIGNED SUBMITTAL
07/29/24	SECOND SUBMITTAL
07/09/24	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL DWR PLAT 1 FINAL PLAT**

1/1  
 2404.335

$\Delta=98^{\circ}51'30''$  L=43.14'  
 R=25.00' CH=37.98'  
 CHB=N69°25'19"E (M&R)

$\Delta=14^{\circ}13'12''$  L=114.16'  
 R=460.00' CH=113.87'  
 CHB=N12°52'58"E (M&R)

$\Delta=23^{\circ}37'10''$  L=292.69'  
 R=710.00' CH=290.62'  
 CHB=S49°20'21"E (M&R)

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

N05°31'17"E 79.03'(M&R)

N00°27'16"E 140.50'(M&R)

LOT 1  
 83641 SF  
 1.92 AC  
 (1340 SE WESTOWN PARKWAY)

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: CITY OF WAUKEE  
 ZONING: K-RR KETTLESTONE RETAIL REGIONAL DISTRICT

EXISTING 10.00' P.U.E. DOC#2024-13168

120.00' ROW

S37°31'46"E 111.69'(M&R)

EXISTING 10.00' P.U.E. DOC#2024-07322

S52°28'14"W 111.18'(M&R)  
 OUTLOT 'Z'  
 KETTLESTONE CENTRAL TOWNHOMES PLAT 1  
 OWNER: ROCK EQUITY HOLDINGS, LLC  
 ZONING: K-MF-STAGGED MED

25.00' LANDSCAPE BUFFER EASEMENT

SE COR PARCEL 23-23 & NE COR KETTLESTONE CENTRAL SOUTH PLAT 1

EXISTING 20.00' LANDSCAPE BUFFER EASEMENT DOC#2024-07318

SW COR PARCEL 23-23 & NW COR KETTLESTONE CENTRAL SOUTH PLAT 1

EXISTING 5.00' LANDSCAPE BUFFER EASEMENT DOC#2024-07318

EXISTING 26.00' INGRESS/EGRESS EASEMENT DOC#2024-07315

EXISTING 15.00' PRIVATE STORM SEWER EASEMENT DOC#2024-07319

EXISTING 10.00' PRIVATE OVERLAND FLOWAGE EASEMENT DOC#2024-07326

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

EXISTING 10.00' P.U.E. DOC#2024-07317

LOT 1  
 KETTLESTONE CENTRAL SOUTH PLAT 1  
 OWNER: LJW PROPERTIES LLC  
 ZONING: PD-1 (UNDERLYING K-MU)



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* 9/6/24  
 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

FILE: N:\2024\2404335\DWG\2404335\_FINAL\_PLAT1.DWG  
 FILE DATE: 09/09/2024 09:28 AM  
 COMDWT: DMC  
 PLOTTED BY: LOUIS KELEHAN