

KETTLESTONE LAKES COMMERCIAL PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: PT. PARCEL 24-125
 PT. SW 1/4 NE1/4 SEC 09-78-26
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: ACCURATE LAND DEVELOPMENT
 9500 UNIVERSITY AVE, UNIT 2112
 WEST DES MOINES, IA 50266

PROPRIETOR: KETTLESTONE LAKES, LLC
 9550 HICKMAN ROAD, UNIT 100
 CLIVE, IA 50325

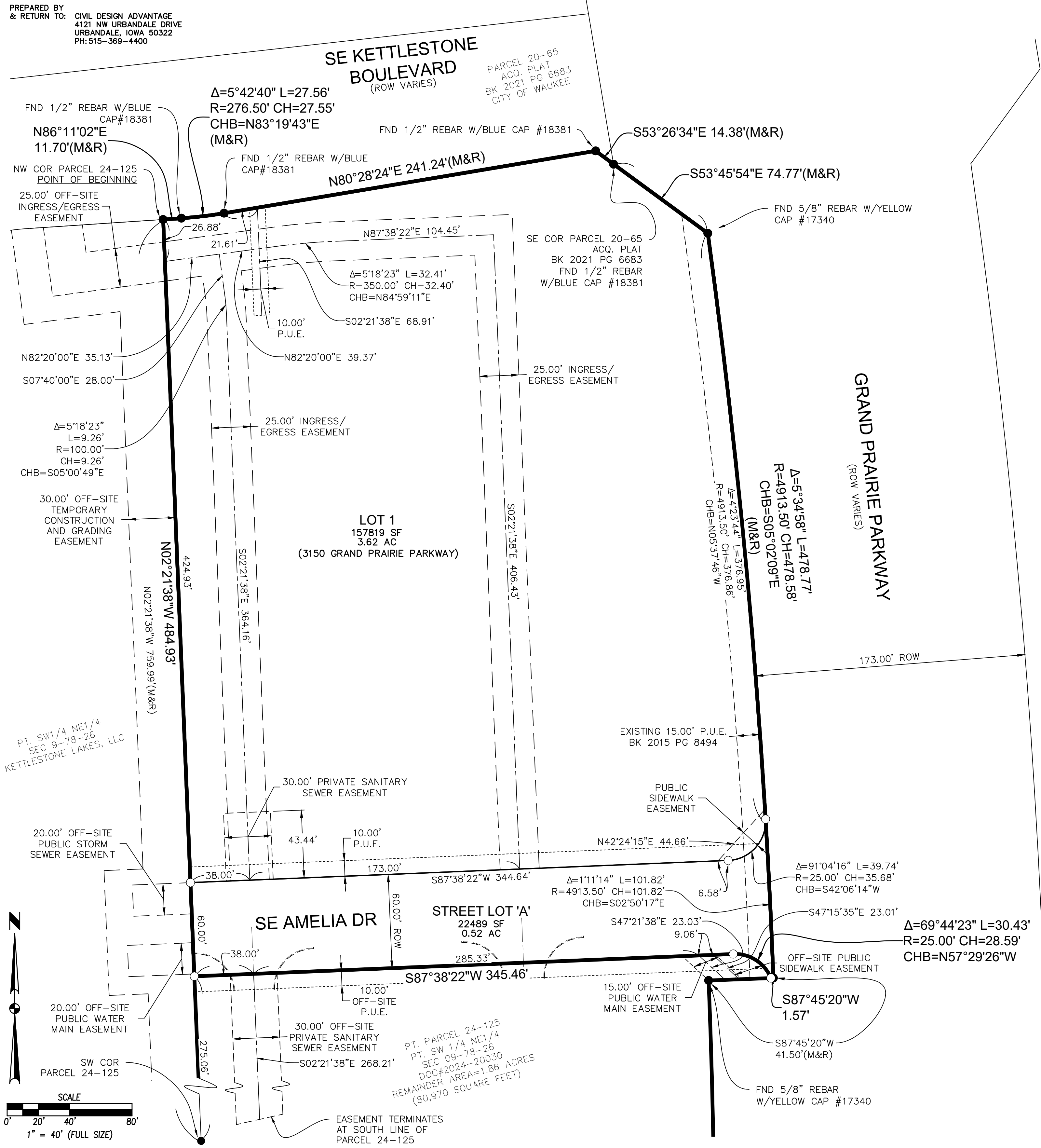
SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDER

REVISIONS	DATE
3RD SUBMITTAL	01/28/25
2ND SUBMITTAL	01/14/25
1ST SUBMITTAL	12/23/24



ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

OWNER

KETTLESTONE LAKES, LLC
 9550 HICKMAN ROAD, UNIT 100
 CLIVE, IA 50325
 CONTACT: BILL SPENCER
 EMAIL: BSPENCER@LMCOMPANIES-INC.COM

DEVELOPER

ACCURATE LAND DEVELOPMENT
 9500 UNIVERSITY AVE, UNIT 2112
 WEST DES MOINES, IA 50266
 CONTACT: JARED JOHNSON
 EMAIL: JOHNSON@ACCURATEDEVELOPMENT.COM

ZONING

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BULK REGULATIONS

SETBACKS:
 FRONT: 0 FEET (20 FEET FOR ACCESSORY STRUCTURES)
 REAR: 0 FEET (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.)
 SIDE: 0 FEET (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

A PART OF PARCEL 24-125 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-20030, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

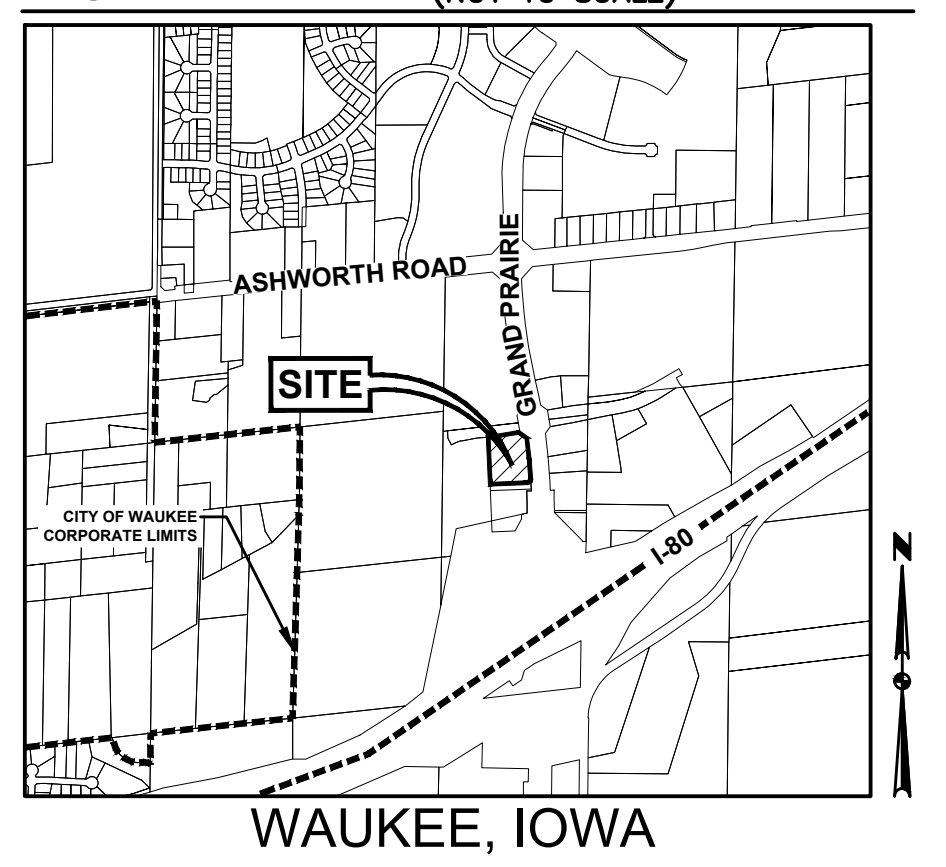
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 24-125; THENCE NORTH 86°11'02" EAST ALONG THE NORTH LINE OF SAID PARCEL 24-125, A DISTANCE OF 11.70 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 276.50 FEET, WHOSE ARC LENGTH IS 27.56 FEET AND WHOSE CHORD BEARS NORTH 83°19'43" EAST, 27.55 FEET; THENCE NORTH 80°28'24" EAST ALONG SAID NORTHERLY LINE, 241.24 FEET; THENCE SOUTH 53°26'34" EAST ALONG SAID NORTHERLY LINE, 14.38 FEET TO THE SOUTHEAST CORNER OF PARCEL 20-65 AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 6683; THENCE SOUTH 53°45'54" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 24-125, A DISTANCE OF 74.77 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 4913.50 FEET, WHOSE ARC LENGTH IS 478.77 FEET AND WHOSE CHORD BEARS SOUTH 05°02'09" EAST, 478.58 FEET; THENCE SOUTH 87°45'20" WEST ALONG SAID EASTERLY LINE, 1.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 30.43 FEET AND WHOSE CHORD BEARS NORTH 57°29'26" WEST, 28.59 FEET; THENCE SOUTH 87°38'22" WEST, 345.46 FEET TO THE WEST LINE OF SAID PARCEL 24-125; THENCE NORTH 02°21'38" WEST ALONG SAID WEST LINE, 484.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.14 ACRES (180,308 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

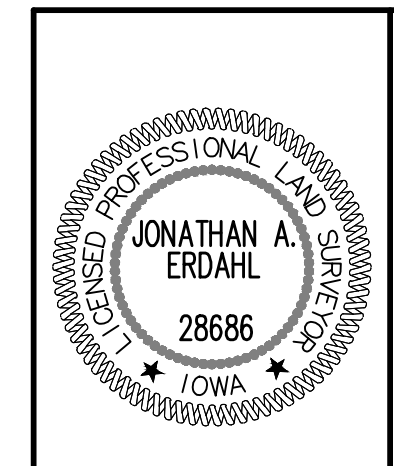
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.

VICINITY MAP (NOT TO SCALE)



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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	---	

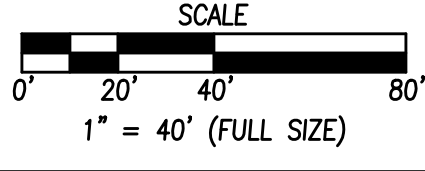


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. _____ DATE _____

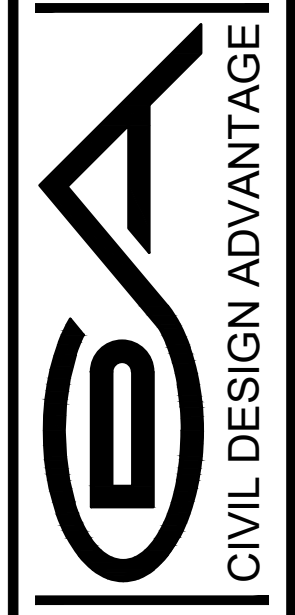
LICENSE NUMBER 28686
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET _____

COMMENT: ENCL
 FILE: H:\2024\2024-20030\2024-20030-FINAL PLATING
 PLOTTED BY: JARED MURRAY DATE: 1/28/2025 11:02 AM



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

REVIEW: _____
 TECH: _____
 ENGINEER: _____



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

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