

RECORDER'S
STAMP

FINAL PLAT KEE WEST PLAT I

W1/2, NE1/4 - SEC. 9-78-26 &
NE1/4, NW1/4 - SEC. 9-78-26
DALLAS COUNTY, WAUKEE, IOWA

PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT
AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
CONTACT: TOM WITTMAN
EMAIL: TOM.WITTMAN@KNAPFLC.COM

**PROFESSIONAL
CIVIL ENGINEER:**

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PH: 515-276-4884
CONTACT: PAUL CLAUSEN, PE
EMAIL: CLAUSEN@CECLAC.COM

**PROFESSIONAL
LAND SURVEYOR:**

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:

MELISSA DEBOER
PLANNING COORDINATOR
CITY OF WAUKEE
PH: 515-478-1848
EMAIL: MDEBOER@WAUKEE.ORG

LEGAL DESCRIPTION

PARCEL 24-41 IN THE W1/2 OF THE NE1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN INSTRUMENT 2024-16448 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA
AND
PARCEL 24-84 IN THE E1/2 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4 ALL IN SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN INSTRUMENT 2024-14913 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA
PREVIOUSLY DESCRIBED PARCELS CONTAIN 25.91 ACRES MORE OR LESS INCLUDING 0.68 ACRES OF PUBLIC RIGHT-OF-WAY.

LAND AREA

25.91 ACRES MORE OR LESS INCLUDING 0.68 ACRES OF PUBLIC RIGHT-OF-WAY.

ZONING

LOT 1: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT 'Z': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

K-RR KETTLESTONE RETAIL REGIONAL	
LOT AREA:	NO MIN.
LOT WIDTH:	NO MIN.
FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES.
SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
PRINCIPLE BLD SEPARATION:	25'
ACCESSORY BLD SEPARATION:	0' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
MAX HEIGHT:	PRINCIPAL BUILDING - 8 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO:	0.35

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0355F
MAP REVISED DECEMBER 7, 2018.

NOTES

- LOT 'A' SHALL BE DEEDED TO THE CITY OF WAUKEE, IOWA FOR PUBLIC STREET PURPOSES.
- THE EAST ACCESS DRIVE OFF SE KETTLESTONE BOULEVARD WILL INITIALLY ALLOW FOR A FULL ACCESS POINT TO OUTLOT 'Z'. WHEN A FULL ACCESS POINT IS CONSTRUCTED TO THE WEST NO FURTHER THAN 1320 FEET FROM THE CENTERLINE OF THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND SE KETTLESTONE BOULEVARD, THIS ACCESS MAY BECOME A RIGHT-IN-RIGHT-OUT ACCESS. SHOULD TRAFFIC WARRANT, THE FULL ACCESS SHALL NOT BE CLOSED UNTIL A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, LC OR THE SUCCESSOR OWNER(S) OF THE PLATTED AREA.
- MAINTENANCE OF ALL PRIVATE STREETS, PRIVATE UTILITIES AND PRIVATE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.
- ALL SITE IMPROVEMENTS SHALL COMPLY WITH 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2025 SDAS.
- ANY CITY UTILITY RELOCATIONS SHALL BE AT THE OWNERS EXPENSE.
- 5-FOOT SIDEWALKS ARE TO BE CONSTRUCTED ALONG THE NORTH SIDE SE KETTLESTONE BOULEVARD AND THE SOUTH SIDE SE ASHWORTH ROAD AND A 10-FT WIDE TRAIL TO BE PROVIDED WITH KETTLESTONE LAKES PLAT IMPROVEMENTS.
- THE OUTLOT 'Z' EAST-WEST TRAIL EASEMENT BETWEEN GRAND PRAIRIE PARKWAY AND PARKVIEW CROSSING CAN BE REROUTED PER THE CITY OF WAUKEE PLANNING DEPARTMENT TO FOLLOW A FUTURE EAST-WEST STREET OR DRIVE IN THE SITE PLAN DEVELOPMENT OF OUTLOT 'Z', KEE WEST PLAT I.

CERTIFICATION

CERTIFICATION

THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

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.
JEFFREY A. GADDIS, IOWA LICENSE NO. 10391, DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
March 6, 2025

SHEETS 1 -

COUNTY: DALLAS					
SECTION	TOWNSHIP	RANGE	1/4	1/4	
ALLOT PART:	9	78	26	NW	NE
	9	78	26	SW	NE
PARCEL: 24-84 & 24-44					
CITY: WAUKEE					
PARCEL ID: 1609100028 & 1609200015					
PROPRIETOR (S): AP GPP, L.C.					
REQUESTED BY: AP GPP, L.C.					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE #12 URBANDALE, IA 50322 PHONE: 515-276-4884					
RETURN TO:					

BASIS OF BEARINGS

THE SOUTH LINE OF PARCEL 24-41, AN OFFICIAL PARCEL RECORDED IN INST. 2024-16448 AT THE DALLAS COUNTY RECORDER'S OFFICE WAS MEASURED AS HAVING A BEARING OF S80°29'17"W. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD(1983)(2011) SOUTH ZONE GRID NORTH.

PROFESSIONAL LAND SURVEYOR NOTES:

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED IN PREPARATION OF THIS SURVEY.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS **EXISTING**.
- IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A 'MAG NAIL' WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

CLOSURE TABLE

NORTH: 575235.1122' EAST: 1542807.9817'

SEGMENT #1 : LINE
LENGTH: 424.57' COURSE: N84°02'46"E
NORTH: 575274.6706' EAST: 1543235.2345'

SEGMENT #2 : LINE
LENGTH: 118.54' COURSE: S48°56'23"E
NORTH: 575201.7745' EAST: 1543924.6536'

SEGMENT #3 : CURVE
LENGTH: 467.86' RADIUS: 5086.50'
DELTA: 02°54'08" TANGENT: 485.40'
CHORD: 466.40' COURSE: S07°56'30"E
COURSE IN: N87°30'35"E COURSE OUT: S76°36'26"W
RF NORTH: 575422.7822' EAST: 1549406.3500'
END NORTH: 574244.6430' EAST: 1549458.1161'

SEGMENT #4 : CURVE
LENGTH: 205.61' RADIUS: 4913.50'
DELTA: 02°23'51" TANGENT: 102.82'
CHORD: 205.54' COURSE: S11°52'29"W
COURSE IN: S76°36'26"W COURSE OUT: N71°00'18"E
RF NORTH: 575106.5522' EAST: 1538618.2483'
END NORTH: 574043.6414' EAST: 1543501.6004'

SEGMENT #5 : LINE
LENGTH: 95.67' COURSE: S34°46'31"W
NORTH: 575465.1093' EAST: 1543441.0341'

SEGMENT #6 : LINE
LENGTH: 406.12' COURSE: S80°02'17"W
NORTH: 573847.4454' EAST: 1543046.4488'

SEGMENT #7 : CURVE
LENGTH: 85.34' RADIUS: 960.00'
DELTA: 05°05'31" TANGENT: 42.70'
CHORD: 85.32' COURSE: S11°52'29"W
COURSE IN: S04°30'43"E COURSE OUT: N14°36'20"W
RF NORTH: 572491.1447' EAST: 1543205.1414'
END NORTH: 573880.1715' EAST: 1542463.0610'

SEGMENT #8 : LINE
LENGTH: 119.40' COURSE: S75°52'51"W
NORTH: 573849.4371' EAST: 1542841.0356'

SEGMENT #9 : LINE
LENGTH: 69.24' COURSE: N55°31'11"W
NORTH: 573884.1332' EAST: 1542784.9581'

SEGMENT #10 : LINE
LENGTH: 50.14' COURSE: S00°46'01"W
NORTH: 573838.9477' EAST: 1542784.2864'

SEGMENT #11 : LINE
LENGTH: 40.67' COURSE: N83°54'54"E
NORTH: 573845.5431' EAST: 1542824.1021'

SEGMENT #12 : LINE
LENGTH: 50.06' COURSE: S00°40'37"E
NORTH: 573743.4866' EAST: 1542830.2436'

SEGMENT #13 : CURVE
LENGTH: 124.96' RADIUS: 250.00'
DELTA: 28°30'17" TANGENT: 63.81'
CHORD: 123.66' COURSE: N85°01'54"W
COURSE IN: N01°24'08"W COURSE OUT: S21°09'04"W
RF NORTH: 574041.3560' EAST: 1542741.1245'
END NORTH: 573808.2005' EAST: 1542707.5121'

SEGMENT #14 : LINE
LENGTH: 91.07' COURSE: N68°50'51"W
NORTH: 573811.4842' EAST: 1542694.0252'

SEGMENT #15 : LINE
LENGTH: 12.61' COURSE: N17°02'48"E
NORTH: 573823.5402' EAST: 1542702.7218'

SEGMENT #16 : CURVE
LENGTH: 111.72' RADIUS: 250.00'
DELTA: 25°36'15" TANGENT: 56.81'
CHORD: 110.71' COURSE: N04°14'40"E
COURSE IN: N12°57'12"W COURSE OUT: N81°26'33"E
RF NORTH: 573846.8278' EAST: 1542463.7052'
END NORTH: 573834.0264' EAST: 1542710.9216'

SEGMENT #17 : LINE
LENGTH: 271.04' COURSE: N03°33'27"W
NORTH: 574202.0484' EAST: 1542670.5903'

SEGMENT #18 : CURVE
LENGTH: 305.67' RADIUS: 850.00'
DELTA: 20°36'15" TANGENT: 154.50'
CHORD: 304.02' COURSE: N85°01'54"W
COURSE IN: S81°26'33"W COURSE OUT: N60°50'18"E
RF NORTH: 574075.5673' EAST: 1541830.0934'
END NORTH: 574484.7474' EAST: 1542572.3166'

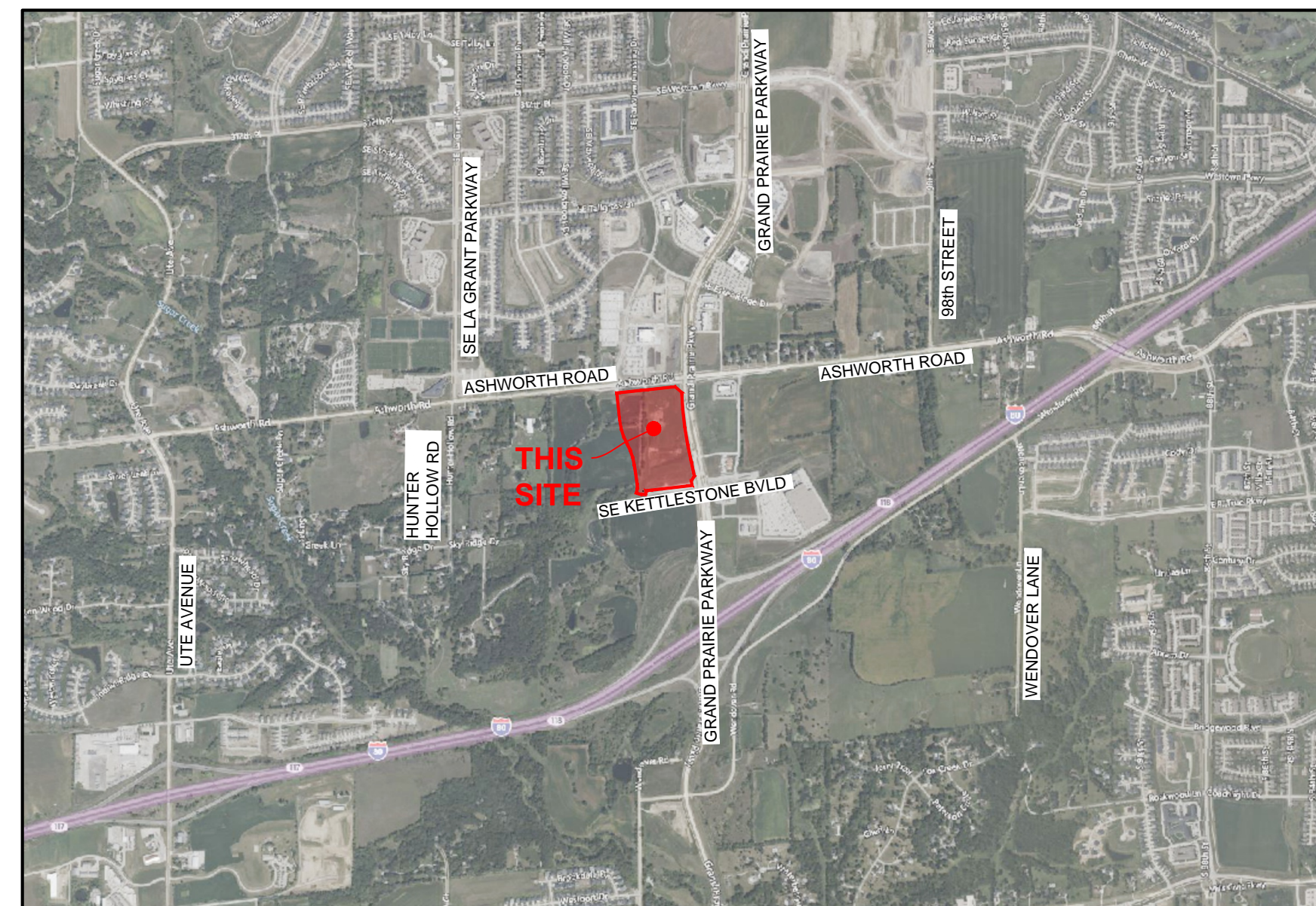
SEGMENT #19 : CURVE
LENGTH: 345.38' RADIUS: 850.00'
DELTA: 23°02'41" TANGENT: 174.07'
CHORD: 341.05' COURSE: N17°35'18"W
COURSE IN: N60°50'18"E COURSE OUT: S83°59'10"W
RF NORTH: 574423.9316' EAST: 154394.5716'
END NORTH: 574814.8541' EAST: 1542464.2545'

SEGMENT #20 : LINE
LENGTH: 382.44' COURSE: N06°00'55"W
NORTH: 575195.1883' EAST: 1542424.1822'

SEGMENT #21 : LINE
LENGTH: 380.84' COURSE: N83°54'54"E
NORTH: 575235.1032' EAST: 1542807.9151'

PERIMETER: 4580.58' AREA: 1131158.50 SQ. FT.
ERROR CLOSURE: 0.0112' COURSE: S36°40'17"W
ERROR NORTH: -0.00848' EAST: -0.00664'

PRECISION 1: 408241.96



VICINITY MAP
1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT
3	EASEMENTS
4	EASEMENTS

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
JANUARY 30, 2025	INITIAL SUBMITTAL
FEBRUARY 17, 2025	
MARCH 06, 2025	

BENCHMARKS

FOOT ENGINEERING CONTROL POINTS FROM THE GRAND PRAIRIE PARKWAY CONSTRUCTION DRAWINGS.

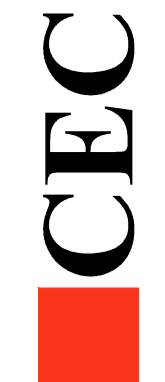
CPS 401 N: 576194.645	E: 1542834.610	ELEVATION: 1038.167
CPS 402 N: 576804.243	E: 1542846.734	ELEVATION: 1048.944
CPS 403 N: 577591.541	E: 1542848.845	ELEVATION: 1043.451

LEGEND

- ▲ FOUND SECTION CORNER
- △ SET SECTION CORNER (AS NOTED)
- FOUND CORNERS (5/8" I.R., W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R., W/B BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - PROPOSED LOT LINES
- EXISTING PROPERTY LINES
- EASEMENT LINES
- CENTERLINE STREET RIGHT-OF-WAY
- 123 ADDRESS
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK, XXX, Pg, XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.O.T. POINT OF TERMINUS



Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

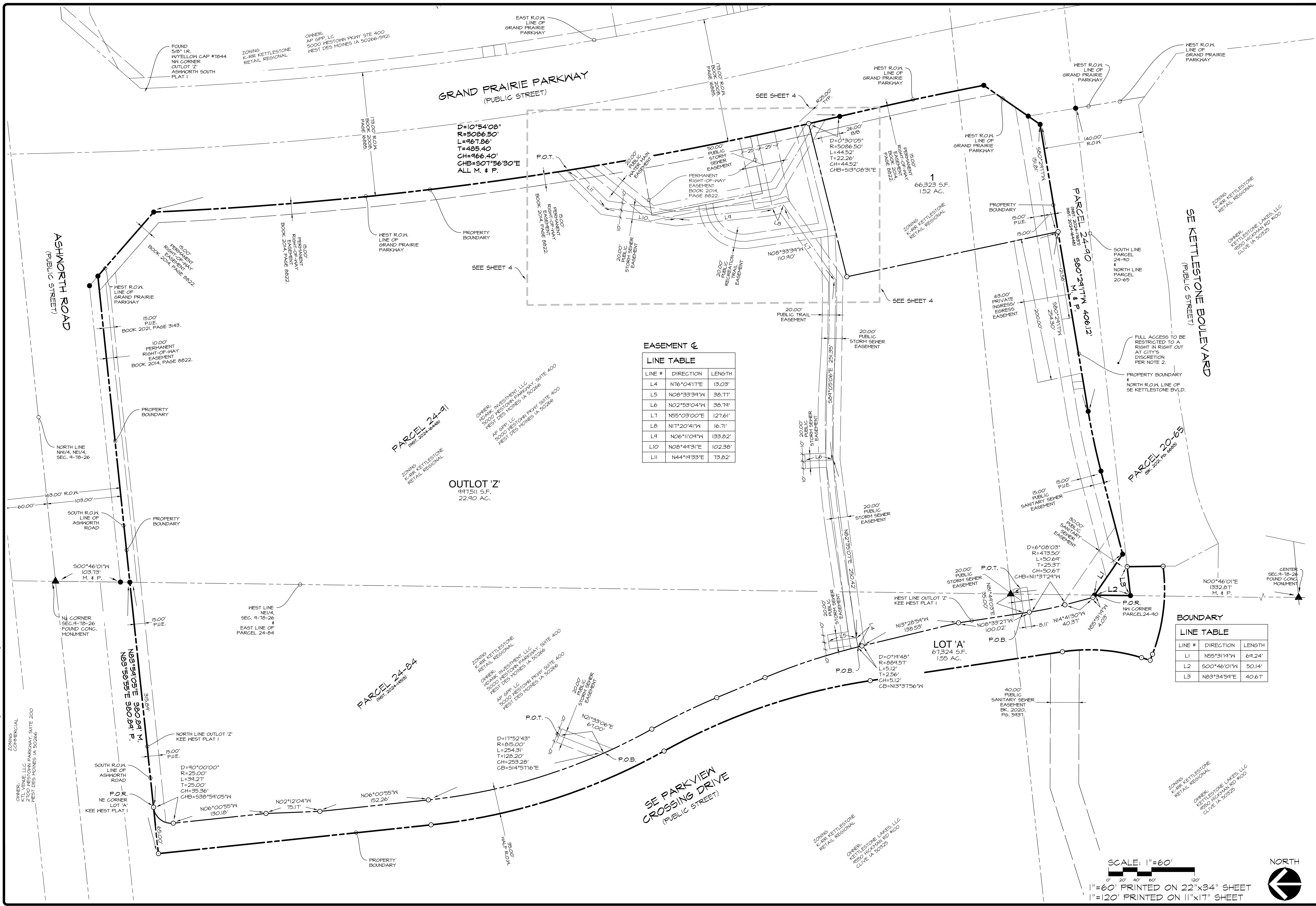


PUBLISH DATE: March 6, 2025
DATE OF SURVEY: XX
DESIGNED BY: PC
DRAWN BY: REH

PRELIMINARY
KEE WEST PLAT I
WAUKEE, IOWA
COVER

SHEET
OF 4

PLOT BY: MARTIN HILL - 2023/03/06 - G:\E-FILES\1000\ER280_L3D Drawings\1000\ER280 PF EASE.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION)P3 - CEC-RES TEST.GDTB - PLOT SCALE = 1/11



Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

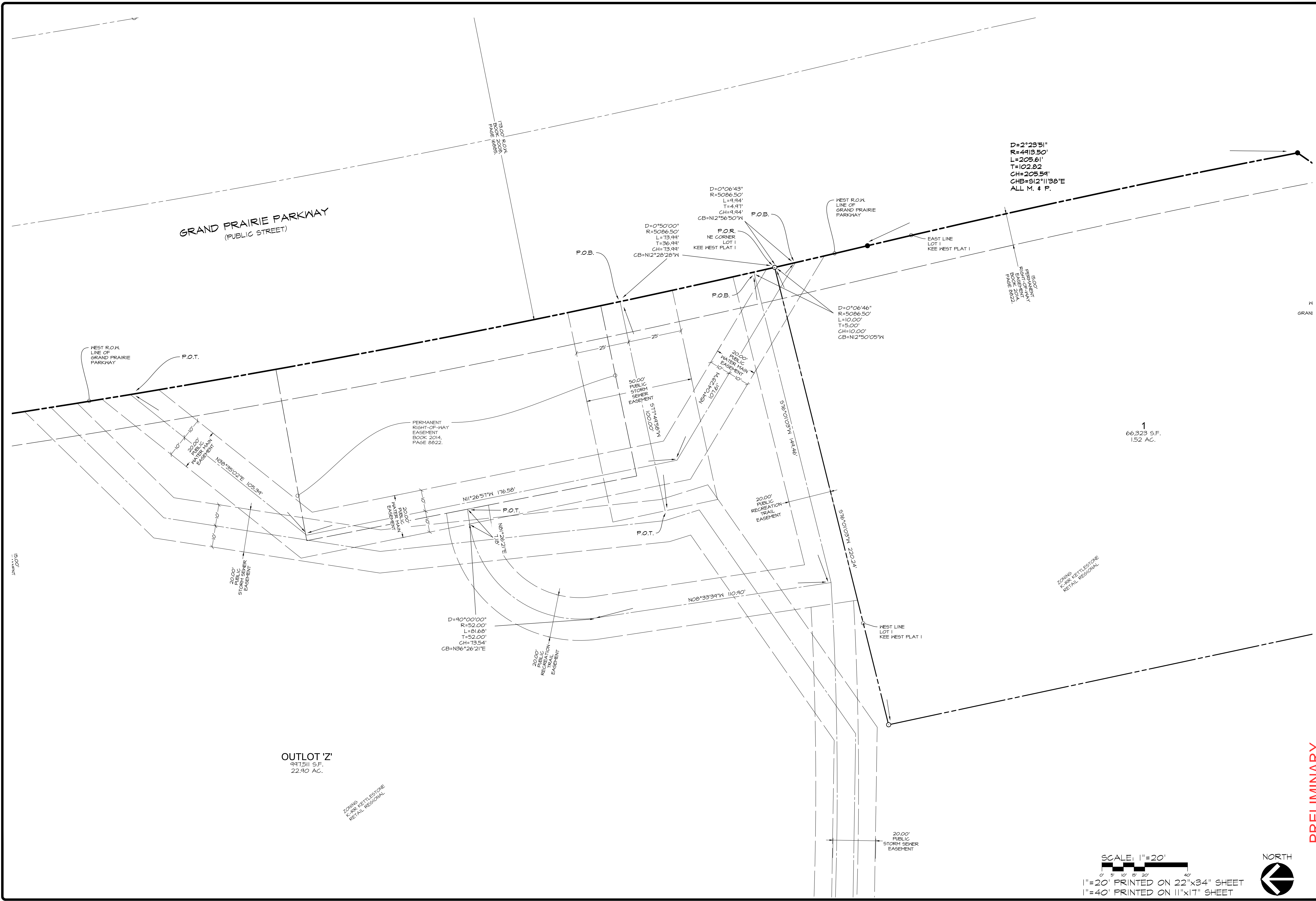
CEC

DATE OF SURVEY: XX
 DESIGNED BY: PC
 DRAWN BY: MEH

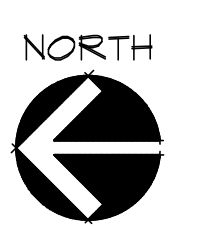
PRELIMINARY
KEE WEST PLAT I
 WAUKEE, IOWA
EASEMENTS

SHEET 3 OF 4
 E4280

PLOT BY: MARTIN HILL - 2025/03/06 - ONE-FILES-E-4000/E4280/CSD Drawings/Plat/Plat/E4280 PP EASE 2.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION/PCS - CEC-XES TEST.CTB - PLOT SCALE = 1:1



SCALE: 1"=20'
 0 5 10 15 20 40
 1"=20' PRINTED ON 22"x34" SHEET
 1"=40' PRINTED ON 11"x17" SHEET



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com

CEC

DATE OF SURVEY: DESIGNED BY: DRAWN BY:	XX PC MEH
--	-----------------

PRELIMINARY
KEE WEST FLAT I
 WAUKEE, IOWA
EASEMENTS

SHEET
4
 OF 4
 E4280