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

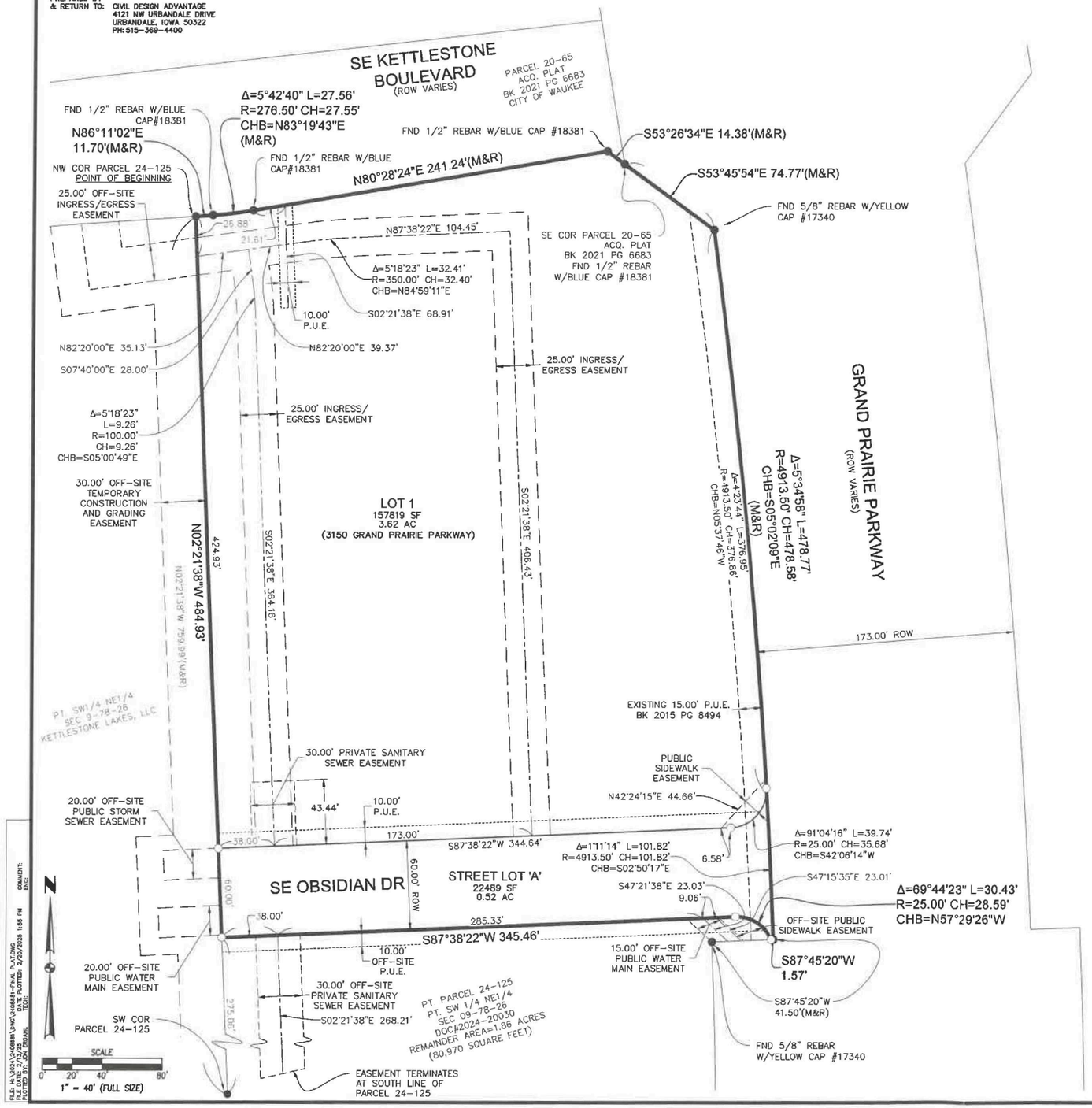
REQUESTOR: JJ & KJ PROPERTIES, LLC

PROPRIETOR: JJ & KJ PROPERTIES, LLC
9500 UNIVERSITY AVE, UNIT 2112
WEST DES MOINES, IA 50266

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



FILE: H:\2024\240681\CAD\S-240681-FINAL PLAT.DWG
FILE DATE: 2/10/25
PLOTTED BY: JON TEDAHL
DATE PLOTTED: 2/20/2025 1:55 PM
COMMENT: ENG:

2025-04365
RECORDED: 03/27/2025 09:42:27 AM
RECORDING FEE: $72.00
COMBINED FEE: $72.00
REVENUE TAX: $
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 02/19/2025
SIGNED: [signature]

REVISIONS	DATE
FINAL SUBMITTAL	02/20/25
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 / DEVELOPER

JJ & KJ PROPERTIES, LLC
9500 UNIVERSITY AVE, UNIT 2112
WEST DES MOINES, IA 50266
CONTACT: JARED JOHNSON
EMAIL: JJOHNSON@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:

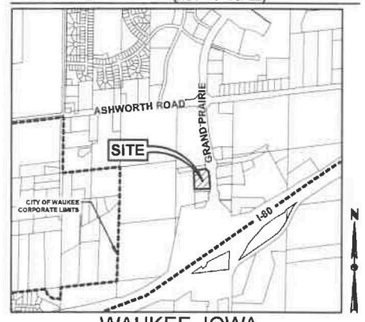
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 24–125; THENCE NORTH 86°11'02" EAST ALONG THE NORTH LINE OF SAID PARCEL 24–125, A DISTANCE OF 11.70 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 276.50 FEET, WHOSE ARC LENGTH IS 27.56 FEET AND WHOSE CHORD 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

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT–OF–WAY.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

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		

LICENSED PROFESSIONAL LAND SURVEYOR
JONATHAN A. ERDAHL
28686
IOWA

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. — 2/20/25 DATE

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:

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FINAL PLAT
WAUKEE, IOWA

1/1
2408.681