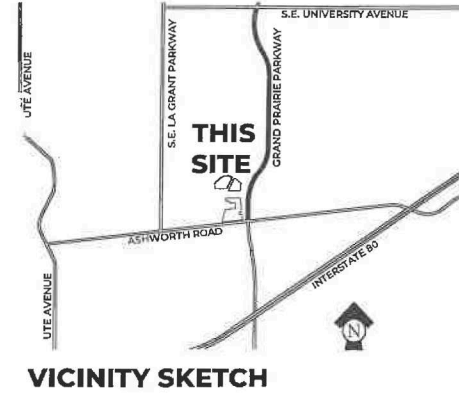


**INDEX LEGEND**

LOCATION: S 1/2 4-78-26  
 REQUESTOR: THE QUARTER AT WAUKEE, LLC  
 PROPRIETOR: THE QUARTER AT WAUKEE, LLC  
 SURVEYOR: KEVEN J. CRAWFORD  
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES  
 COMPANY: 475 S 50th ST., STE. 800, WDM, IA 50265  
 RETURN TO: COOPER CRAWFORD & ASSOCIATES

2025-00913  
 RECORDED: 01/20/2025 02:45:31 PM  
 RECORDING FEE: \$117.00  
 COMBINED FEE: \$117.00  
 REVENUE TAX: \$  
 RENAE ARNOLD, RECORDER  
 DALLAS COUNTY, IOWA



**FINAL PLAT**  
**KEETOWN**  
**LOOP PLAT 5**

WAUKEE, IOWA

OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC  
 KTL VENUE, LLC  
 4011 AVE OF THE CITIES, SUITE 101B  
 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.  
 NO MIN. FOR PRINCIPLE USES.  
 REAR - NO MIN. FOR PRINCIPLE USES,  
 5' MIN. FOR ACCESSORY STRUCTURE.  
 SIDE - NO MIN. FOR PRINCIPLE USES,  
 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 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

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

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	103°39'50"	25.00	45.23	31.81	39.31	N76°33'10"E
C2	004°31'47"	465.00	36.76	18.39	36.75	S49°20'58"E
C3	007°40'53"	1135.00	152.17	76.20	152.05	S50°55'31"E
C4	007°02'17"	965.00	118.54	59.34	118.46	N08°54'08"E
C5	004°12'16"	1135.00	83.30	41.67	83.28	S49°11'13"E
C6	003°28'36"	1135.00	68.87	34.45	68.86	S53°01'40"E
C7	014°42'42"	183.50	47.12	23.69	46.99	S07°21'21"E
C8	047°06'29"	111.50	91.67	48.61	89.11	S08°50'32"W

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 11/10/2024  
 SIGNED: *[Signature]*

**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 REQUIRED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT FEDERAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 KEVEN J. CRAWFORD  
 LICENSE NO. 13156  
 LICENSE RENEWAL DATE: 15 DECEMBER 31, 2024  
 PAGES OR SHEETS COMPLETED 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: 12-30-2024  
 REVISIONS: X-X-XXXX  
 JOB NUMBER  
**CC 2881**  
 AS-BUILT: X-XX-XXXX  
**FINAL PLAT**  
**KEETOWN LOOP PLAT 5**  
**SHEET 1 OF 1**

