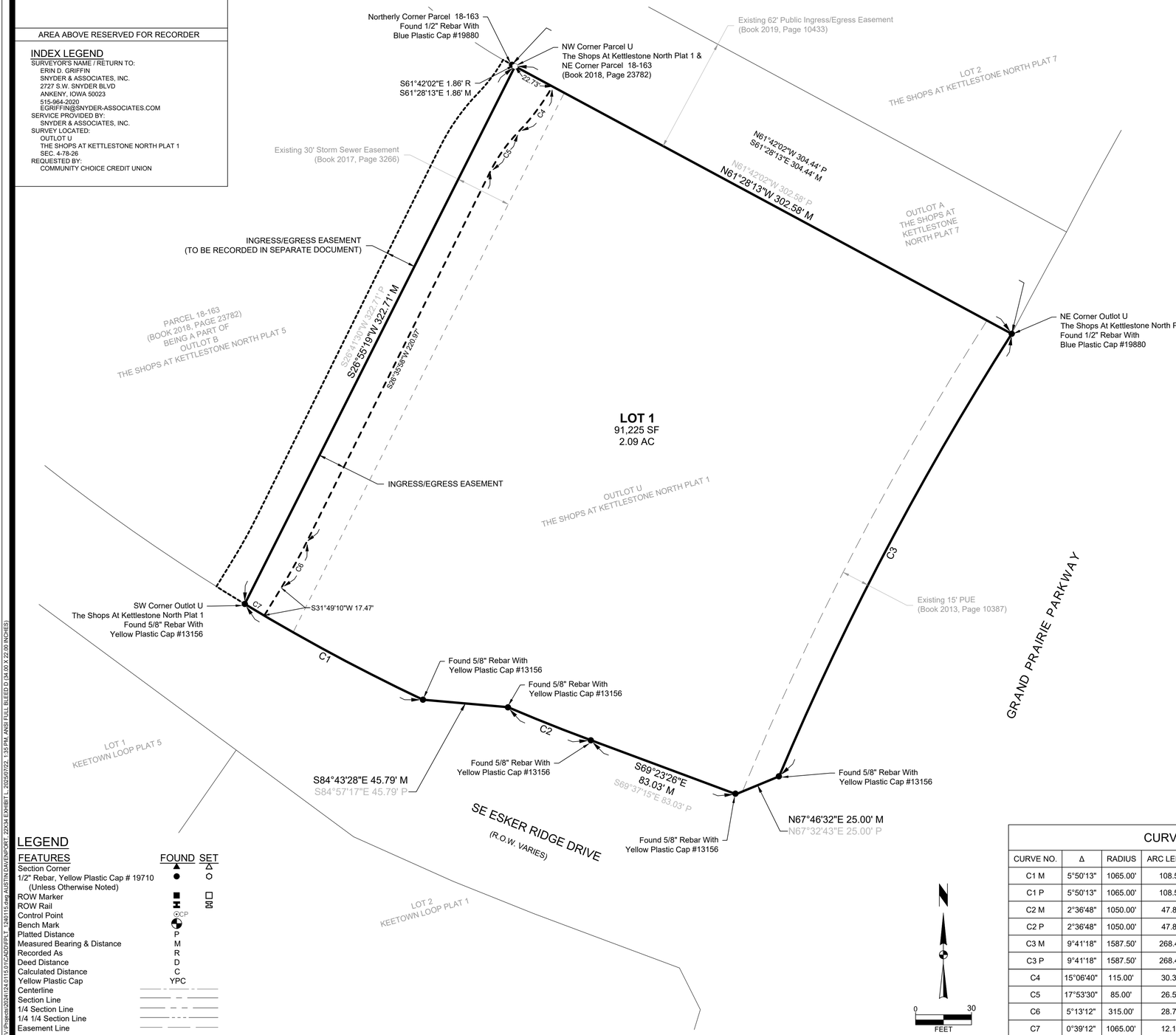
THE SHOPS AT KETTLESTONE NORTH PLAT 9

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT U
THE SHOPS AT KETTLESTONE NORTH PLAT 1
SEC. 4-78-26
REQUESTED BY:
COMMUNITY CHOICE CREDIT UNION



LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap # 19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊠	⊡
Control Point	COP	
Bench Mark	◔	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

PROPERTY DESCRIPTION

OUTLOT U IN THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

DATE OF SURVEY

07-22-2025

PROPERTY OWNER

COMMUNITY CHOICE CREDIT UNION
6163 NW 86TH STREET, STE 105
JOHNSTON IA, 50131

AREA SUMMARY

GROSS AREA: 2.09 ACRES (91,224 SF)

ZONING

K-RC: KETTLESTONE RETAIL COMMUNITY

BULK REGULATIONS

LOT AREA: NO MINIMUM REQUIREMENT

LOT WIDTH: NO MINIMUM REQUIREMENT

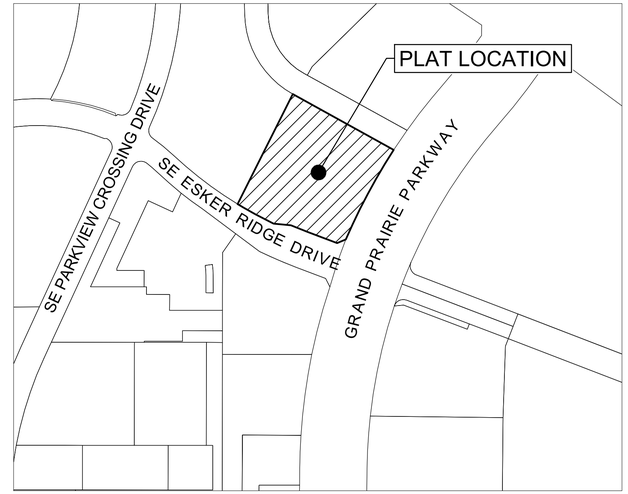
SIDE YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET.
5 FEET FOR ACCESSORY STRUCTURES.

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.

MAXIMUM HEIGHT: PRINCIPAL BUILDING - 4 STORIES
ACCESSORY BUILDING - 1 STORY

FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, BEING AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WAUKEE, IOWA, PANEL NUMBER 19049C0355F, EFFECTIVE DATE DECEMBER 07, 2018.



VICINITY MAP

WAUKEE, IOWA

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	5°50'13"	1065.00'	108.50'	54.30'	S61°30'52"E 108.45'
C1 P	5°50'13"	1065.00'	108.50'	54.30'	S61°44'41"E 108.45'
C2 M	2°36'48"	1050.00'	47.89'	23.95'	S68°05'02"E 47.89'
C2 P	2°36'48"	1050.00'	47.89'	23.95'	S68°18'51"E 47.89'
C3 M	9°41'18"	1587.50'	268.44'	134.54'	N27°58'09"E 268.12'
C3 P	9°41'18"	1587.50'	268.43'	134.54'	S27°44'20"W 268.11'
C4	15°06'40"	115.00'	30.33'	15.25'	S36°56'08"W 30.24'
C5	17°53'30"	85.00'	26.54'	13.38'	S35°32'43"W 26.44'
C6	5°13'12"	315.00'	28.70'	14.36'	S29°12'34"W 28.69'
C7	0°39'12"	1065.00'	12.14'	6.07'	N58°55'21"W 12.14'

ERIN D. GRIFFIN
LICENSED PROFESSIONAL LAND SURVEYOR
19710
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.

Erin D. Griffin, PLS — Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheet 1 of 1

DRAFT

MARK	REVISION	DATE	BY
Engineer: KMH	Checked By: EDG	Scale: 1" = 30'	
Technician: AJD	Date: 07-22-2025	T-R-S: 78N-26W-4	
Project No: 124.0115.01		Sheet 1 of 1	

THE SHOPS AT KETTLESTONE NORTH PLAT 9

FINAL PLAT

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0115.01

Sheet 1 of 1

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