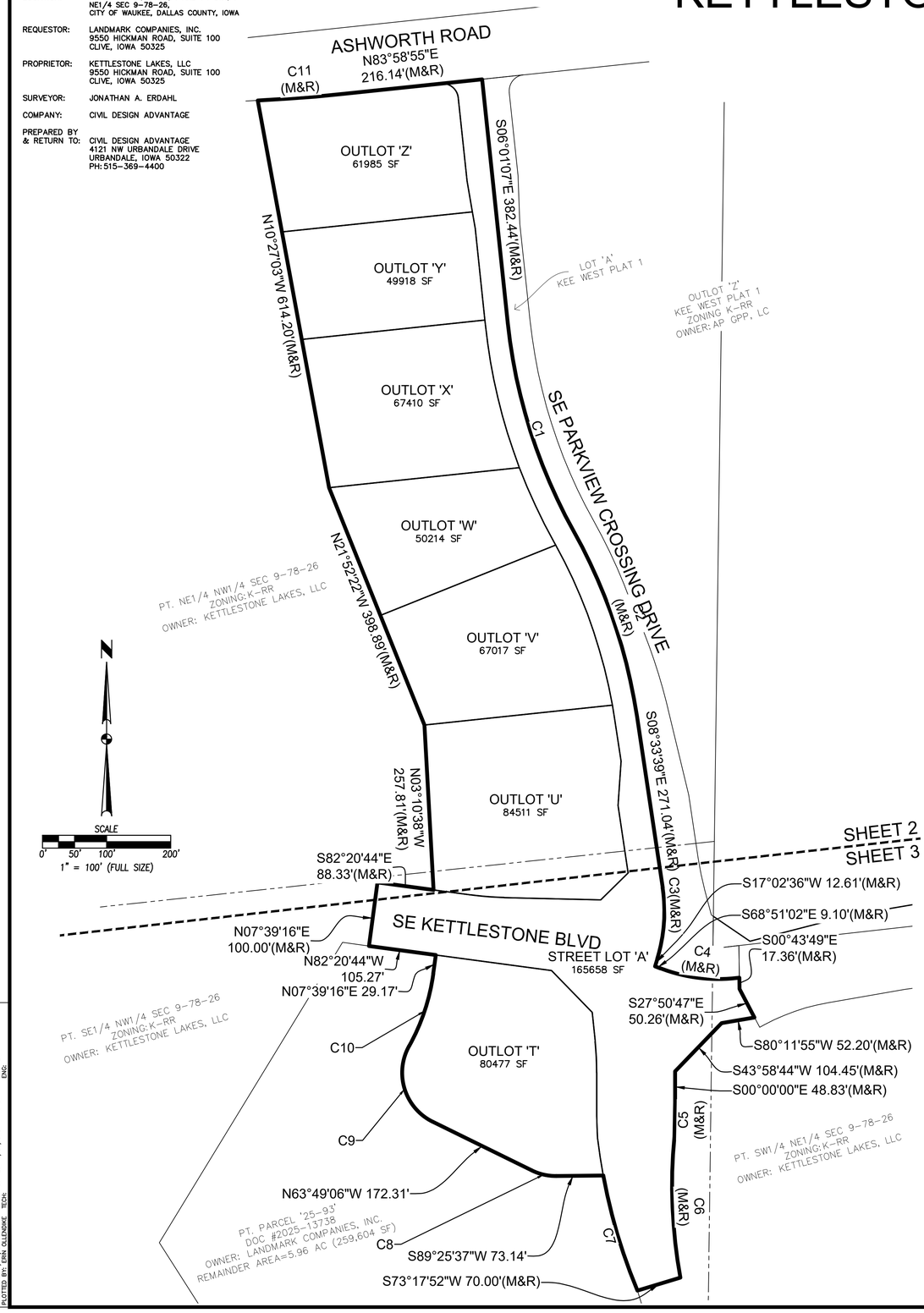
KETTLESTONE LAKES PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION:	PT OF THE E1/2 NW1/4 AND PT SW1/4 NE1/4 SEC 9–78–26, CITY OF WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR:	LANDMARK COMPANIES, INC. 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 50325
PROPRIETOR:	KETTLESTONE LAKES, LLC 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 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



FILE: I:\2024\2409748\DWG\2409748-FINAL PLAT.DWG
PLOT DATE/TIME: 9/23/2025 11:15 AM
PLOTTED BY: ERIN CLENDENEK
COMMENT:
TECH:

OWNER

KETTLESTONE LAKES, LLC
9550 HICKMAN ROAD #100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER
PH. (515) 986–5994

DEVELOPER

LANDMARK COMPANIES, INC.
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER
PH. (515) 986–5994

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

K–RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BULK REGULATIONS

K–RR
FRONT: 0' AND 20' FOR ACCESSORY STRUCTURES.
REAR: 0' UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
SIDE: SAME AS REAR

PRINCIPAL BUILDING SEPARATION: 25'
ACCESSORY BUILDING SEPARATION: 25'
MAXIMUM HEIGHT: 8–STORIES

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	23°08'47"	850.00'	343.38'	S17°35'30"E	341.05'
C2	20°36'15"	850.00'	305.67'	S18°51'46"E	304.02'
C3	25°36'15"	250.00'	111.72'	S04°14'29"W	110.79'
C4	28°38'16"	250.00'	124.96'	S83°10'11"E	123.66'
C5	1°52'55"	1616.00'	53.08'	S00°56'28"W	53.08'
C6	15°50'20"	799.04'	220.89'	S02°24'33"E	220.19'
C7	12°00'45"	894.42'	187.52'	N16°32'40"W	187.18'
C8	26°45'17"	85.00'	39.69'	N77°11'45"W	39.33'
C9	93°00'51"	85.00'	137.99'	N17°18'41"W	123.33'
C10	21°32'29"	320.00'	120.31'	N18°25'30"E	119.60'
C11	3°16'00"	2375.00'	135.41'	N85°36'55"E	135.39'
C12	41°48'18"	15.00'	10.94'	S26°54'18"E	10.70'
C13	14°47'57"	885.00'	228.59'	S13°25'05"E	227.96'
C14	11°31'31"	900.00'	181.04'	S12°06'48"E	180.73'
C15	8°20'50"	885.00'	128.93'	S24°59'29"E	128.82'
C16	0°19'30"	815.00'	4.62'	S29°00'09"E	4.62'
C17	18°42'28"	815.00'	266.11'	S19°29'10"E	264.93'
C18	1°34'17"	815.00'	22.35'	S09°20'47"E	22.35'
C19	3°56'11"	39.00'	2.68'	S06°35'33"E	2.68'
C20	6°16'34"	477.00'	52.25'	N85°29'02"W	52.22'
C21	3°08'05"	472.00'	25.82'	N83°54'47"W	25.82'
C22	0°03'47"	894.42'	0.98'	S10°34'11"E	0.98'
C23	12°50'45"	799.04'	179.15'	S03°54'20"E	178.77'
C24	1°55'31"	894.42'	30.05'	S11°30'03"E	30.05'
C25	3°52'34"	526.00'	35.58'	N01°56'17"W	35.58'
C26	0°15'36"	458.50'	2.08'	N00°07'48"W	2.08'
C27	5°36'07"	458.50'	44.83'	N03°03'40"W	44.81'
C28	3°38'58"	909.42'	57.93'	N08°32'51"W	57.92'
C29	29°59'10"	20.00'	10.47'	N21°00'41"W	10.35'
C30	3°47'30"	894.42'	59.19'	N08°38'33"W	59.18'
C31	3°50'04"	511.00'	34.20'	N01°55'02"W	34.19'
C32	89°59'59"	25.00'	39.27'	S51°01'06"E	35.36'
C33	5°51'43"	473.50'	48.44'	N02°55'52"W	48.42'

DATE OF SURVEY

JUNE 27, 2025

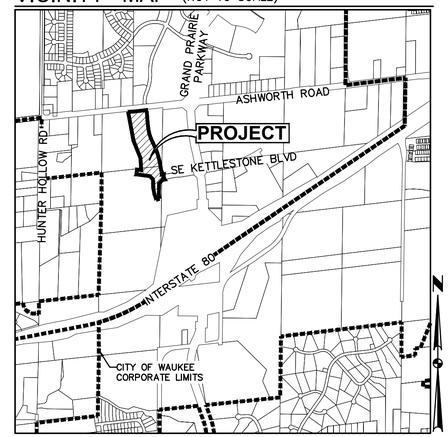
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	■	
5/8" REBAR, BLUE PLASTIC CAP#18381 (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		

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.
4. OUTLOTS T, U, V, W, X, Y AND Z ARE FOR FUTURE DEVELOPMENT.
5. SIDEWALKS SHALL BE PROVIDED AT THE TIME OF LOT DEVELOPMENT.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

PLAT DESCRIPTION

PT. PARCEL '25–93' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2025–13738, BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '25–93'; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL '25–93' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2375.00 FEET, WHOSE ARC LENGTH IS 135.41 FEET AND WHOSE CHORD BEARS NORTH 85°36'55" EAST, 135.39 FEET; THENCE NORTH 83°58'55" EAST ALONG SAID NORTHERLY LINE, 216.14 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '25–93'; THENCE SOUTH 06°01'07" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '25–93', A DISTANCE OF 382.44 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 850.00 FEET, WHOSE ARC LENGTH IS 343.38 FEET AND WHOSE CHORD BEARS SOUTH 17°35'30" EAST, 341.05 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 850.00 FEET, WHOSE ARC LENGTH IS 305.67 FEET AND WHOSE CHORD BEARS SOUTH 18°51'46" EAST, 304.02 FEET; THENCE SOUTH 08°33'39" EAST ALONG SAID EASTERLY LINE, 271.04 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 111.72 FEET AND WHOSE CHORD BEARS SOUTH 04°14'29" WEST, 110.79 FEET; THENCE SOUTH 17°02'36" WEST ALONG SAID EASTERLY LINE, 12.61 FEET; THENCE SOUTH 68°51'02" EAST ALONG SAID EASTERLY LINE, 9.10 FEET; THENCE EASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 124.96 FEET AND WHOSE CHORD BEARS SOUTH 83°10'11" EAST, 123.66 FEET; THENCE SOUTH 00°43'49" EAST ALONG SAID EASTERLY LINE, 17.36 FEET; THENCE SOUTH 27°50'47" EAST ALONG SAID EASTERLY LINE, 50.26 FEET; THENCE SOUTH 80°11'55" WEST ALONG SAID EASTERLY LINE, 52.20 FEET; THENCE SOUTH 43°58'44" WEST ALONG SAID EASTERLY LINE, 104.45 FEET; THENCE SOUTH 00°00'00" WEST ALONG SAID EASTERLY LINE, 48.83 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1616.00 FEET, WHOSE ARC LENGTH IS 53.08 FEET AND WHOSE CHORD BEARS SOUTH 00°56'28" WEST, 53.08 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 799.04 FEET, WHOSE ARC LENGTH IS 220.89 FEET AND WHOSE CHORD BEARS SOUTH 02°24'33" EAST, 220.19 FEET; THENCE SOUTH 73°17'52" WEST ALONG SAID EASTERLY LINE, 70.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 894.42 FEET, WHOSE ARC LENGTH IS 187.52 FEET AND WHOSE CHORD BEARS NORTH 16°32'40" WEST, 187.18 FEET; THENCE SOUTH 89°25'37" WEST, 73.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 39.69 FEET AND WHOSE CHORD BEARS NORTH 77°11'45" WEST, 39.33 FEET; THENCE NORTH 63°49'06" WEST, 172.31 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 137.99 FEET AND WHOSE CHORD BEARS NORTH 17°18'41" WEST, 123.33 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 120.31 FEET AND WHOSE CHORD BEARS NORTH 18°25'30" EAST, 119.60 FEET; THENCE NORTH 07°39'16" EAST, 29.17 FEET; THENCE NORTH 82°20'44" WEST, 105.27 FEET TO THE WESTERLY LINE OF SAID PARCEL '25–93'; THENCE NORTH 07°39'16" EAST ALONG SAID WESTERLY LINE, 100.00 FEET; THENCE SOUTH 82°20'44" EAST ALONG SAID WESTERLY LINE, 88.33 FEET; THENCE NORTH 03°10'38" WEST ALONG SAID WESTERLY LINE, 257.81 FEET; THENCE NORTH 21°52'22" WEST ALONG SAID WESTERLY LINE, 398.89 FEET; THENCE NORTH 10°27'03" WEST ALONG SAID WESTERLY LINE, 614.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.40 ACRES (627,192 SQUARE FEET).

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

AREA SUMMARY

NE1/4 NW1/4 =9.433 AC (410,894 SF)
SE1/4 NW1/4 =4.884 AC (212,754 SF)
SW1/4 NE1/4 =0.081 AC (3,544 SF)
TOTAL =14.40 AC (627,192 SF)

AREA ABOVE RESERVED FOR RECORDING STAMP

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 — DATE
JONATHAN A. ERDAHL, P.L.S.
LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
SECOND SUBMITTAL	08/22/25
UPDATED	09/23/25
PREPARED	06/27/25

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

ENGINEER: TECH: REVIEW:

KETTLESTONE LAKES PLAT 1
FINAL PLAT
WAUKEE, IOWA

1 / 3
2409.748

KETTLESTONE LAKES PLAT 1

FINAL PLAT

ASHWORTH ROAD
(ROW VARIES)

EXISTING
15.00' P.U.E.
BK 2021 PG 7631

NW COR PARCEL '25-93'
POINT OF BEGINNING

N83°58'55"E 15.00'

N83°58'55"E
216.14'(M&R)

NE COR PARCEL '25-93'

C11
(M&R)

151.14'

C32
65.00'

C12

C29

N06°01'05"W 10.00'
ELECTRIC EASEMENT
SEE DETAIL 'B' BELOW

SIGN
EASEMENT

S83°58'55"W 18.82'

S06°01'07"E
130.14'

LOT 'A'
KEE WEST
PLAT 1

N85°42'39"W 45.07'

10.00' P.U.E.

80.00' ROW

N17°49'08"W 41.71'

OUTLOT 'Z'
61985 SF

S82°35'28"W 15.77'

208.48'

130.74'

N16°36'25"W 78.05'

S50°30'51"W 31.76'

S09°49'57"E 48.97'

N45°40'00"W
7.84' COR. TO EASE. C/L

S06°01'07"E 382.44'(M&R)

SE PARKVIEW CROSSING DRIVE

OUTLOT 'Z'
KEE WEST PLAT 1
ZONING K-RR
OWNER: AP GPP, LC

CONSERVATION
EASEMENT

N83°58'53"E 298.62'

S09°49'57"E 26.20'

N04°05'08"W 54.90'

S10°50'07"E 161.50'

S07°24'32"E 238.36'

S06°01'07"E 143.86'

N14°51'31"W 65.83'

OUTLOT 'Y'
49918 SF

N10°27'03"W 614.20'(M&R)

170.51'

20.00' STORM
SEWER EASEMENT

10.00'
P.U.E.

N08°07'48"W 64.51'

S75°53'24"W 30.82'

S83°58'53"W 287.18'

S06°01'07"E 8.44'

SANITARY
SEWER
EASEMENT

N13°26'55"W 55.64'

S05°34'48"E 143.32'

N05°34'48"W 12.29'

C14

C13

70.00' ROW

C1

OUTLOT 'X'
67410 SF

201.16'

235.20'

N02°51'45"E 65.15'

N20°19'24"E 26.95'

S20°19'24"W 100.71'

N28°36'38"E 42.43'

S82°46'34"W 37.80'

S83°58'53"W 298.36'

C15

S20°53'28"E 209.69'

OUTLOT 'W'
50214 SF

S22°28'42"E 379.46'

PT. NE1/4 NW1/4 SEC 9-78-26
ZONING:K-RR
OWNER: KETTLESTONE LAKES, LLC

N
SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

SEE RIGHT

SEE LEFT

N28°36'38"E 42.43'

S82°46'34"W 37.80'

S83°58'53"W 298.36'

SE PARKVIEW CROSSING DRIVE

OUTLOT 'Z'
KEE WEST PLAT 1
ZONING K-RR
OWNER: AP GPP, LC

S20°53'28"E 209.69'

OUTLOT 'W'
50214 SF

S22°28'42"E 379.46'

C15

C16

214.72'

N21°52'22"W 398.89'(M&R)

S68°07'38"W 23.43'

S68°07'38"W 294.60'

10.00'
P.U.E.

70.00' ROW

SANITARY
SEWER
EASEMENT

C17

20.00' STORM
SEWER EASEMENT

S21°45'47"E 198.50'

OUTLOT 'V'
67017 SF

C2
(M&R)

LOT 'A'
KEE WEST
PLAT 1

184.17'

C18

S83°58'53"W 294.78'

S47°34'31"W 27.53'

S06°24'11"E 199.30'

ROW VARIES

S08°33'39"E 66.34'

S08°33'39"E 271.04'(M&R)

S03°58'05"W 69.15'

S02°43'26"E 253.88'

PT. NE1/4 NW1/4 SEC 9-78-26
ZONING:K-RR
OWNER: KETTLESTONE LAKES, LLC

N03°10'38"W
257.81'(M&R)

OUTLOT 'U'
84511 SF

30.00' SANITARY
SEWER EASEMENT

9.59'

S08°33'39"E 103.63'

ELECTRIC EASEMENT
SEE DETAIL 'C'
ON SHEET 3

15.00' TEMPORARY
WATER MAIN
EASEMENT

85.00'
TEMPORARY
TURNAROUND
EASEMENT

N82°20'44"W 85.00'

S88°47'39"W 83.72'

N82°20'44"W 76.50'

S82°20'44"E
88.33'(M&R)

S39°38'56"W 166.74'

10.00' P.U.E.

N88°47'39"E 27.41'

S89°43'26"E
37.51'

N39°38'56"E 132.16'

20.00'
STORM
SEWER
EASEMENT

S72°28'43"W 85.13'

C19

N82°20'44"W
59.36'

C21

N72°28'43"E
1.86'

18.00'

N82°20'44"W
16.91'

5.09'

C20

N88°37'19"W 150.72'

38.88'

N82°20'44"W 58.40'

N56°43'38"E 95.63'

S45°25'36"W 59.93'

S07°39'16"W 86.67'

C3(M&R)

S17°02'36"W 12.61'(M&R)

S68°51'02"E 9.10'(M&R)

SE COR LOT 'A'
KEE WEST PLAT 1

S00°43'49"E
17.36'(M&R)

PARCEL 20-65
BK 2021 PG 6683

S27°50'47"E
67.71'(M)
S27°49'54"E
67.71'(R)

44.00'

N07°39'16"E
100.00'(M&R)

6.00'

STORM SEWER
EASEMENT DOES
NOT EXIST WITHIN
RIGHT-OF-WAY

SE KETTLESTONE BLVD

EXISTING 40.00'
SANITARY SEWER
EASEMENT
BK 2020 PG 5937

7.34'

STREET LOT 'A'
165658 SF

SW COR LOT 'A'
KEE WEST PLAT 1

C4
(M&R)

N82°20'44"W 33.47'

N82°20'44"W
105.27'

N82°20'44"W 182.12'

S18°20'17"W 124.06'

48.47'

N44°06'14"W 91.16'

N07°39'16"E 29.17'

20.00' STORM
SEWER EASEMENT

N44°06'14"W 154.59'

SEE SHEET 3

DETAIL 'B'

S06°01'05"E
10.00'

10.00' SIGN
EASEMENT

N83°58'55"E
18.82'

N83°58'55"E 30.00'

S83°57'27"W 10.00'

N06°01'05"W
20.00'

ELECTRIC
EASEMENT

S06°01'07"E 5.00'

S83°58'55"W 30.00'

S83°58'55"W 18.82'

S06°01'05"E 5.00'

REVISIONS	DATE
SECOND SUBMITTAL	09/23/25
UPDATED	08/22/25
PREPARED	06/27/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE LAKES PLAT 1
FINAL PLAT

2 / 3
2409.748

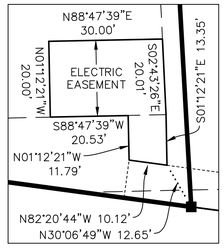
FILE: H:\2024\2409748\DWG\2409748-FINAL PLATDWG
LAYOUT: DETAIL PLOTTED: 9/23/2025 11:15 AM
PLOTTED BY: ERIN OLENDIKE TECH:
COMMENT:
ENG:

KETTLESTONE LAKES PLAT 1

FINAL PLAT

SEE SHEET 2

DETAIL 'C'



PT. NE1/4 NW1/4 SEC 9-78-26
ZONING:K-RR
OWNER: KETTLESTONE LAKES, LLC

S83°58'53"W 294.78'
S47°34'31"W 27.53'
C18
S06°24'11"E 199.30'
S08°33'39"E 66.34'
LOT 'A'
KEE WEST
PLAT 1
ROW VARIES
OUTLOT 'Z'
KEE WEST PLAT 1
ZONING K-RR
OWNER: AP GPP, LC
S08°33'39"E 271.04'(M&R)
S03°58'05"W 69.15'
S02°43'26"E 253.88'
N03°10'38"W
257.81'(M&R)
ELECTRIC EASEMENT
SEE DETAIL 'C'
OUTLOT 'U'
84511 SF
30.00' SANITARY
SEWER EASEMENT
9.59'
S08°33'39"E 132.16'
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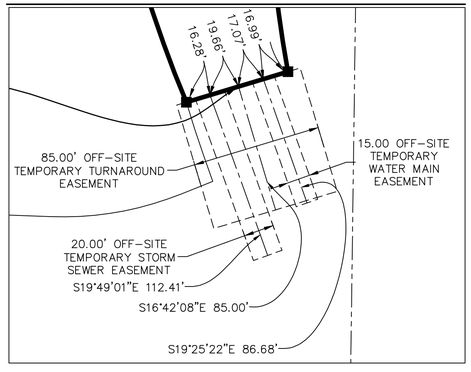
10.00' P.U.E.
15.00' TEMPORARY
WATER MAIN
EASEMENT
N82°20'44"W 85.00'
S88°47'39"W 83.72'
N88°47'39"E 27.41'
S89°43'26"E
37.51'
N19°38'56"E 103.63'
20.00'
STORM
SEWER
EASEMENT
85.00'
TEMPORARY
TURNAROUND
EASEMENT
N82°20'44"W 76.50'
S82°20'44"E
88.33'(M&R)
S72°28'43"W 85.13'
C19
N82°20'44"W
59.36'
C21
N72°28'43"E
1.86'
S17°02'36"W 12.61'(M&R)
18.00'
N82°20'44"W
16.91'
5.09'
C20
N88°37'19"W 150.72'
N82°20'44"W 58.40'
38.88'
N56°43'38"E 95.63'
S45°25'36"W 59.93'
S07°39'16"W 86.67'
C3(M&R)
S68°51'02"E 9.10'(M&R)
N07°39'16"E
100.00'(M&R)
44.00'
SE KETTLESTONE BLVD
STORM SEWER
EASEMENT DOES
NOT EXIST WITHIN
RIGHT-OF-WAY
6.00'
EXISTING 40.00'
SANITARY SEWER
EASEMENT
BK 2020 PG 5937
7.34'
STREET LOT 'A'
165658 SF
S00°43'49"E
17.36'(M&R)
N82°20'44"W 33.47'
N82°20'44"W 182.12'
C4
(M&R)
PARCEL 20-65
BK 2021 PG 6683
N82°20'44"W
105.27'
S18°20'17"W 124.06'
N07°39'16"E 29.17'
20.00' STORM
SEWER EASEMENT
48.47'
N44°06'14"W 91.16'
S27°50'47"E
67.71'(M)
S27°49'54"E
67.71'(R)
N44°06'14"W 154.59'
S44°06'14"E 102.69'
STORM
SEWER EASEMENT
S27°50'47"E
50.26'(M&R)
SW COR PARCEL 20-65
FND 1/2" REBAR
W/BLUE PLASTIC CAP #18381
S80°11'55"W 52.20'(M&R)
38.52'
N05°51'43"W 45.87'
N05°51'43"W 9.09'
SE PARKVIEW CROSSING DRIVE
OUTLOT 'T'
80477 SF
C10
C27
C33
C26
S31°08'22"W 432.67'
N00°00'00"E 67.76'
S43°58'44"W 104.45'(M&R)
S00°00'00"E 48.83'(M&R)
12.00' OFF-SITE
DETENTION ACCESS
EASEMENT
N00°00'00"E 67.76'
C9
C25
C31
C5
(M&R)
PT. SE1/4 NW1/4 SEC 9-78-26
ZONING:K-RR
OWNER: KETTLESTONE LAKES, LLC
N70°26'42"E 32.45'
C28
N77°15'05"E 42.19'
30.38'
15.23'
C30
PT. PARCEL '25-93'
DOC #2025-13738
OWNER: LANDMARK COMPANIES, INC.
REMAINDER AREA=5.96 AC (259,604 SF)
C22
C24
S78°34'42"W 42.16'
20.00' OFF-SITE
STORM SEWER
EASEMENT
N63°49'06"W 172.31'
C34
N77°32'12"E
15.00'
NOTE: C22
IS THE
MEASUREMENT
FROM THE LOT
CORNER,
SOUTHERLY TO
THE EASEMENT
CENTERLINE)
20.00' OFF-SITE
STORM SEWER
EASEMENT
C6
(M&R)
C23
N58°51'38"W 93.74'
EXISTING 100.00 SANITARY
SEWER EASEMENT
BK 2020 PG 5937
C8
C7
S38°30'41"W 106.76'
S89°25'37"W 73.14'
S77°15'05"W 67.56'
16.28'
19.66'
17.07'
16.99'
S73°17'52"W 70.00'(M&R)
SEE DETAIL 'A' RIGHT

SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

DETAIL 'A'



PT. SE1/4 NW1/4 SEC 9-78-26
ZONING:K-RR
OWNER: KETTLESTONE LAKES, LLC

REVISIONS	DATE
SECOND SUBMITTAL	09/23/25
UPDATED	08/22/25
PREPARED	06/27/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE LAKES PLAT 1
FINAL PLAT

3/3

2409.748

FILE: N:\2024\2409748\DWG\2409748-FINAL PLAT.DWG
PLOT DATE: 9/23/2025 11:17 AM
PLOTTED BY: ERIK OLENDIKE
COMMENT:
ENG.
TECH: