

CALIBER KETTLESTONE PLAT 1

FINAL PLAT

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	11°29'52"	1065.00'	213.72'	107.22'	N52°50'50"W 213.36'
C1 P	11°29'52"	1065.00'	213.72'	-	N53°04'39"W 213.36'
C2 M	7°30'35"	535.00'	70.12'	35.11'	N50°44'56"W 70.07'
C2 P	7°30'09"	535.00'	70.06'	-	-
C3 M	78°38'08"	25.00'	34.31'	20.48'	N15°02'44"W 31.68'
C3 P	78°44'20"	25.00'	34.36'	-	-
C4 M	21°42'40"	935.00'	354.30'	179.30'	N13°16'38"E 352.19'
C4 P	21°42'48"	935.00'	354.34'	-	-
C5 M	59°58'38"	246.00'	257.51'	141.96'	S31°28'30"E 245.92'
C5 P	59°58'54"	246.00'	257.53'	-	-
C6	12°29'56"	115.00'	25.09'	12.59'	S38°14'30"W 25.04'
C7	32°04'21"	243.00'	136.02'	69.85'	N47°02'30"W 134.25'
C8	81°33'17"	20.00'	28.47'	17.25'	S13°51'19"E 26.12'
C9	3°08'50"	285.00'	15.65'	7.83'	S28°10'23"W 15.65'
C10	81°33'17"	46.00'	65.48'	39.67'	N13°51'19"W 60.09'
C11	45°35'47"	217.00'	172.69'	91.21'	S40°16'47"E 168.17'
C12	38°08'08"	230.00'	153.09'	79.50'	S44°00'37"E 150.28'
C13	49°08'29"	25.00'	21.44'	11.43'	N29°47'34"W 20.79'
C14	2°17'22"	535.00'	21.38'	10.69'	N53°21'33"W 21.38'

PROPERTY DESCRIPTION

(WARRANTY DEED - DOCUMENT NUMBER: 2023-19143)
 PARCEL 18-163 OF PLAT OF SURVEY RECORDED IN BOOK 2018 PAGE 23782, BEING A PART OF OUTLOT B OF THE SHOPS AT KETTLESTONE NORTH PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY ADDRESS

915 AND 845 SE ESKER RIDGE
 WAUKEE, IOWA 50263

DATE OF SURVEY

DECEMBER 8, 2025

PROPERTY OWNER

MN WAUKEE HOLDINGS LLC
 1409 N RIVERFRONT DR
 MANKATO, MN 56001

AREA SUMMARY

GROSS AREA: 2.82 ACRES (122,603 SF)

ZONING

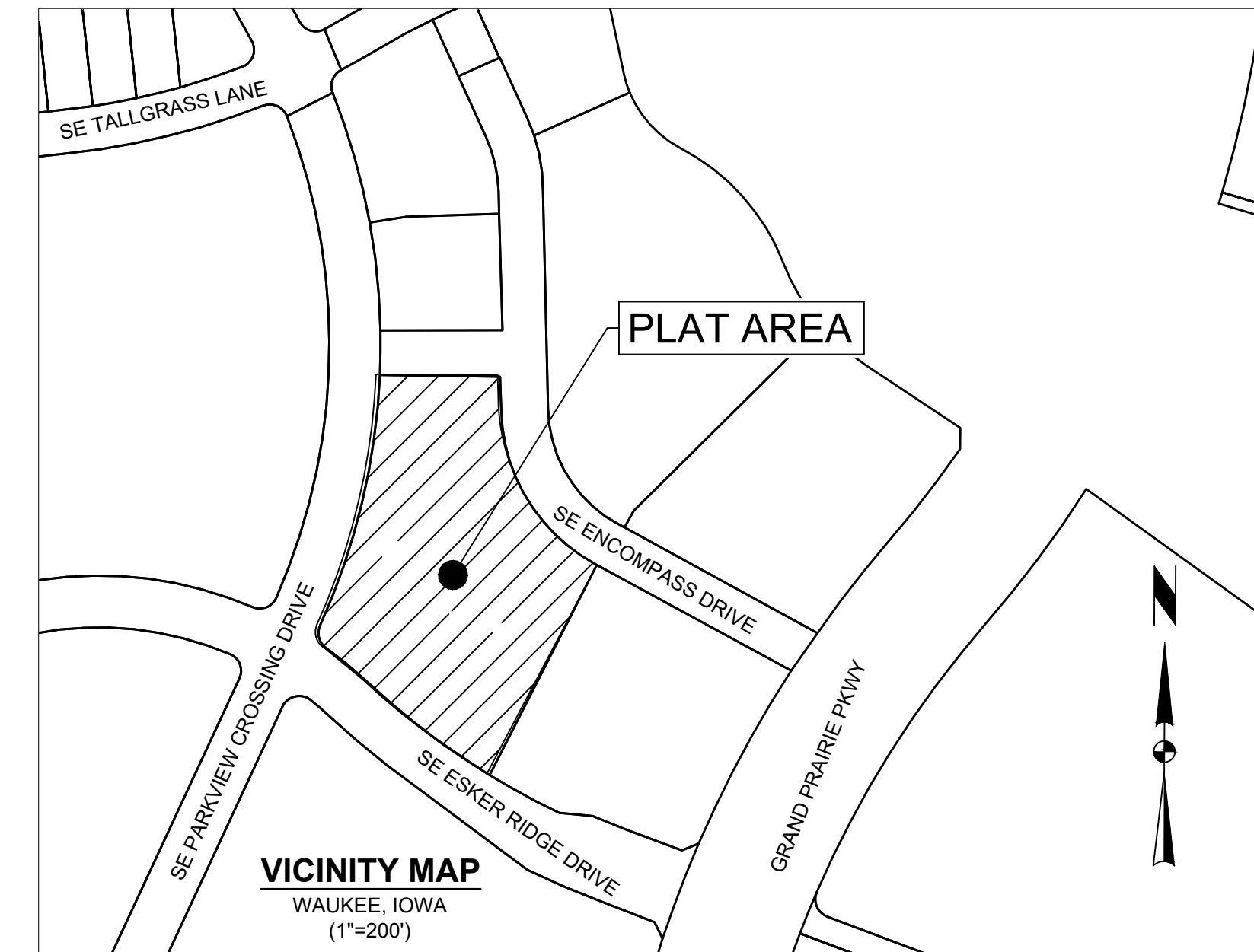
K-MU/PD-1 OVERLAY: KETTLESTONE MULTI-FAMILY/ PLANNED DEVELOPMENT DISTRICT OVERLAY (PER ZONING ORDINANCE #2896)

BULK REGULATIONS

LOT AREA: NO MINIMUM REQUIREMENT
 LOT WIDTH: NO MINIMUM REQUIREMENT
 FRONT YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES. 20 FEET FOR ACCESSORY STRUCTURES
 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 - 8 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.



LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	24.97	S63° 04' 41"E
L2	27.06	N26° 55' 19"E
L3	15.77	N54° 37' 58"W
L4	3.80	N02° 30' 53"E
L5	20.97	S89° 39' 24"E
L6	23.58	S26° 55' 19"W

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 AUSTIN J. DAVENPORT
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020
 ADAVENPORT@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 PARCEL 18-163
 PT. OUTLOT B
 SHOPS AT KETTLESTONE NORTH PLAT 5
 SEC. 04-78N-26W
 REQUESTED BY:
 MN WAUKEE HOLDINGS LLC

LEGEND
FEATURES
 PLSS Section Corner
 Land Survey Monument
 (1/2" Rebar, OPC # P29380
 Unless Otherwise Noted)
 R.O.W. Rail
 Centerline Reference Monument
 (Cut "X", Unless Otherwise Noted)
 Calculated Corner
 Platted Distance
 Measured Bearing & Distance
 Recorded As
 Deed Distance
 Calculated Distance
 Orange Plastic Cap
 Centerline
 Section Line
 1/4 Section Line
 1/4 1/4 Section Line
 Easement Line

FOUND SET
 ● ▲ ○
 ◆ ◇
 + P M R D C
 OPC

AS PER CITY COMMENTS	AJD	DATE	BY
3	02-09-26	01-06-26	LJM
2	01-06-26	12-29-25	LJM
1	AS PER CITY COMMENTS	12-29-25	LJM

Checked By: AJD
 Date: 12-8-2025
 Engineer: EDC
 Technician: DCG
 Scale: 1" = 30'
 T-R-S: 78N-26W-04

Project No.: 125.1396.01
 Sheet 1 OF 1

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

CALIBER KETTLESTONE PLAT 1
 FINAL PLAT
 SNYDER & ASSOCIATES, INC. I

I hereby certify that this land survey 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.

AUSTIN J. DAVENPORT
 License Number: 29380
 License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:
 SHEET 1 OF 1

Project No: 125.1396.01
 Sheet 1 OF 1