

KETTLESTONE LAKES COMMERCIAL PLAT 2

FINAL PLAT

INDEX LEGEND
LOCATION: PARCEL '25-8' AND
 PT. PARCEL '24-125'
 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: ACCURATE LAND DEVELOPMENT
 9500 UNIVERSITY AVE, UNIT 2112
 WEST DES MOINES, IA 50266
PROPRIETORS: KETTLESTONE LAKES RETAIL LLC
 9500 UNIVERSITY AVE STE 2112
 WEST DES MOINES, IA 50266-1870
 AND
 CITY OF WAUKEE
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

AREA ABOVE RESERVED FOR RECORDER

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING
 K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT
DATE OF SURVEY
 JANUARY 21, 2026

DEVELOPER
 ACCURATE LAND DEVELOPMENT
 9500 UNIVERSITY AVE, UNIT 2112
 WEST DES MOINES, IA 50266
 CONTACT: JARED JOHNSON
 EMAIL: JJOHNSON@ACCURATEDEVELOPMENT.COM

OWNERS
PARCEL '25-8' OWNER
 CITY OF WAUKEE
 AND
PARCEL '24-125' OWNER
 KETTLESTONE LAKES RETAIL LLC
 9500 UNIVERSITY AVE STE 2112
 WEST DES MOINES, IA 50266-1870

BULK REGULATIONS

SETBACKS:
FRONT: 0 FEET (NO MINIMUM FOR ACCESSORY STRUCTURES)
 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.)
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

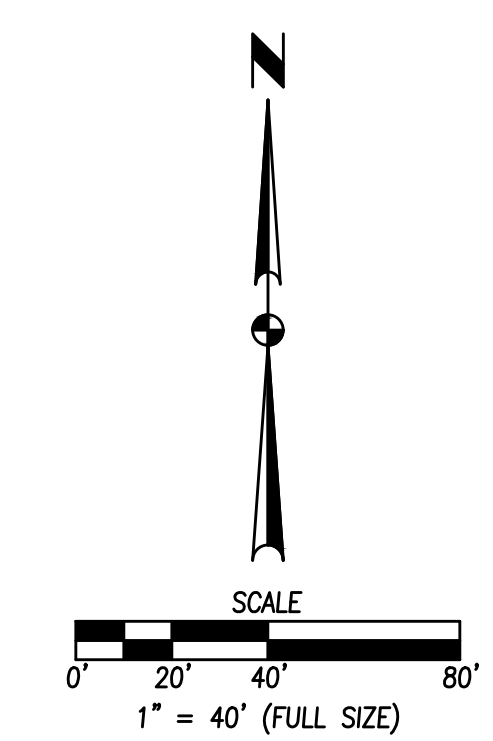
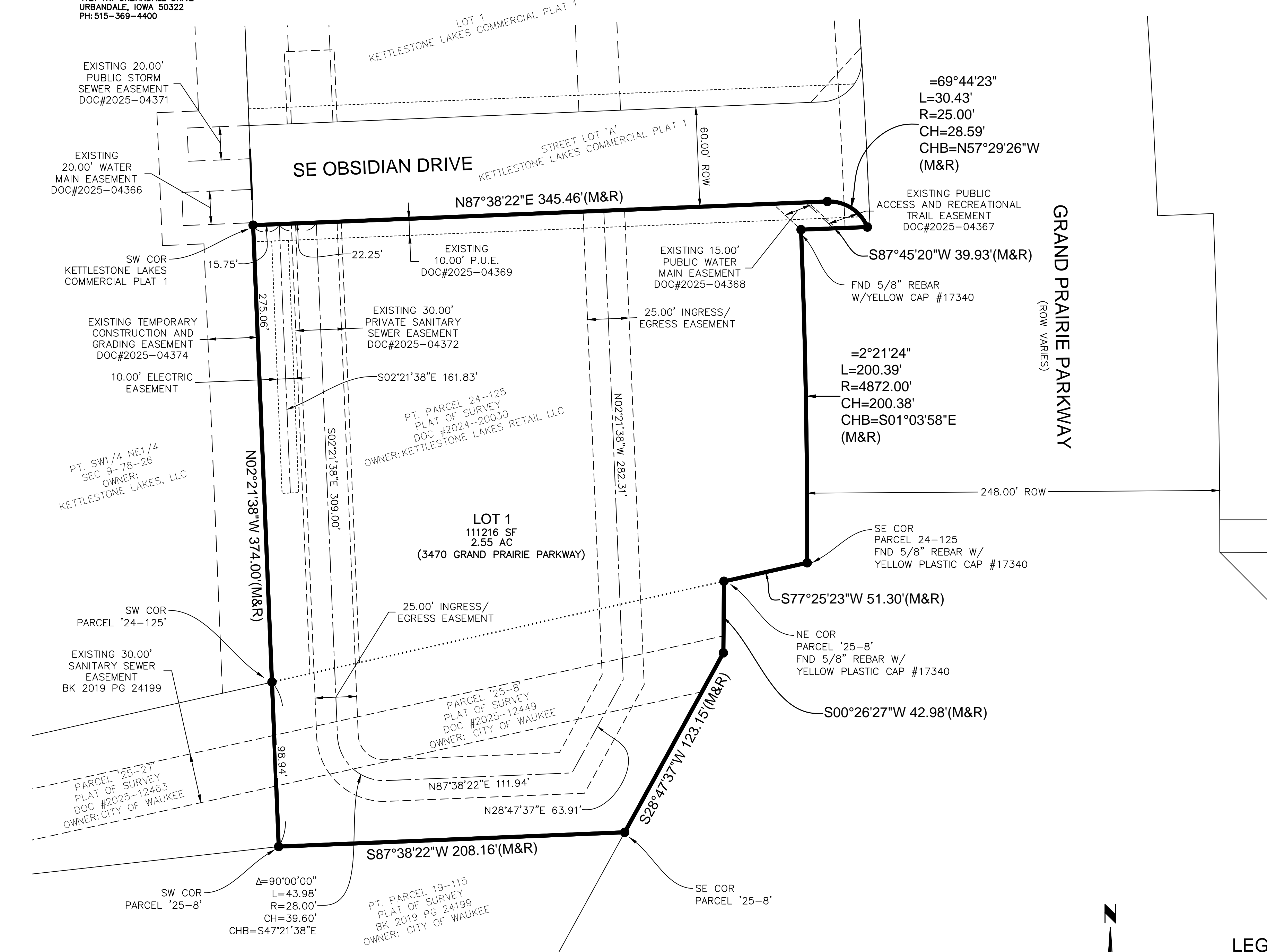
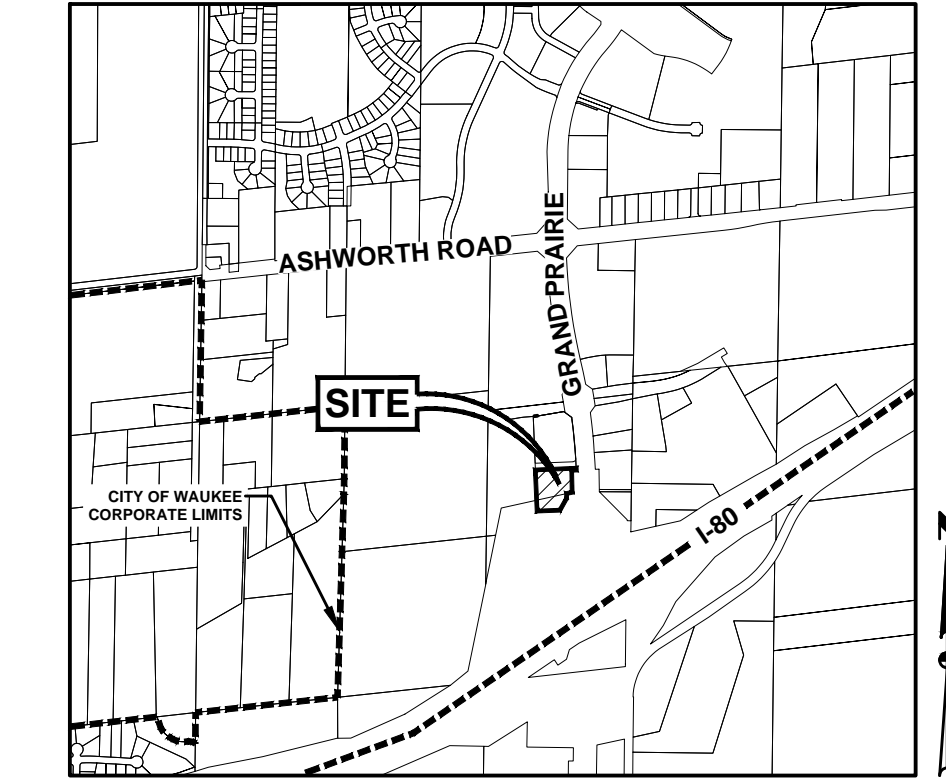
PARCEL '25-8' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2025-12449 AND THAT PART OF PARCEL '24-125' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-20030, LYING SOUTH OF KETTLESTONE LAKES COMMERCIAL PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 2.55 ACRES (111,216 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

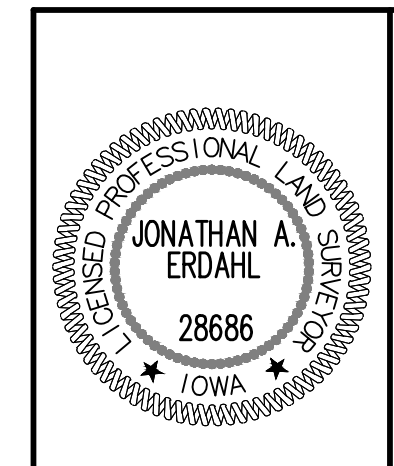
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP (NOT TO SCALE)



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	=====	



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. _____ DATE _____

LICENSE NUMBER 28686
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET _____

REVISIONS
 DATE
 03/06/26
 02/16/26
 02/02/26
 FINAL SUBMITTAL
 2ND SUBMITTAL
 1ST SUBMITTAL

REVIEW:
 TECH:
 ENGINEER:

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

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

**KETTLESTONE LAKES
 COMMERCIAL PLAT 2
 FINAL PLAT**

1 / 1
 2509.736

COMMENT: ENC.
 FILE: H:\2025\2509736 IOWA\2509736-FINAL PLATING
 DATE PLOTTED: 3/6/2026 8:39 AM
 PLOTTED BY: JACED MURRAY