

# FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 1 Waukee, Iowa

OWNER / DEVELOPER  
ARAC, LLC  
12605 TANGLEWOOD DRIVE  
URBANDALE, IA 50323  
PH. 515-988-5878

ZONING  
K-RC (OUTLOTS 'I', 'W', 'V', 'T', & 5/8 OF 'Y')  
K-OF (OUTLOT 'U' & 1/2 OF 'Y')  
R-2 P.U.D. (LOTS 1-10) BK. 2016 PG. 20101

SETBACKS  
K-RC & K-OF

FRONT - NO MIN. FOR PRINCIPLE USES.  
REAR - 20' MIN. FOR ACCESSORY STRUCTURE.  
SIDE - 5' MIN. FOR ACCESSORY STRUCTURE.  
PRINCIPLE BUILDING SEPARATION IS 25'

SINGLE FAMILY P.U.D.

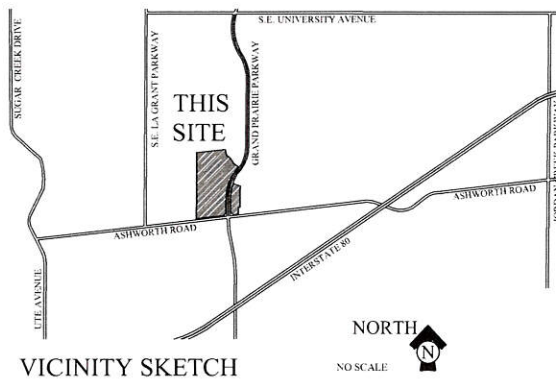
FRONT - 25'  
REAR - 25'  
SIDE - 5'

### NOTE

- LOTS A AND B TO BE DEDICATED TO THE CITY OF WAUKEE FOR RIGHT-OF-WAY PURPOSES.
- OUTLOT 'X' SHALL BE DEDICATED TO THE CITY FOR PARKLAND.
- THE BASIN THAT PROVIDES DETENTION FOR THE SINGLE FAMILY LOTS IS OWNED BY THE CITY OF WAUKEE.
- THE LANDSCAPE BUFFER IN LOT 1 SHALL BE MAINTAINED BY THE HOMEOWNER.
- THE LANDSCAPE BUFFER ALONG THE SOUTH SIDE OF TALLGRASS LANE SHALL BE MAINTAINED BY THE FUTURE OWNER.
- THE DETENTION BASIN IN OUTLOT 'Y' SHALL BE MAINTAINED BY AN ASSOCIATION.
- EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
- LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
- SPOT ELEVATIONS LISTED ON SHEET 3 OF 4 ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.

### 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
- ③③③ ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL



### LEGAL DESCRIPTION EAST SIDE

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.1., AND A PART OF PARCEL 'BB' OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 4042, WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 'BB' OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 4042, WAUKEE, DALLAS COUNTY, IOWA, THENCE N83°47'42"E, 64.41 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'BB', THENCE N00°18'55"E, 256.36 FEET ALONG THE EAST LINE OF SAID PARCEL 'BB', THENCE N20°34'22"E, 21.14 FEET TO THE SOUTH RIGHT OF WAY LINE OF ESKER RIDGE DRIVE AS IT IS PRESENTLY ESTABLISHED, THENCE N69°37'15"W, 287.05 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF CURVATURE OF A 25.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHWESTERLY 40.31 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 36.00 FEET AND A CHORD BEARING OF 56°15'35"W TO THE EASTERN RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A POINT OF COMPOUND CURVATURE OF A 142.50 FEET CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHWESTERLY 435.89 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 434.16 FEET AND A CHORD BEARING OF 50°01'54"W, THENCE S00°19'46"W, 416.16 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THENCE S48°00'58"E, 132.27 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED, THENCE N83°48'30"E, 200.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT 12, DOLLAR ESTATES PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, THENCE NORTH 50°02'50" TO THE NORTHWEST CORNER OF SAID LOT 12 AND TO THE SOUTHWEST CORNER OF PARCEL 'BB' OF SAID PLAT OF SURVEY, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 8.463 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

### LEGAL DESCRIPTION WEST SIDE

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.1., WAUKEE, DALLAS COUNTY, IOWA, THENCE N83°43'14"E, 476.15 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, THENCE S01°20'35"E, 189.98 FEET TO A POINT OF CURVATURE OF A 150.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHWESTERLY 132.25 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 128.00 FEET AND A CHORD BEARING OF 53°32'51"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE WEST, THENCE SOUTHWESTERLY 216.54 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 210.95 FEET AND A CHORD BEARING OF 54°21'04"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHWESTERLY 188.92 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 181.05 FEET AND A CHORD BEARING OF 53°41'20"E, THENCE S56°44'01"E, 154.73 FEET, THENCE S00°19'45"W, 27.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A 142.50 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST, THENCE SOUTHWESTERLY 158.65 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 158.51 FEET AND A CHORD BEARING OF 53°23'03"W, TO A POINT OF REVERSE CURVATURE OF A 150.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHWESTERLY 115.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 103.05 FEET AND A CHORD BEARING OF 50°28'05"W, THENCE S00°19'45"W, 370.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE S00°19'45"W, 52.50 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE S00°20'25"W, 216.51 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE S41°57'41"W, 147.17 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SECTION 4, THENCE S83°46'21"W, 458.35 FEET TO THE WEST LINE OF SAID SECTION 4, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 75.525 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 'BB' OF THE PLAT OF SURVEY, RECORDED BOOK 2016, PAGE 4042, WAUKEE, DALLAS COUNTY, IOWA, THENCE N83°43'14"E, 476.15 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, THENCE S01°20'35"E, 189.98 FEET TO A POINT OF CURVATURE OF A 150.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHWESTERLY 132.25 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 128.00 FEET AND A CHORD BEARING OF 53°32'51"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE WEST, THENCE SOUTHWESTERLY 216.54 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 210.95 FEET AND A CHORD BEARING OF 54°21'04"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHWESTERLY 188.92 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 181.05 FEET AND A CHORD BEARING OF 53°41'20"E, THENCE S56°44'01"E, 154.73 FEET, THENCE S00°19'45"W, 27.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A 142.50 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST, THENCE SOUTHWESTERLY 158.65 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 158.51 FEET AND A CHORD BEARING OF 53°23'03"W, TO A POINT OF REVERSE CURVATURE OF A 150.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST, THENCE SOUTHWESTERLY 115.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 103.05 FEET AND A CHORD BEARING OF 50°28'05"W, THENCE S00°19'45"W, 370.04 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE S00°19'45"W, 52.50 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE S00°20'25"W, 216.51 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE S41°57'41"W, 147.17 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SECTION 4, THENCE S83°46'21"W, 458.35 FEET TO THE WEST LINE OF SAID SECTION 4, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 75.525 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

**APPROVED**  
**APPROVED BY** City Council  
**DATE** 02/06/2017  
**SIGNED** William R. Schmidt

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.

KEVIN J. CRAWFORD, P.L.S. IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-4

*Kevin J. Crawford* Feb. 21, 2017

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS  
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

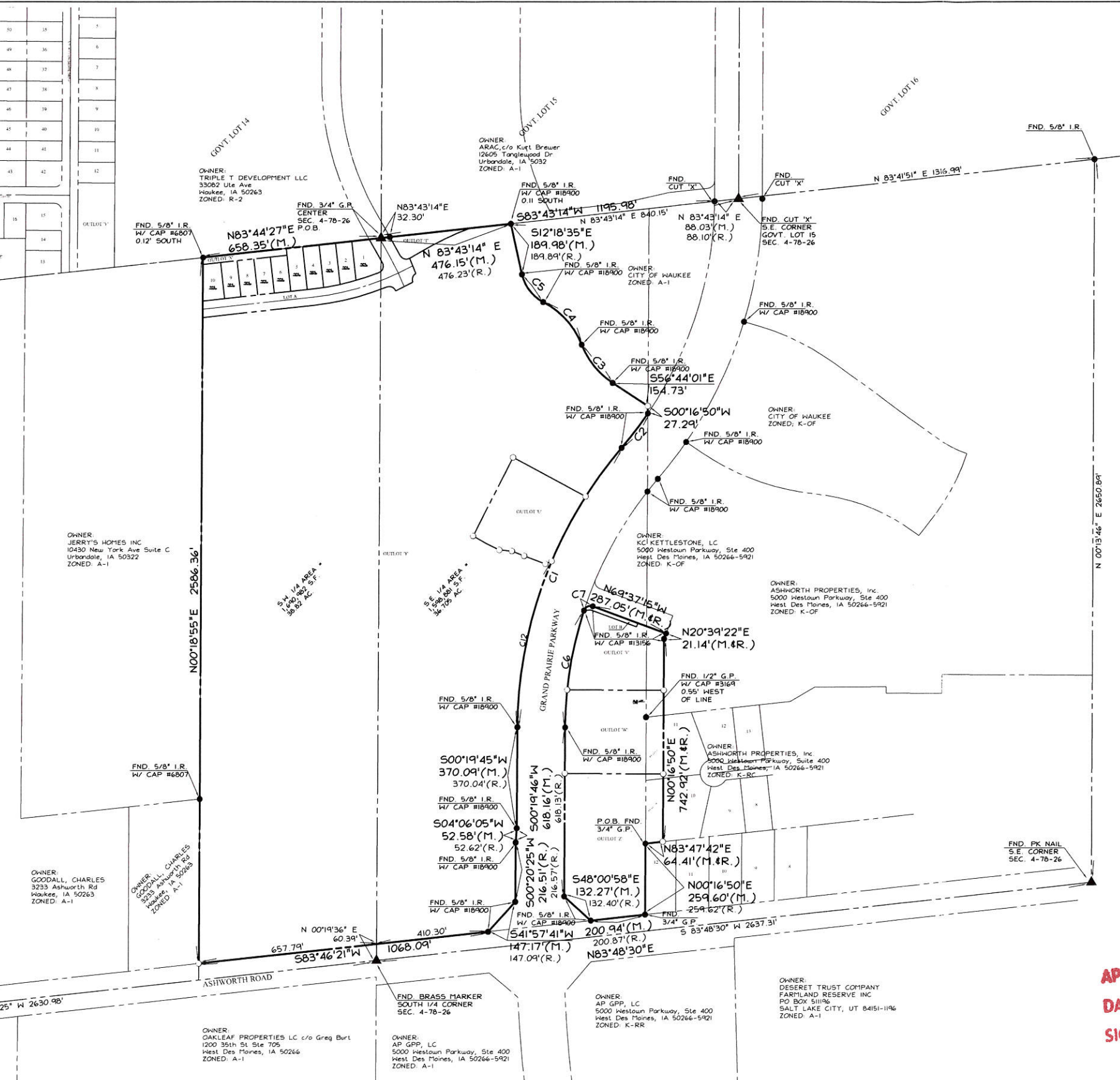
DATE: 10-21-2016  
REVISIONS: 11-15-2016  
12-20-2016  
1-3-2017  
2-15-2017

JOB NUMBER  
**CC 1747**

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

**FINAL PLAT**  
THE SHOPS AT KETTLESTONE NORTH PLAT 1

SHEET 1 OF 4



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	40°16'27"	1587.50	1115.88	582.17	1093.05	S20°28'05"W
C1(R)	40°16'42"	1587.50	1115.99	582.17	1093.16	
C2	6°26'08"	1412.50	158.65	74.41	158.57	S37°23'03"W
C2(R)	6°26'19"	1412.50	158.73	74.45	158.65	
C3	35°07'31"	300.00	183.92	94.45	181.05	S34°12'50"E
C3(R)	35°07'24"	300.00	183.91	94.45	181.04	
C4	41°10'05"	300.00	215.56	112.67	210.95	N42°12'04"W
C4(R)	41°10'07"	300.00	215.56	112.67	210.95	
C5	50°30'51"	150.00	132.25	70.77	128.01	S37°32'51"E
C5(R)	50°31'06"	150.00	132.26	70.77	128.01	
C6	17°40'52"	1412.50	435.89	219.69	434.16	S09°09'59"W
C7	92°22'20"	25.00	40.31	26.06	36.08	S64°11'35"W
C8	8°01'20"	1587.50	222.28	111.32	222.09	S36°35'39"W
C9	5°50'13"	1065.00	108.50	54.30	108.45	S61°44'41"E

# FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 1

Waukee, Iowa



**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

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS

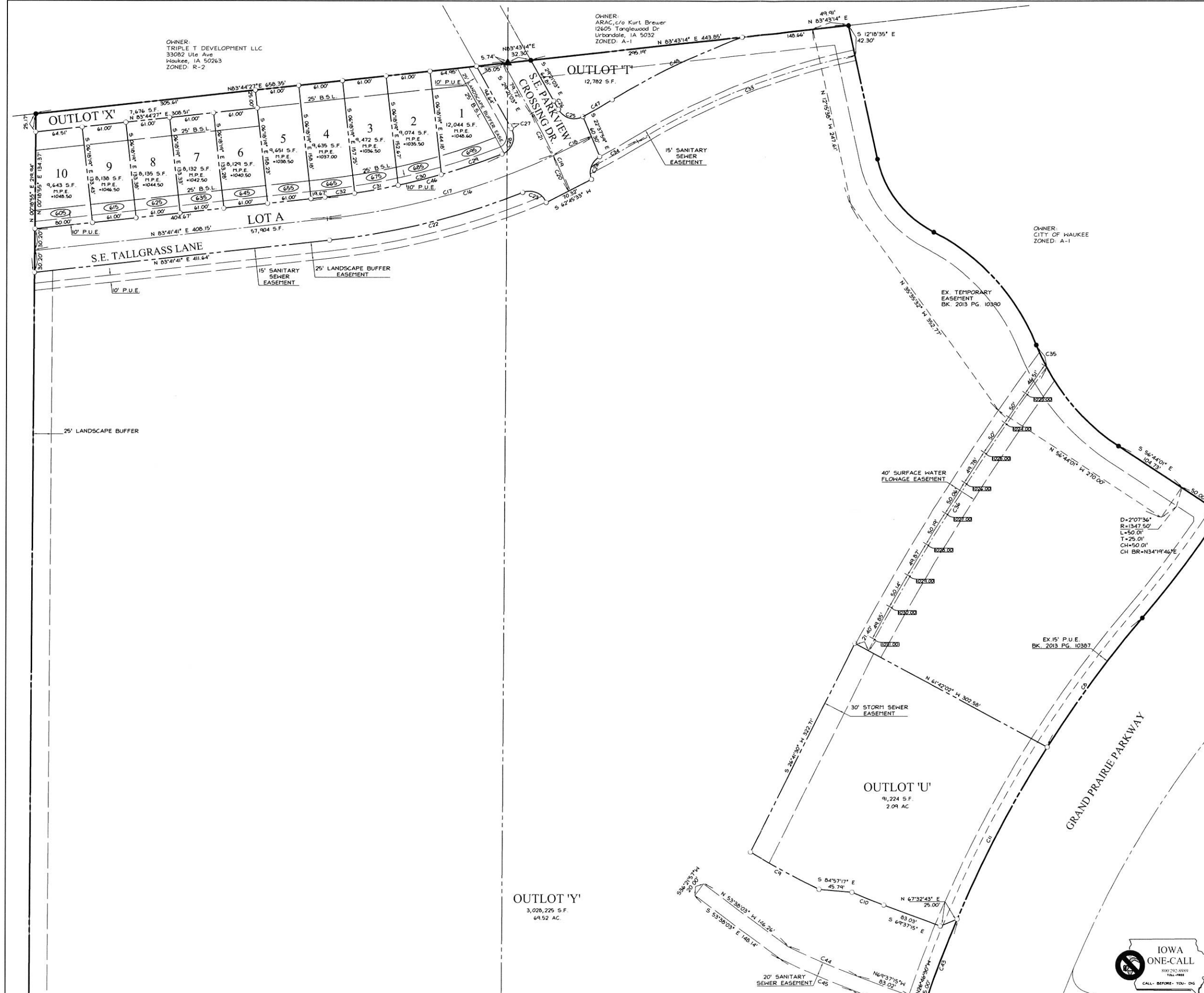
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

<p>SCALE: 1"=60'</p>	DATE: 10-21-2016 REVISIONS: 11-15-2016 12-20-2016 1-3-2017 2-15-2017	JOB NUMBER <b>CC 1747</b>
	APPROVED: (X-X 2003) INITIAL: XXX AS-BUILT: (X-X 2003)	SHEET <b>2 OF 4</b>



# FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 1

Waukee, Iowa



OWNER:  
TRIPLE T DEVELOPMENT LLC  
33082 Ute Ave  
Waukee, IA 50263  
ZONED: R-2

OWNER:  
ARAC, c/o Kurt Brewer  
12605 Tanglewood Dr  
Urbandale, IA 5032  
ZONED: A-1

OWNER:  
CITY OF WAUKEE  
ZONED: A-1

OUTLOT 'Y'  
3,026,225 S.F.  
69.52 AC.

OUTLOT 'U'  
91,224 S.F.  
2.09 AC.

LOT A  
57,904 S.F.

- 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

**COOPER CRAWFORD  
& ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10-21-2016  
REVISIONS: 11-15-2016  
12-20-2016  
2-15-2017

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

FINAL PLAT  
THE SHOPS AT KETTLESTONE NORTH PLAT 1

JOB NUMBER  
**CC  
1747**  
SHEET  
3 OF 4

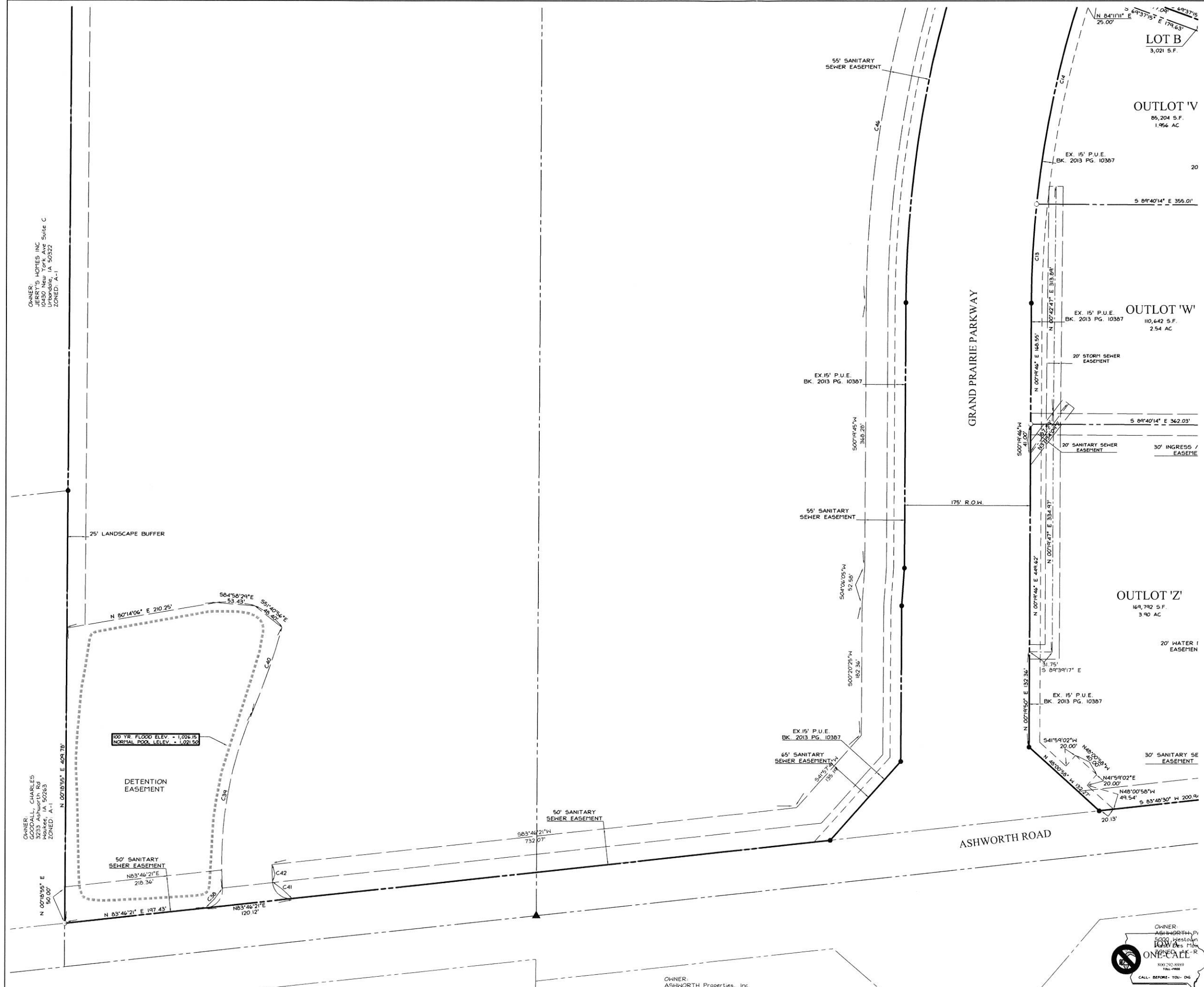


FINAL PLAT  
**THE SHOPS AT  
 KETTLESTONE  
 NORTH PLAT 1**  
 Waukee, Iowa

OWNER:  
 JERRY'S HOMES INC  
 10000 Waukegan Rd  
 Urbandale, IA 50322  
 ZONED: A-1

OWNER:  
 GOODALL, CHARLES  
 3223 Ashworth Rd  
 Waukee, IA 50263  
 ZONED: A-1

OWNER:  
 ASHNORTH Properties, Inc.



**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

**COOPER CRAWFORD  
 & ASSOCIATES, L.L.C.**  
 CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10-21-2016  
 REVISIONS: 11-15-2016  
 12-20-2016  
 1-3-2017  
 2-15-2017

JOB NUMBER  
**CC  
 1747**

APPROVED: (X-X-2003) INITIALLED: XXX AS-BUILT: (X-X-2003)

FINAL PLAT  
 THE SHOPS AT KETTLESTONE NORTH PLAT 1

SHEET  
 4 OF 4

