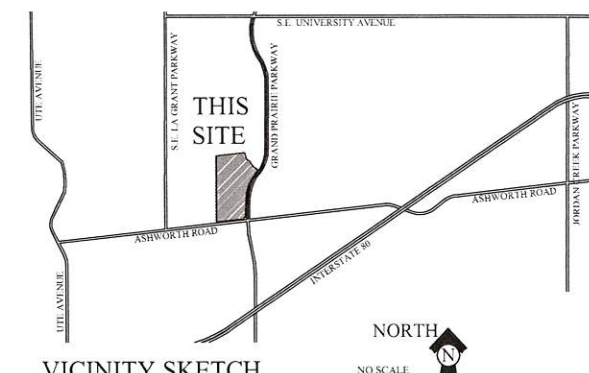
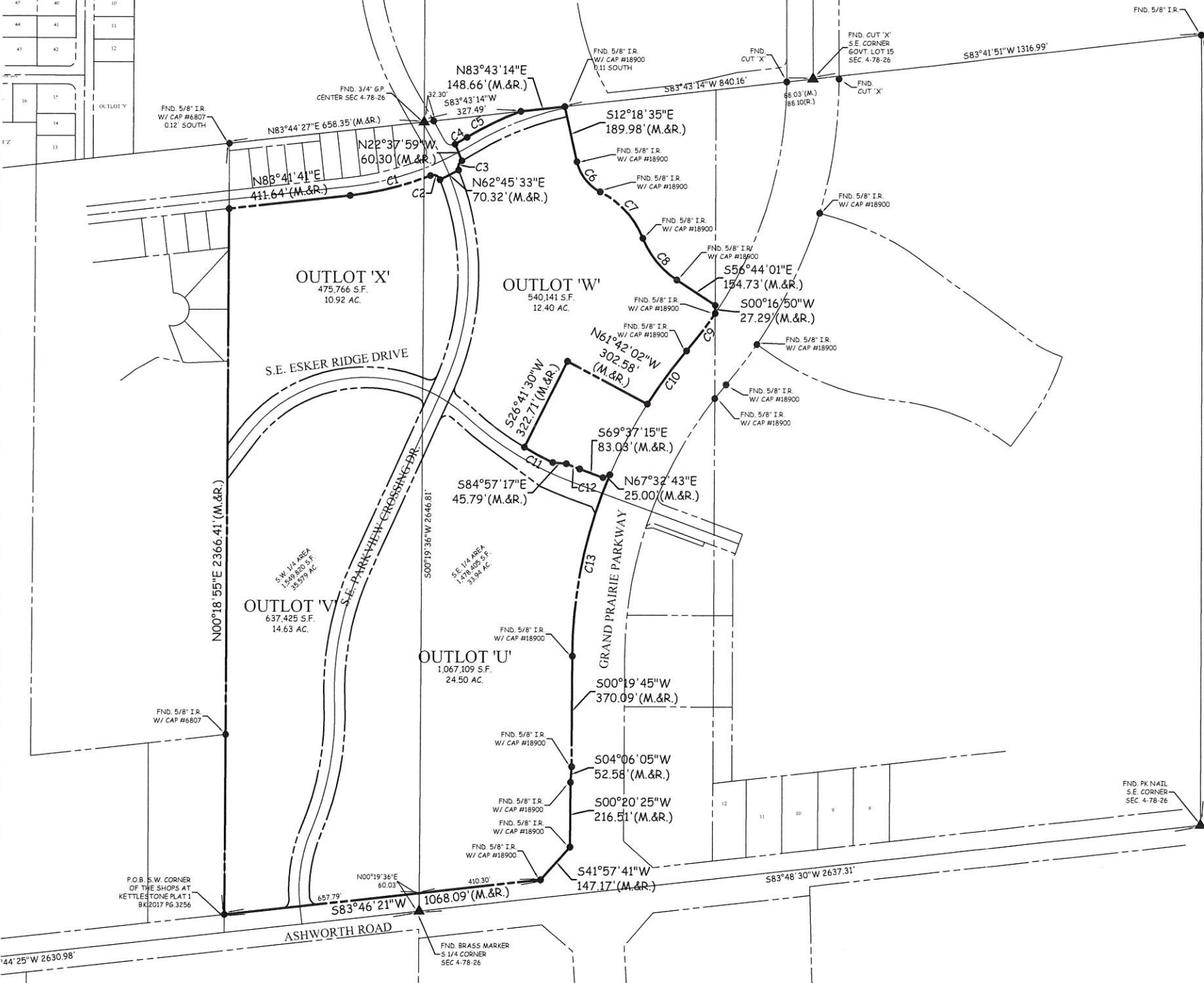
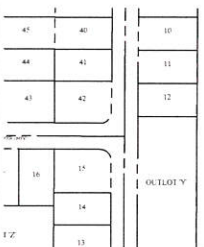


INDEX LEGEND

LOCATION: S 1/2 4-78-26
 REQUESTOR: ARAC LLC
 PROPRIETOR: ARAC LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., STE. 800,
 WDM, IA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
C1	015°23'06"	1030.00	276.57	139.12	275.74	N76°00'08"E
C2	090°09'51"	25.00	39.34	25.07	35.41	S66°36'29"E
C3	083°44'03"	25.00	36.54	22.41	33.37	N19°54'43"E
C4	002°45'29"	970.00	46.69	23.35	46.69	N60°03'11"E
C5	011°11'02"	1030.00	201.05	100.85	200.73	N64°15'58"E
C6	090°30'51"	150.00	132.25	70.77	128.00	S37°32'51"E
C7	041°10'05"	300.00	215.56	112.67	210.95	S42°12'04"E
C8	035°07'31"	300.00	183.92	94.95	181.05	S39°12'50"E
C9	006°26'08"	1412.50	158.65	79.41	158.57	S37°23'03"W
C10	008°01'20"	1587.50	222.28	111.32	222.09	S36°35'39"W
C11	005°50'13"	1065.00	108.50	54.30	108.45	S61°44'41"E
C12	002°36'48"	1050.00	47.89	23.95	47.89	S68°18'51"E
C13	022°33'49"	1587.50	625.17	316.69	621.14	S11°36'47"W
C14	044°42'19"	865.00	674.92	355.69	657.93	S00°49'36"W
C15	089°37'55"	25.00	39.11	24.84	35.24	S67°59'45"W
C16	075°34'43"	535.00	705.72	414.83	655.65	S75°01'21"W
C17	015°23'06"	1030.00	276.57	139.12	275.74	N76°00'08"E
C18	090°09'51"	25.00	39.34	25.07	35.41	S66°36'29"E
C19	083°44'03"	25.00	36.54	22.41	33.37	N19°54'43"E
C20	003°06'18"	1030.00	55.82	27.92	55.81	N60°13'35"E
C21	019°27'28"	970.00	329.41	166.31	327.83	N68°24'11"E
C22	050°28'31"	150.00	132.14	70.70	127.91	S37°34'01"E
C23	041°08'02"	300.00	215.38	112.57	210.78	S42°13'06"E
C24	035°09'34"	300.00	184.09	95.05	181.22	S39°11'48"E
C25	006°26'08"	1412.50	158.65	79.41	158.57	S37°23'03"W
C26	008°01'20"	1587.50	222.28	111.32	222.09	S36°35'39"W
C27	011°29'52"	1065.00	213.72	107.22	213.36	N53°04'39"W
C28	007°30'09"	535.00	70.06	35.08	70.01	N51°04'47"W
C29	078°44'20"	25.00	34.36	20.51	31.72	N15°27'41"W
C30	045°51'47"	935.00	748.43	395.57	728.61	N00°58'35"E
C31	103°39'56"	25.00	45.23	31.81	39.31	N76°18'32"E
C32	004°31'47"	465.00	36.76	18.39	36.75	S49°35'36"E
C33	007°40'53"	1135.00	152.17	76.20	152.05	S51°10'09"E
C34	005°13'17"	1155.00	105.25	52.66	105.22	S67°00'36"E
C35	017°32'56"	1587.50	486.23	245.03	484.33	S09°06'07"W
C36	092°56'45"	25.00	40.56	26.32	36.25	N49°45'16"W
C37	026°13'40"	465.00	212.86	108.33	211.01	N09°49'56"E
C38	025°15'38"	1035.00	456.31	231.93	452.63	N10°18'57"E
C39	026°47'26"	965.00	451.22	229.81	447.12	N11°04'51"E
C40	075°09'10"	465.00	509.92	357.79	567.13	N74°48'35"E
C41	092°05'25"	25.00	40.18	25.93	35.99	S21°34'08"E
C42	026°47'26"	1035.00	483.95	246.48	479.55	S11°04'51"W
C43	025°15'38"	965.00	425.45	216.24	422.01	S10°18'57"W
C44	026°51'34"	535.00	250.80	127.75	248.51	S09°30'59"W
C45	087°41'09"	25.00	38.26	24.01	34.63	S39°55'47"W
C46	029°12'01"	500.00	254.82	130.24	252.07	N08°20'45"E
C47	025°15'38"	1000.00	440.88	224.08	437.32	N10°18'57"E
C48	026°47'26"	1000.00	467.58	238.15	463.34	N11°04'51"E
C49	046°13'30"	900.00	726.10	384.12	706.57	N01°21'49"E
C50	082°17'09"	500.00	718.08	436.84	657.94	N78°22'34"E
C51	013°09'09"	500.00	114.78	57.64	114.52	S53°54'17"E
C52	022°17'32"	1100.00	427.98	216.73	425.29	S58°28'29"E
C53	002°56'12"	1000.00	51.26	25.63	51.25	S60°08'33"W
C54	019°26'40"	1000.00	339.37	171.33	337.74	S68°23'47"W
C55	007°24'20"	965.00	124.73	62.45	124.64	N19°14'36"E
C56	002°56'34"	1035.00	53.76	26.89	53.75	S21°27'29"W
C57	020°47'53"	2170.85	788.01	398.39	783.69	N12°45'40"E
C58	020°36'13"	2200.85	791.43	400.03	787.17	S12°51'31"W
C59	028°40'19"	300.00	150.13	76.67	148.56	N42°26'26"W
C60	007°40'47"	3463.41	484.23	232.46	463.88	S32°08'07"W
C62	002°45'29"	970.00	46.69	23.35	46.69	N60°03'11"E
C63	011°11'02"	1030.00	201.05	100.85	200.73	N64°15'58"E
C65	068°31'26"	25.00	29.90	17.03	28.15	S77°25'42"E
C67	001°46'13"	465.00	14.37	7.18	14.37	N02°23'48"W
C68	003°56'15"	965.00	66.32	33.17	66.30	S20°58'39"W
C69	010°43'24"	965.00	180.61	90.57	180.35	N03°02'50"E
C70	016°36'04"	1035.00	299.88	151.00	298.84	N16°10'32"E

FINAL PLAT
THE SHOPS AT
KETTLESTONE
NORTH PLAT 4
 Waukee, Iowa

OWNER / DEVELOPER
 ARAC, LLC
 16350 BOSTON PKWY
 CLIVE, IA 50325
 PH. 515-988-5878

ZONING
 K-OF (OUTLOTS 'W' & 'X')
 K-RC (OUTLOTS 'U' & 'V')

SETBACKS
 K-RC & K-OF
 FRONT - NO MIN. FOR PRINCIPLE USES
 20' MIN. FOR ACCESSORY STRUCTURE.
 REAR - NO MIN. FOR PRINCIPLE USES
 5' MIN. FOR ACCESSORY STRUCTURE.
 SIDE - NO MIN. FOR PRINCIPLE USES
 5' MIN. FOR ACCESSORY STRUCTURE.
 *PRINCIPLE BUILDING SEPARATION IS 25'

LEGAL DESCRIPTION
 OUTLOT 'Y', THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 69.518 ACRES MORE OR LESS.
 SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

- NOTES**
- LOTS A, B, C AND D TO BE DEDICATED TO THE CITY OF WAUKEE FOR RIGHT-OF-WAY PURPOSES AT THE TIME OF THE COMPLETION OF THE ASSOCIATED PUBLIC IMPROVEMENTS.
 - THE LANDSCAPE BUFFER ALONG THE SOUTH SIDE OF TALLGRASS LANE SHALL BE MAINTAINED BY THE FUTURE OWNER.
 - THE DETENTION BASIN IN OUTLOT V 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.
 - THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR COMPLETING REMAINING PUBLIC IMPROVEMENTS ASSOCIATED WITH THE FINAL PLAT.
 - THE EXISTING DETENTION EASEMENT IN THE SOUTHWEST CORNER OF THE PLAT WITH BE VACATED AND RE-RECORDED TO CORRECT THE MAINTENANCE RESPONSIBILITIES.

LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS 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

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.

KEVEN J. CRAWFORD
 LICENSE NO. 13156
 DATE: July 31, 2018

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

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 7/16/18
SIGNED: [Signature]

Doc ID: 007563790013 Type: PLAT
 Recorded: 08/01/2018 at 08:53:50 AM
 Fee Amt: \$67.00 Page 1 of 13
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2018 PG 14402

Slide F45-48



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

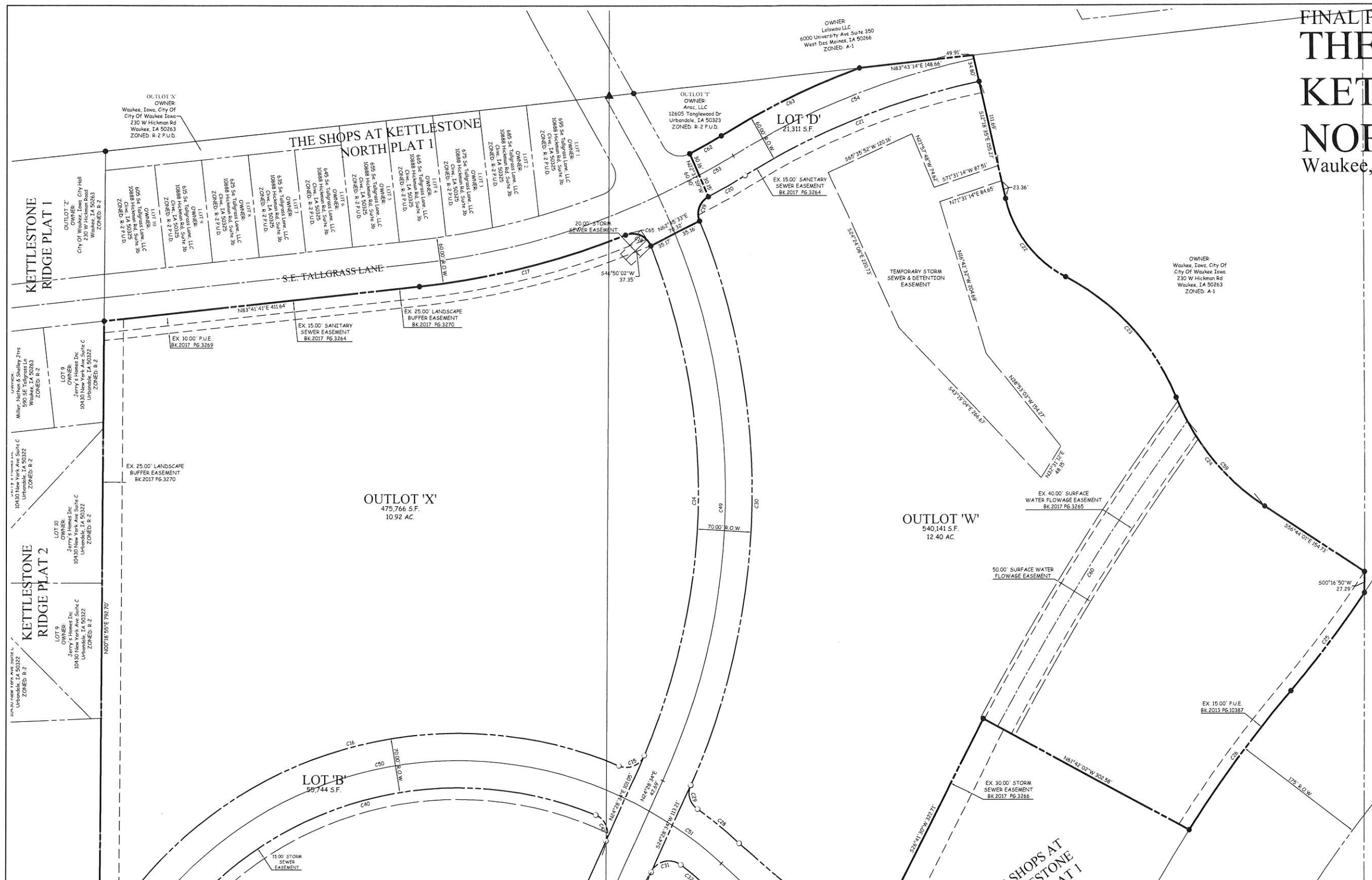
DATE: 6-20-2018
 REVISIONS: 7-10-2018

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

FINAL PLAT
 THE SHOPS AT KETTLESTONE NORTH PLAT 4

CC 2122
 SHEET 1 OF 4

FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 4 Waukee, Iowa



LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS 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
NR.	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

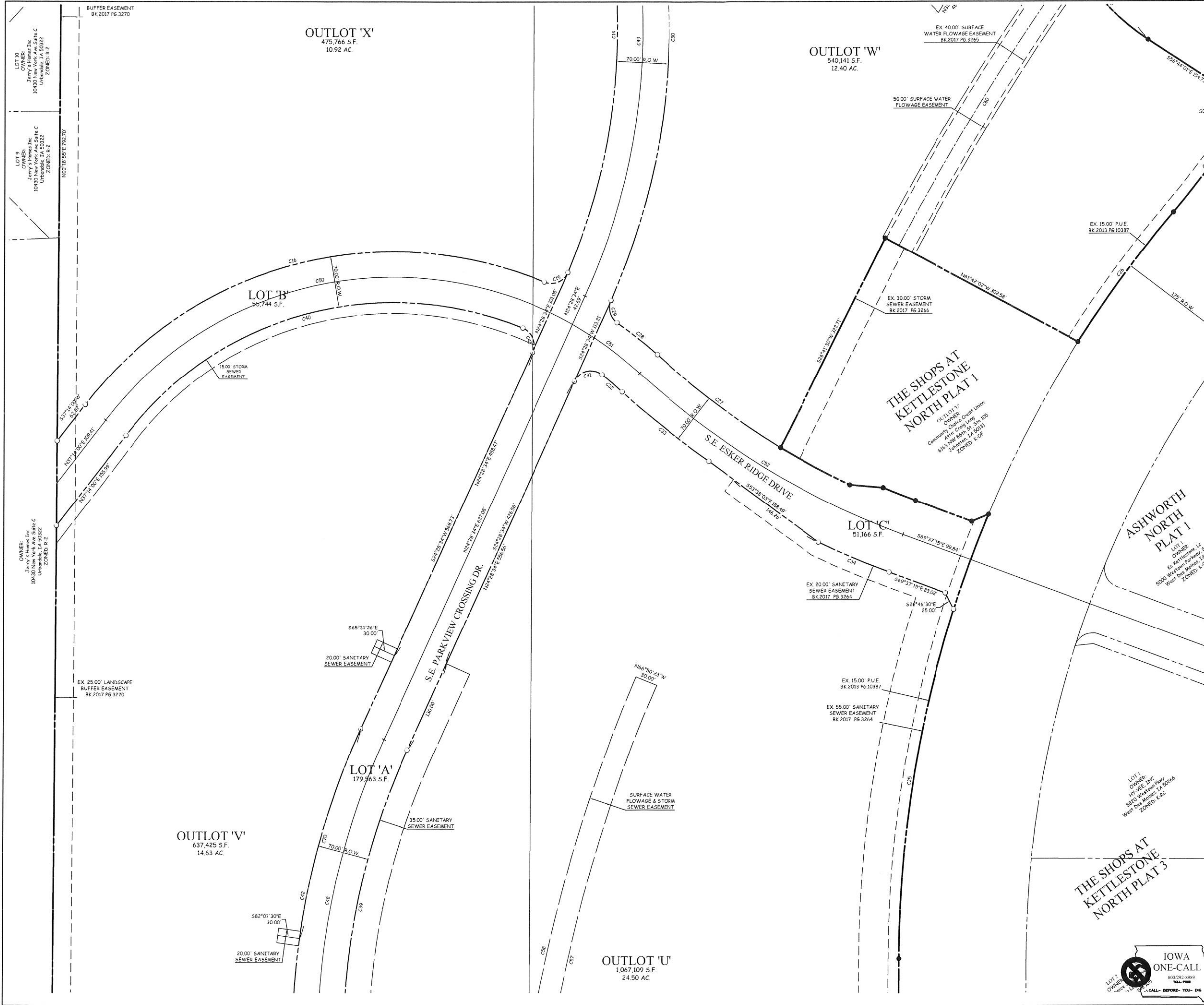
DATE: 6-20-2018
REVISIONS: 7-10-2018

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

FINAL PLAT
THE SHOPS AT KETTLESTONE NORTH PLAT 4

JOB NUMBER
CC 2122
SHEET
2 OF 4

FINAL PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 4 Waukee, Iowa



LEGEND	
—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS 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: 6-20-2018
REVISIONS: 7-10-2018

DATE: 6-20-2018
REVISIONS: 7-10-2018

SCALE: 1"=60'

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

FINAL PLAT
THE SHOPS AT KETTLESTONE NORTH PLAT 4

CC 2122

SHEET 3 OF 4

JOB NUMBER



FINAL PLAT
**THE SHOPS AT
 KETTLESTONE
 NORTH PLAT 4**
 Waukee, Iowa

LOT 1
 OWNER:
 HW VEE, INC.
 5820 Westown Pkwy.
 West Des Moines, IA 50266
 ZONED: R-3C

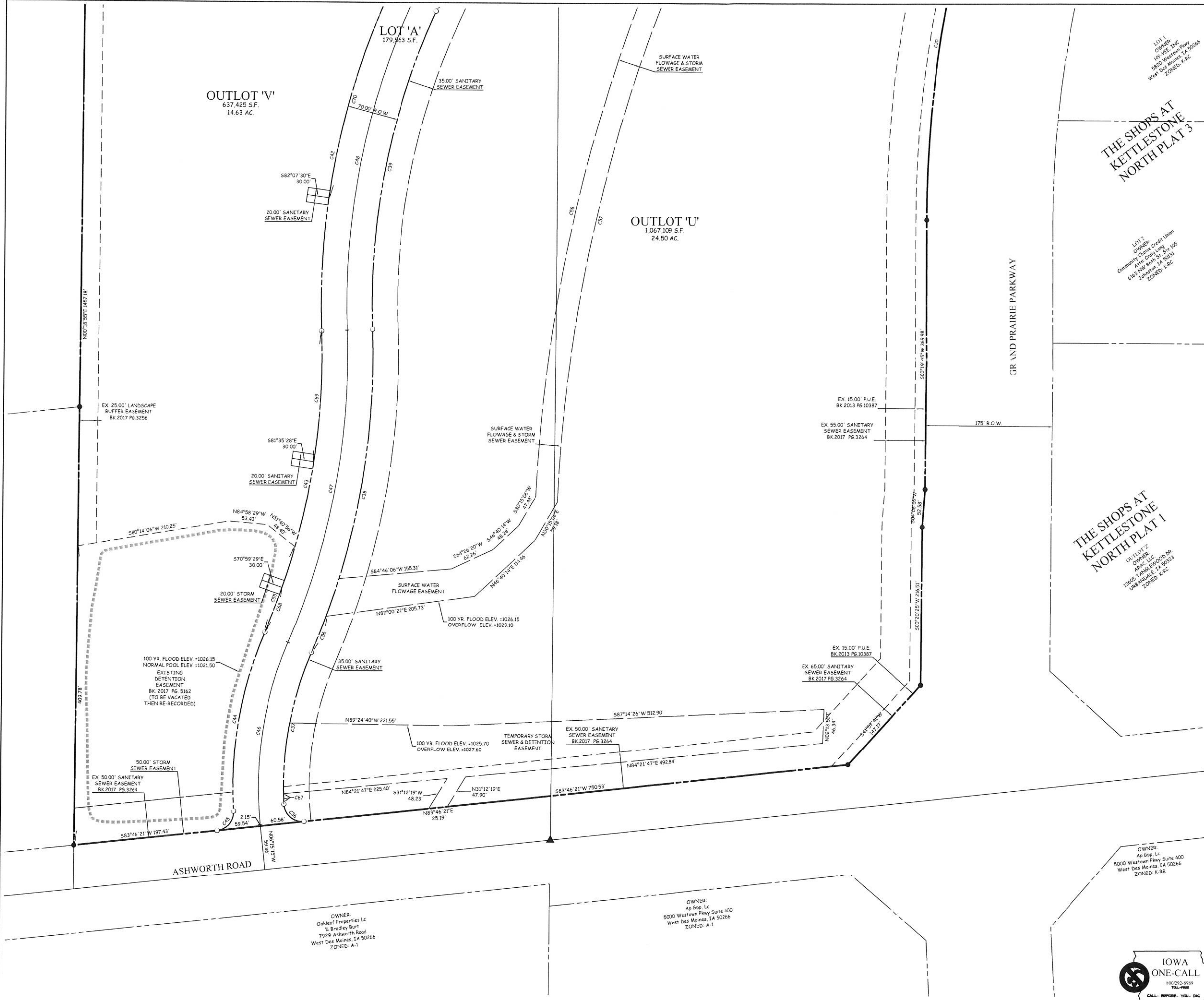
LOT 2
 OWNER:
 Oakleaf Properties, L.P.
 Community, L.P. Cregg Long
 616 NW 8th St, Ste 105
 Johnston, IA 50131
 ZONED: R-3C

LOT 1017
 OWNER:
 ARAC, LLC
 13805 Tanglewood Dr.
 Urbandale, IA 50223
 ZONED: R-3C

OWNER:
 Ap Gpp, Lc
 5000 Westown Pkwy Suite 400
 West Des Moines, IA 50266
 ZONED: K-RR

OWNER:
 Oakleaf Properties Lc
 7929 Ashworth Road
 West Des Moines, IA 50266
 ZONED: A-1

OWNER:
 Ap Gpp, Lc
 5000 Westown Pkwy Suite 400
 West Des Moines, IA 50266
 ZONED: A-1



LEGEND

—	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS 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: 6-20-2018
 REVISIONS: 7-10-2018

OWNER:
 Ap Gpp, Lc
 5000 Westown Pkwy Suite 400
 West Des Moines, IA 50266
 ZONED: K-RR

OWNER:
 Oakleaf Properties Lc
 7929 Ashworth Road
 West Des Moines, IA 50266
 ZONED: A-1

OWNER:
 Ap Gpp, Lc
 5000 Westown Pkwy Suite 400
 West Des Moines, IA 50266
 ZONED: A-1

IOWA ONE-CALL
 800.293.8999
 100-1000
 CALL BEFORE YOU DIG

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

SCALE: 1"=60'

THE SHOPS AT KETTLESTONE NORTH PLAT 4

JOB NUMBER
**CC
 2122**

SHEET
4 OF 4