

| INDEX LEGEND | |
|--------------------|---|
| FINAL PLAT | |
| CITY: | WAUKEE |
| COUNTY: | DALLAS |
| SECTION: | 9 |
| TOWNSHIP: | 78 |
| RANGE: | 26 |
| PROPRIETOR: | Hurd Kettlestone |
| PLAT PREPARED FOR: | Hurd Kettlestone |
| PLAT PREPARED BY: | Daniel L. Stueber |
| COMPANY NAME: | ISG |
| OFFICE ADDRESS: | 508 E Locust Street, Des Moines, IA 50309 |
| PHONE: | 515-243-9143 |

Doc ID: 007788190011 Type: PLAT
 Recorded: 06/26/2019 at 10:43:03 AM
 Fee Amt: \$57.00 Page 1 of 11
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

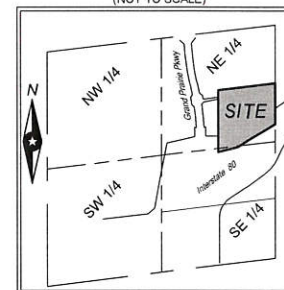
BK 2019 PG 10439

HURD KETTLESTONE

Deseret Trust Company As Trustee
(K-RR Zoning)



VICINITY MAP
(NOT TO SCALE)



SEC. 9, TWP. 78, RGE. 26
Dallas County, Iowa

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

(Signature)
 Daniel L. Stueber
 License Number 19880
 My license renewal date is 12-31-2019
 Pages or sheets covered by this seal: 2



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PROJECT

PROPOSED RETAIL DEVELOPMENT
HURD REALTY

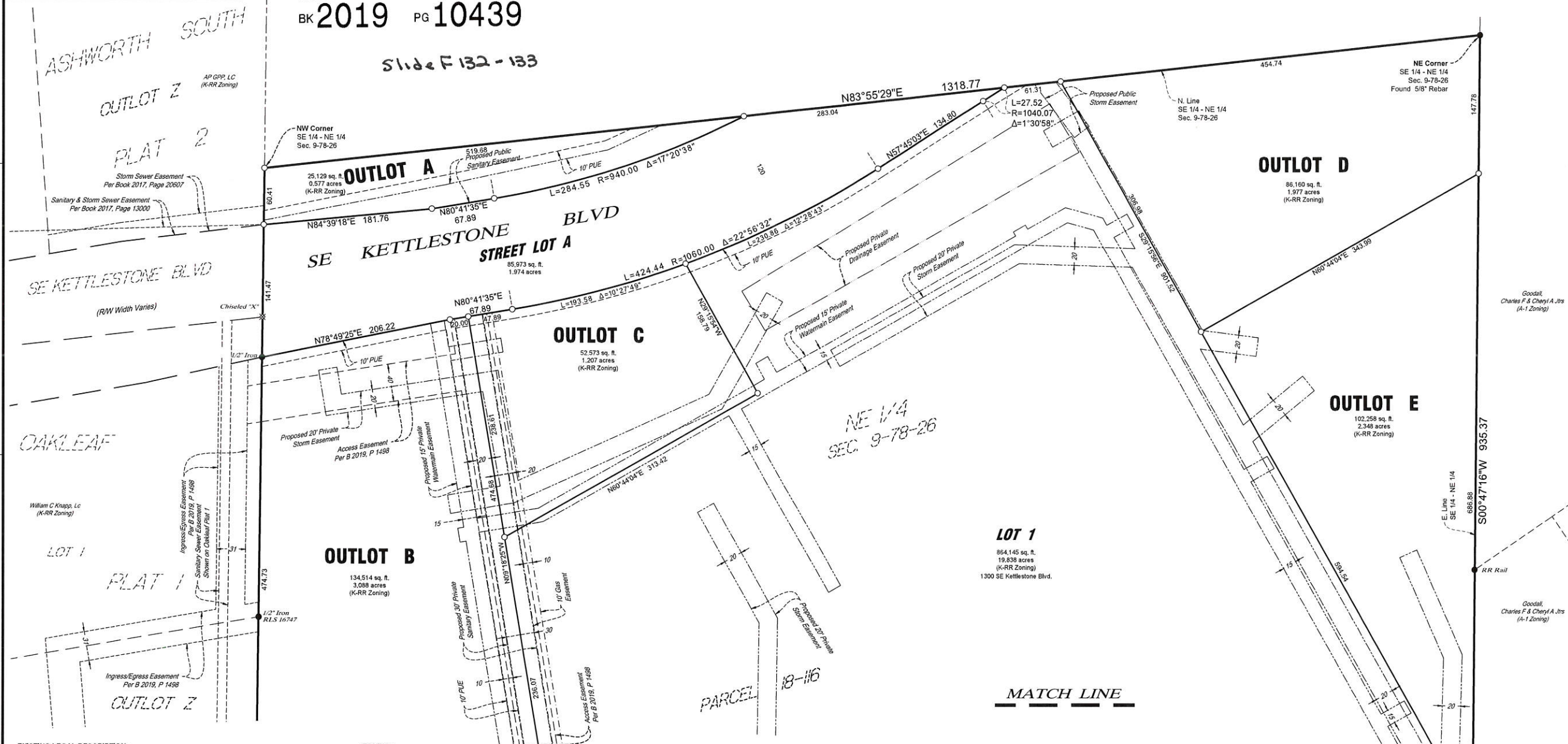
WAUKEE IOWA

| REVISION SCHEDULE | | |
|-------------------|----------------|----|
| DATE | DESCRIPTION | BY |
| 2/19/19 | City Comments | KH |
| 3/5/19 | City Comments | KH |
| 3/26/19 | City Comments | KH |
| 6/17/19 | Recording Copy | KH |

| | |
|---------------------|-------------|
| PROJECT NO. | 18-22306 |
| FILE NAME | 22306 FPLAT |
| DRAWN BY | KH |
| DESIGNED BY | - |
| REVIEWED BY | - |
| ORIGINAL ISSUE DATE | 1/22/19 |
| CLIENT PROJECT NO. | - |

TITLE
FINAL PLAT

SHEET



EXISTING LEGAL DESCRIPTION:
(Per Preliminary Title Opinion Prepared by Hogan Law Office 11/26/2018)
Parcel 18-116 of the Survey of a part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 9, Township 78 North, Range 26 West of the 5th P.M., Waukees, Dallas County, Iowa, as shown in Book 2018, Page 18910 in the Office of the Recorder of Dallas County, Iowa.

OWNER / DEVELOPERS:
Hurd Kettlestone
2000 Fuller Road
West Des Moines, IA 50265

SURVEYOR:
ISG
508 East Locust Street
Des Moines, IA 50309
515-243-9143

BEARING NOTE:
The orientation of this bearing system is based on the east line of the Southeast Quarter of the Northeast Quarter. Said line bears South 00 degrees 47 minutes 16 seconds West.

ZONING:
Zoning: K-RR (Kettlestone Regional Retail)

Setbacks
Front - 0 feet principal, 20' accessory
Back - 0 feet principal, 5' accessory
Side - 0 feet principal, 5' accessory

Maximum Height Restrictions
Principle Building - 8 stories
Accessory Building - 1 story

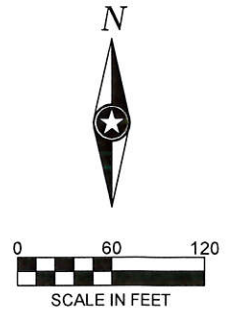
ZONING:
Zoning: K-RR (Kettlestone Regional Retail)

Bulk Minimum Requirements
Building Separation - 25'

Bulk Maximum Requirements
FAR - 0.35

AREA TABLE:
Total: 1,597,425 sq. ft. - 36.67 acres

- NOTES:**
1. Proposed address for Lot 1 is 1300 SE Kettlestone Blvd.
 2. The storm sewer, water main, and sanitary sewer within this subdivision are considered private utilities that provide service to the depicted Outlots and are shown hereon.
 3. Lot corners will be set within one year of recording.
 4. Street Lot A will be dedicated to the City of Waukees.
 5. Hurd Kettlestone will own and maintain ownership of Outlots E and G.



- LEGEND**
- Iron Monument Found (monuments as described)
 - ▲ Section Corner Found
 - ⊗ Chiseled "X" Found
 - Corner Set (1/2" bar w/gpc no. 19880)

FINAL PLAT
APPROVED BY: Waukees City Council
 DATE: 04/01/2019
 SIGNED: *(Signature)*

