

BK 2019 PG 24103

INDEX LEGEND	
CITY: WAUKEE	COUNTY: DALLAS
LOT: 1 SUBDIVISION: SNYDER CORNER	
TRS: SECTION 4, T78N, R26W	
PROPRIETOR: JERRY'S HOMES INC	
REQUESTED BY: JAY COWAN	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE	
RETURN TO: JOHN DEWEY 1360 NW 121ST ST., STE. A CLIVE, IA 50325 / 515-964-1229	

SHEET INDEX
SHEET 1: OVERALL
SHEET 2: LOT INFORMATION
SHEET 3: EASEMENTS

OWNERS:
 JERRY'S HOMES INC
 10430 NEW YORK AVE, STE C
 URBANDALE, IOWA 50322
 (515) 727-0356
 ATTN: JAY COWAN

ENGINEER:
 MCCLURE ENGINEERING
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 JBECKER@MECRESULTS.COM
 ATTN: JAKE BECKER

NOTES:

- 1) LOT 'A' IS TO BE DEEDED TO THE CITY OF WAUKEE
- 2) THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER PLANTINGS ALONG OUTLOT 'Z' AND HOMEOWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER PLANTINGS ADJACENT TO THEIR RESPECTIVE LOT.
- 3) THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OUTLOT 'Z'
- 4) ALL SIDEWALKS ARE TO BE 5 FEET WIDE AND INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- 5) STREET TREES ARE TO BE INSTALLED ALONG LOTS 1, 2, 3, 4, 6, 8, 9, 16, 17, 18, 19, AND 20 AT A RATE OF 1 TREE PER 40 LINEAR FEET OF FRONTAGE EXCLUDING DRIVEWAYS ALONG SE ESKER RIDGE DRIVE. THE STREET TREES WILL BE A MINIMUM OF 12 FEET IN HEIGHT AT TIME OF PLANTING.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF LOT 1 OF SNYDER CORNER, AN OFFICIAL PLAT, AS RECORDED IN BOOK 821, PAGE 489 OF DALLAS COUNTY RECORDS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, COUNTY OF DALLAS, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 N00°08'39"E, 685.91 FEET; THENCE S89°50'36"E, 488.82 FEET; THENCE S00°09'25"W, 20.20 FEET; THENCE S89°50'35"E, 125.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE S00°09'05"W, 551.78 FEET; THENCE S83°39'12"W, 330.09 FEET; THENCE S00°14'36"W, 76.64 FEET; THENCE N89°49'24"W, 285.71 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 8.89 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- EASEMENT LINE
- EXIST EASEMENT LINE

- MONUMENTS FOUND:**
- ▲ - SECTION CORNER (TYPE AS NOTED)
 - - 1/2" REBAR WITH YPC #8105 (UNLESS NOTED OTHERWISE)

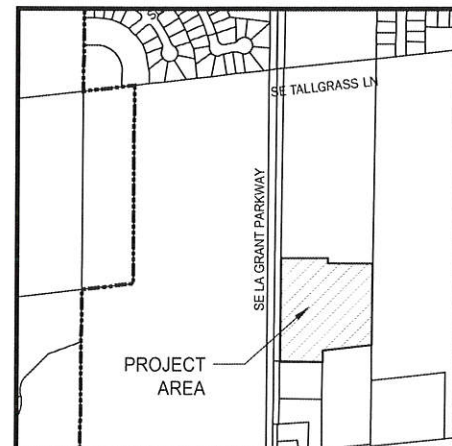
- MONUMENTS SET:**
- ⊗ - 1/2" REBAR WITH OPC #23252
 - △ - SECTION CORNER 1/2" REBAR W/OPC #23252

- ABBREVIATIONS:**
- R.O.W. - RIGHT-OF-WAY
 - BK, PG - BOOK AND PAGE
 - (M) - MEASURED DISTANCE/ANGLE
 - (R) - RECORD DISTANCE/ANGLE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - BPC - BLUE PLASTIC CAP
 - YPC - YELLOW PLASTIC CAP
 - OPC - ORANGE PLASTIC CAP
 - GPC - GREEN PLASTIC CAP
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT

SETBACK SUMMARY:

FRONT= 30'
 SIDE= 15' IN TOTAL (MINIMUM 7' WIDE ON PER SIDE)
 REAR= 30'

ZONING:
 R-2 (ONE & TWO FAMILY RESIDENTIAL DISTRICT)

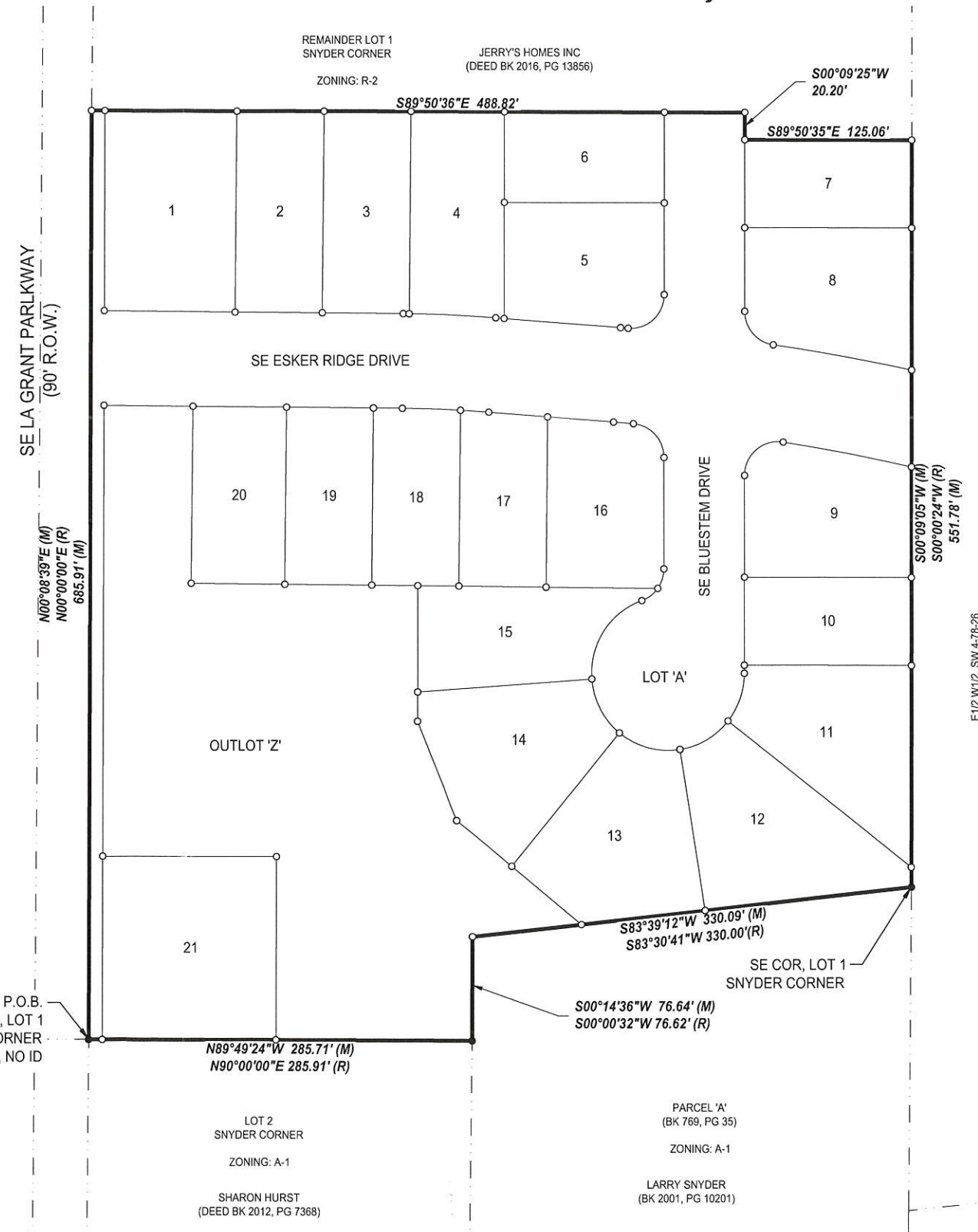


VICINITY MAP- NTS

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 12/07/2019
 SIGNED: *[Signature]*

P.O.B.
 SW COR, LOT 1
 SNYDER CORNER
 REBAR, NO ID

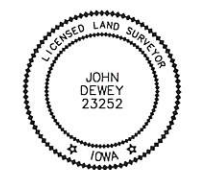
KETTLESTONE RIDGE PLAT 4 FINAL PLAT WAUKEE, IOWA



1360 NW 121st Street, STE A
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

NOTICE:
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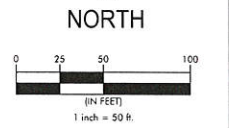


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 12/10/19
 NAME: JOHN DEWEY, PLS
 NO. 23252

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:
 THREE SHEETS



KETTLESTONE RIDGE PLAT 4 FINAL PLAT

WAUKEE, IOWA
 2211013
 02/04/2019

REVISIONS
 07/01/2019
 10/15/2019
 12/10/2019

ENGINEER: J.BECKER
 SURVEYOR: J.DEWEY
 DRAWN BY: C.CARLETON
 CHECKED BY: J.DEWEY

DRAWING NO: FP-04
 SHEET NO: 01/03

DRAWING PATH: N:\C3D Projects\WAK 2211013\Design\Plans\Final Plat

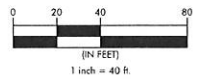
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NORTH



**KITTLESTONE RIDGE
PLAT 4 FINAL PLAT
LOT INFORMATION**

WAUKEE, IOWA
2211013
02/04/2019

REVISIONS
07/01/2019
10/15/2019
12/10/2019

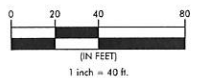
ENGINEER: J. BECKER
DRAWN BY: C. CARLETON
SURVEYOR: J. DEWEY
CHECKED BY: J. DEWEY

DRAWING NO: FP-04
SHEET NO: 02/03

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	4.33'	1035.00'	0°14'24"	S89°17'41"E	4.33'
C2	64.51'	1035.00'	3°34'16"	S87°23'22"E	64.50'
C3	5.64'	1635.00'	0°11'51"	S85°30'18"E	5.64'
C4	41.21'	25.00'	94°26'12"	N47°22'31"E	36.70'
C5	35.67'	25.00'	81°44'33"	N40°42'51"W	32.72'
C6	105.32'	1635.00'	3°41'27"	N79°44'24"W	105.30'
C7	97.93'	1565.00'	3°35'08"	N79°08'39"W	97.92'
C8	43.16'	25.00'	98°54'22"	S49°38'36"W	37.99'
C9	37.91'	57.00'	38°06'10"	S19°12'30"W	37.21'
C10	42.61'	57.00'	42°50'09"	S59°40'40"W	41.63'
C11	48.07'	57.00'	48°18'57"	N74°44'47"W	46.65'
C12	46.04'	57.00'	46°17'02"	N27°26'48"W	44.80'
C13	74.11'	57.00'	74°29'45"	N32°56'35"E	69.00'
C14	15.17'	25.00'	34°46'42"	N52°48'06"E	14.94'
C15	15.38'	25.00'	35°15'20"	N17°47'05"E	15.14'
C16	37.18'	25.00'	85°13'00"	N42°27'05"W	33.85'
C17	14.86'	1565.00'	0°32'39"	N85°19'55"W	14.86'
C18	20.78'	965.00'	1°14'02"	N86°13'15"W	20.78'
C19	43.40'	965.00'	2°34'37"	N88°07'34"W	43.40'
C20	66.51'	1000.00'	3°48'39"	S87°30'34"E	66.50'
C21	65.44'	1600.00'	2°20'36"	S84°25'56"E	65.44'
C22	157.26'	1600.00'	5°37'53"	S80°26'41"E	157.19'



DRAWING PATH: N:\C30 Projects\WAK 2211013\Draw\Design\Plans\Final Plat

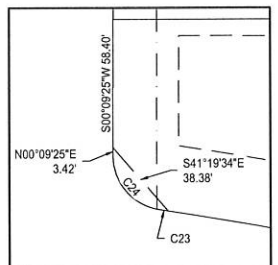
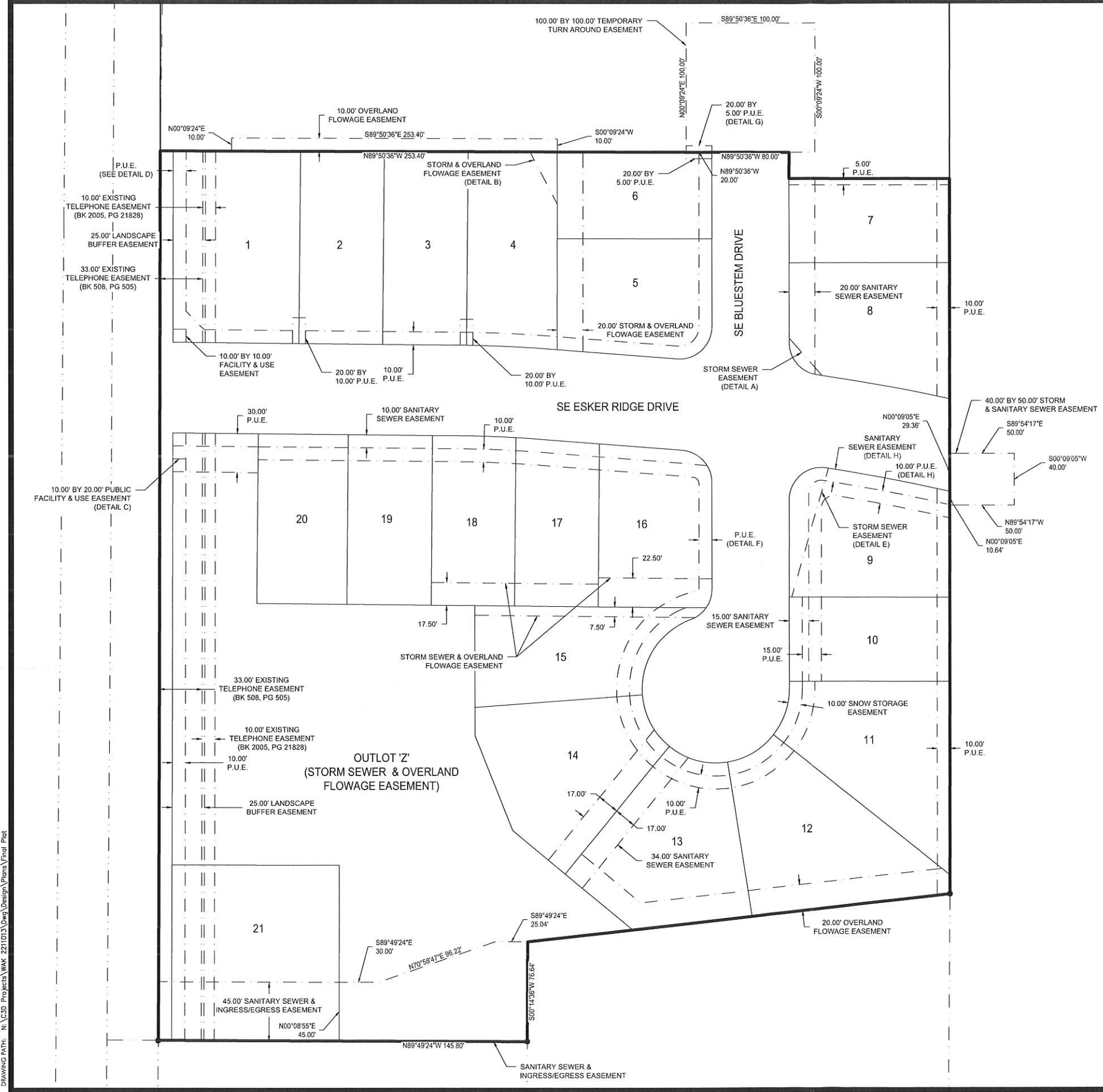


**KETTLESTONE RIDGE
PLAT 4 FINAL
PLAT EASEMENTS**
WAUKEE, IOWA
2211013
02/04/2019

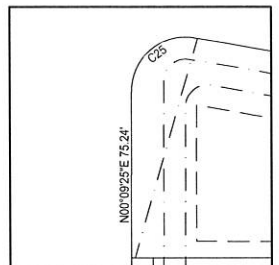
REVISIONS
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ENGINEER: J. BECKER
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SURVEYOR: J. DEWEY
CHECKED BY: J. DEWEY

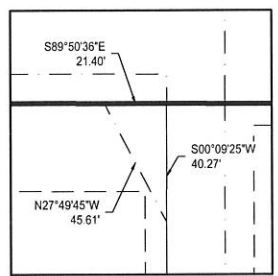
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SHEET NO: 03/03



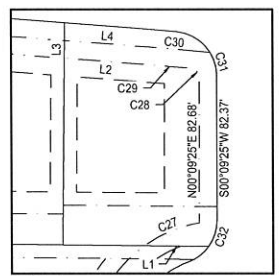
DETAIL A
STORM SEWER EASEMENT
1" = 40'



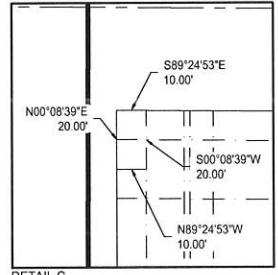
DETAIL E
STORM SEWER EASEMENT
1" = 40'



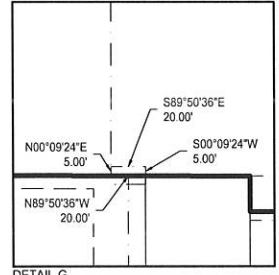
DETAIL B
STORM & OVERLAND FLOWAGE EASEMENT
1" = 30'



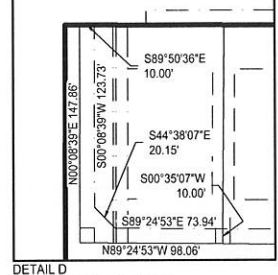
DETAIL F
P.U.E.
1" = 50'



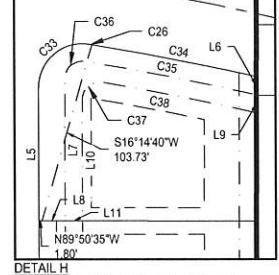
DETAIL C
PUBLIC FACILITY & USE EASEMENT
1" = 30'



DETAIL G
P.U.E.
1" = 50'



DETAIL D
PUBLIC UTILITY EASEMENT
1" = 60'



DETAIL H
P.U.E. & SANITARY SEWER EASEMENT
1" = 50'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C23	4.05'	1635.00'	0°08'31"	N81°30'52"W	4.05'
C24	35.67'	25.00'	81°44'33"	N40°42'51"W	32.72'
C25	43.15'	25.00'	98°53'14"	N49°36'36"E	37.99'
C26	1.70'	1565.00'	0°03'44"	S80°54'21"E	1.70'
C27	34.25'	77.00'	25°29'08"	N67°41'39"E	33.97'
C28	7.40'	5.00'	84°50'36"	N42°15'53"W	6.75'
C29	24.74'	1545.00'	0°55'03"	N85°08'42"W	24.74'
C30	34.86'	1555.00'	1°17'05"	S84°57'42"E	34.86'
C31	13.84'	25.00'	31°42'56"	S15°42'03"E	13.66'
C32	15.38'	25.00'	35°15'20"	S17°47'05"W	15.14'
C33	43.16'	25.00'	98°54'22"	N49°36'36"E	37.99'
C34	97.93'	1565.00'	3°35'08"	S79°08'39"E	97.92'
C35	100.31'	1555.00'	3°41'46"	N79°07'05"W	100.30'
C36	17.26'	10.00'	98°52'37"	S49°35'44"W	15.19'
C37	17.33'	10.00'	99°18'48"	S49°48'49"W	15.24'
C38	90.13'	1545.00'	3°20'33"	N78°51'30"W	90.12'

Line Table		
Line #	Direction	Length
L1	N89°24'53"W	36.81'
L2	N85°36'14"W	48.32'
L3	N00°35'07"E	10.02'
L4	S85°36'14"E	48.98'
L5	N00°09'25"E	75.24'
L6	S00°09'05"W	10.24'
L7	S00°09'25"W	80.30'
L8	N89°50'35"W	15.00'
L9	S00°09'05"W	10.25'
L10	S00°09'25"W	68.57'
L11	N89°50'35"W	10.00'

DRAWING PATH: N:\CSD\Projects\Wak_2211013\Draw\Design\Plans\Final Plot