

INDEX LEGEND
 LOCATION: SEC 4-78-26, PT E1/2 W1/2 SW1/4
 REQUESTOR: JERRY'S HOMES INC.
 PROPRIETOR: JERRY'S HOMES INC.
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 SURVEYOR: MICHAEL A. BROONER
 RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

KETTLESTONE RIDGE PLAT 5

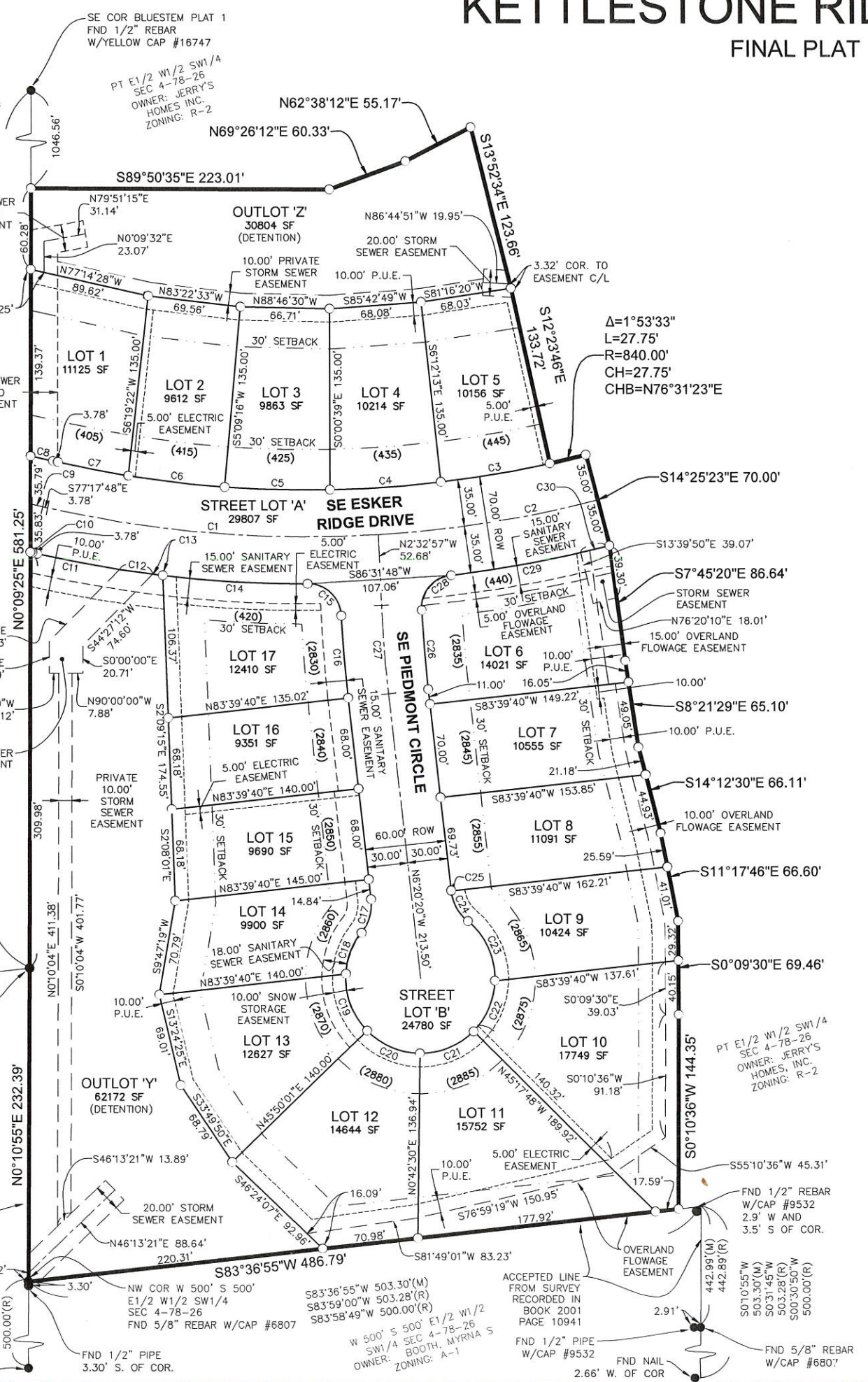
FINAL PLAT

Doc ID: 007925110019 Type: PLAT
 Recorded: 12/12/2019 at 01:15:19 PM
 Fee Amt: \$97.00 Page 1 of 19
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK **2019** PG **24123**

Slide F191
 See filing for MOE

FINAL PLAT
 APPROVED BY: Waukeke City Council
 DATE: 12/10/2019
 SIGNED: [Signature]



OWNER/DEVELOPER

JERRY'S HOMES INC.
 CONTACT: JAY COXAN
 3900 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266
 PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

DATE OF SURVEY

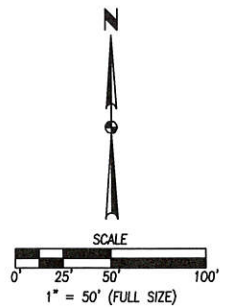
APRIL 22, 2019

NOTES

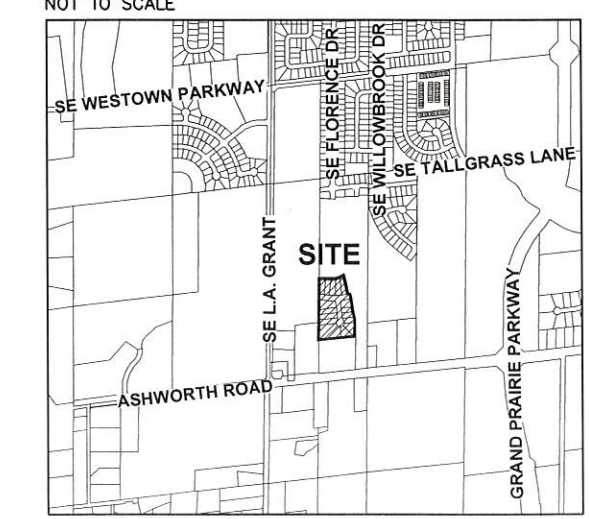
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- OUTLOT 'Y' AND OUTLOT 'Z' WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 5-FOOT-WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.
- STREET LOTS 'A' AND 'B' ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
- STREET TREES IN COMPLIANCE WITH THE KETTLESTONE DESIGN GUIDELINES WILL BE REQUIRED TO BE INSTALLED ALONG SE ESKER RIDGE DRIVE AT THE TIME LOTS 1-5, 6 AND 17 DEVELOP.
- LOTS 6, 7 AND 8 WILL REQUIRE A DETAILED GRADING AT THE TIME A BUILDING PERMIT IS SUBMITTED.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (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		



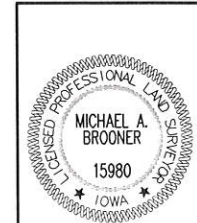
VICINITY MAP



WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16'14"02"	875.00'	247.92'	S85°24'49"E	247.09'
C2	10'53'33"	875.00'	166.35'	N81°01'23"E	166.10'
C3	5'37'56"	840.00'	82.57'	S80°17'08"W	82.54'
C4	5'38'25"	840.00'	82.69'	S85°55'18"W	82.66'
C5	5'22'55"	840.00'	78.90'	N88°34'02"W	78.87'
C6	4'56'02"	840.00'	72.33'	N83°24'34"W	72.31'
C7	3'38'45"	840.00'	53.45'	N79°07'11"W	53.44'
C8	0'36'03"	1635.00'	17.15'	N77°35'50"W	17.15'
C9	0'20'08"	1600.00'	9.37'	S77°27'52"E	9.37'
C10	0'03'29"	1565.00'	1.59'	S77°19'33"E	1.59'
C11	5'58'17"	910.00'	94.84'	S80°16'56"E	94.80'
C12	1'33'57"	910.00'	24.87'	S82°00'48"E	24.87'
C13	0'28'18"	910.00'	7.49'	S83°01'56"E	7.49'
C14	6'49'47"	910.00'	108.47'	S86°40'58"E	108.41'
C15	8'71'26"	25.00'	38.04'	S46°30'08"E	34.48'
C16	3'25'33"	1030.00'	61.59'	S4°37'12"E	61.58'
C17	44'13'12"	34.50'	26.63'	S15°46'16"W	25.97'
C18	34'15'13"	55.50'	33.18'	S20°45'16"W	32.69'
C19	47'47'38"	55.50'	46.30'	S20°16'10"E	44.97'
C20	45'07'32"	55.50'	43.71'	S66°43'44"E	42.59'
C21	46'00'18"	55.50'	44.56'	N67°42'21"E	43.38'
C22	43'16'40"	55.50'	41.92'	N23°03'52"E	40.93'
C23	51'59'04"	55.50'	50.36'	N24°34'00"W	48.65'
C24	43'46'45"	34.50'	26.36'	N28°40'09"W	25.72'
C25	0'26'27"	34.50'	0.27'	N6°33'33"W	0.27'
C26	3'29'51"	970.00'	59.21'	N4°35'24"W	59.20'
C27	3'47'23"	1000.00'	66.14'	N4°26'38"W	66.13'
C28	85°59'56"	25.00'	37.52'	N40°09'29"E	34.10'
C29	7'34'50"	910.00'	120.40'	N79°22'02"E	120.31'
C30	1'23'20"	910.00'	22.06'	N76°16'17"E	22.06'



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.
 [Signature]
 MICHAEL A. BROONER, P.L.S. DATE: 11-29-2019

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL
 THIS SHEET

GA

DATE: _____

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EW
 TECH: JE
 REVIEW: EW

CIVIL DESIGN ADVANTAGE

KETTLESTONE RIDGE PLAT 5

FINAL PLAT

WAUKEE, IOWA

1805.311