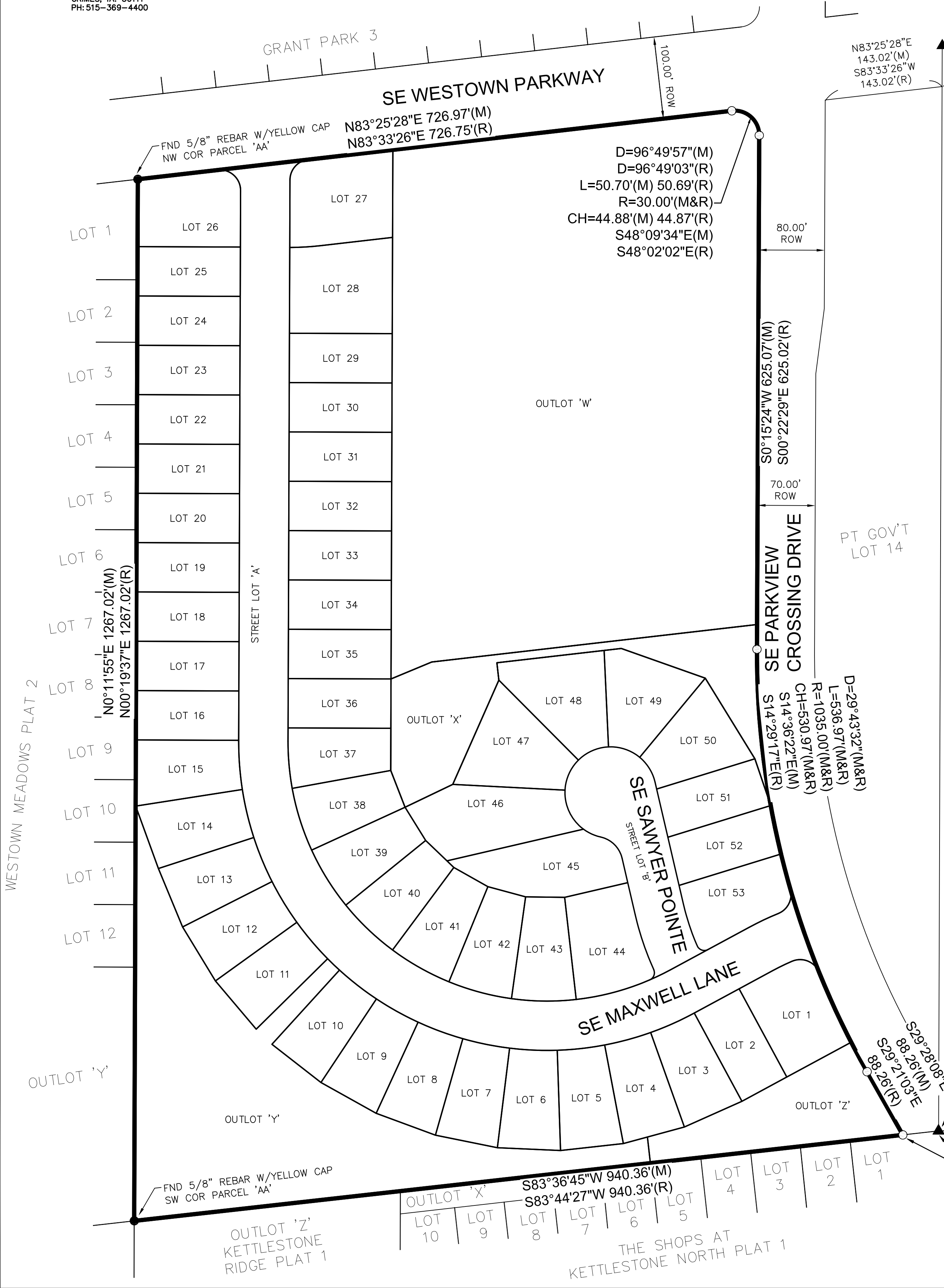


KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: PARCEL 'AA' OF GOV'T LOT 14,
 NE 1/4 SEC 4-78-26
 REQUESTOR: TRIPLE T DEVELOPMENT LLC
 PROPRIETOR: TRIPLE T DEVELOPMENT LLC
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400



FND 1/2" REBAR
 W/YELLOW CAP #4640
 NE COR GOV'T LOT 14
 SEC 4-78-26
 N0°11'29"E 50.35'(M)
 N00°18'34"E 50.35'(R)

ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER

TRIPLE T DEVELOPMENT LLC
 CONTACT: TOBY TORSTENSON
 33082 UTE AVENUE
 WAUKEE, IA 50263
 PH. (515) 244-3111

DATE OF SURVEY:

MAY 19, 2016

PLAT DESCRIPTION

PARCEL AA OF THE SURVEY OF
 GOVERNMENT LOT 14 IN SECTION 4,
 TOWNSHIP 78 NORTH, RANGE 26 WEST OF
 THE 5TH P.M. WAUKEE, AS SHOWN IN BOOK
 2013, PAGE 20096 IN THE OFFICE OF THE
 RECORDER OF DALLAS COUNTY, IOWA.

ZONING

PLANNED DEVELOPMENT (PD) WITH
 UNDERLYING R-2 RESIDENTIAL AND
 K-MF-ROWHOUSE DISTRICT

BULK REGULATIONS

SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 25'

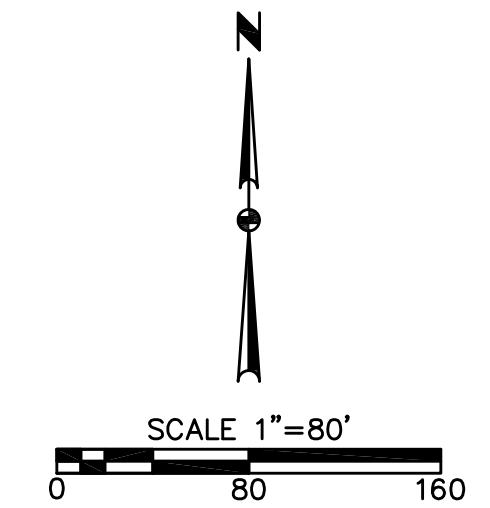
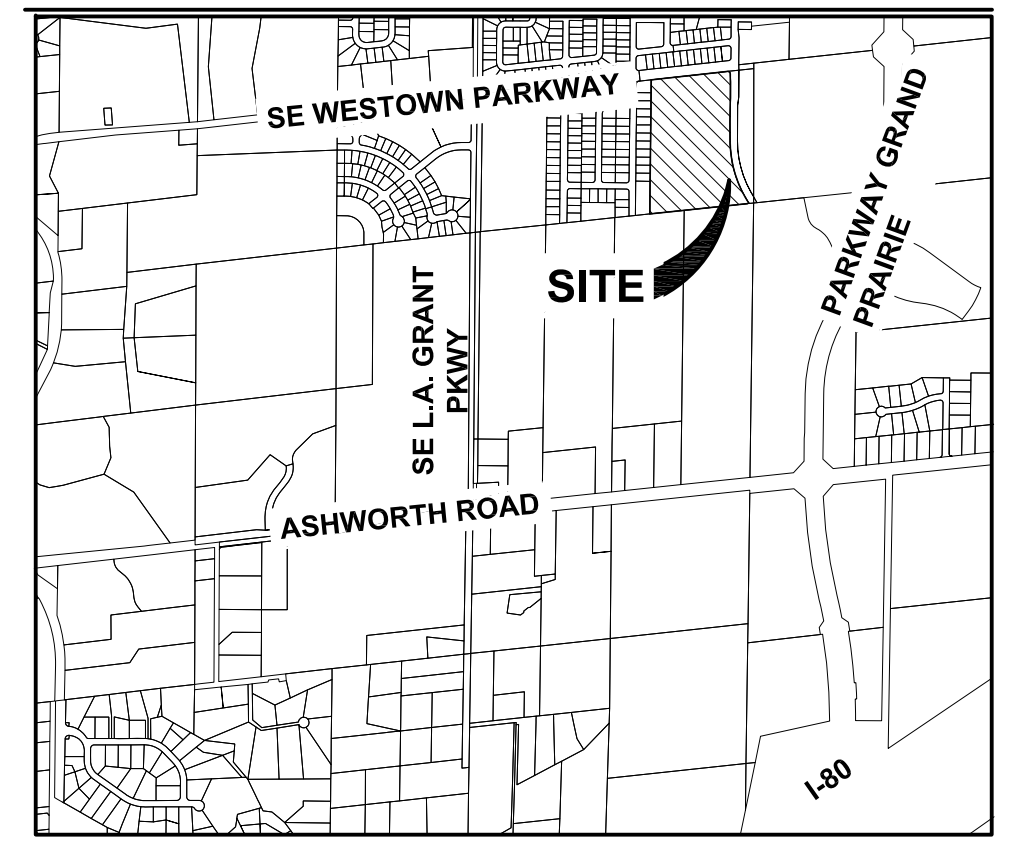
NOTE

- FIVE FOOT WIDE SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS FOR THE SINGLE FAMILY LOTS SHALL BE 5 FEET WIDE.
- STREET LOT A AND B SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
- OUTLOT 'X' AND 'Z' SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	96°46'27"	25.00'	42.23'	N48°11'19"W	37.38'	C33	23°52'35"	55.50'	23.13'	N65°27'41"W	22.96'
C2	9°02'32"	375.00'	59.18'	N4°19'21"W	59.12'	C34	38°53'08"	34.50'	23.41'	N32°31'18"W	22.97'
C3	9°10'38"	375.00'	60.06'	N13°25'56"W	60.00'	C35	64°19'15"	34.50'	38.73'	N45°14'21"W	36.73'
C4	8°52'14"	375.00'	58.06'	N22°27'22"W	58.00'	C36	14°55'36"	333.00'	86.75'	S20°32'32"E	86.51'
C5	8°52'14"	375.00'	58.06'	N31°19'36"W	58.00'	C37	11°07'51"	363.00'	70.52'	N18°38'39"W	70.41'
C6	8°52'14"	375.00'	58.06'	N40°11'50"W	58.00'	C38	5°04'20"	315.00'	27.89'	N64°07'55"E	27.88'
C7	3°03'22"	375.00'	20.00'	N46°09'39"W	20.00'	C39	90°52'40"	9.50'	15.07'	N21°13'45"E	13.54'
C8	8°43'03"	375.00'	57.06'	N52°02'51"W	57.00'	C40	3°54'11"	315.00'	21.46'	N68°37'11"E	21.45'
C9	118°36'10"	345.00'	714.15'	N59°06'10"W	593.31'	C41	16°52'26"	315.00'	92.77'	N75°06'18"E	92.43'
C10	8°52'14"	375.00'	58.06'	N60°50'29"W	58.00'	C42	14°21'41"	315.00'	78.96'	S89°16'38"E	78.75'
C11	8°52'14"	375.00'	58.06'	N69°42'43"W	58.00'	C43	14°21'41"	315.00'	78.96'	S74°54'57"E	78.75'
C12	8°52'14"	375.00'	58.06'	N78°34'58"W	58.00'	C44	14°21'41"	315.00'	78.96'	S60°33'15"E	78.75'
C13	8°52'14"	375.00'	58.06'	N87°27'12"W	58.00'	C45	14°21'41"	315.00'	78.96'	S46°11'34"E	78.75'
C14	8°52'14"	375.00'	58.06'	S83°40'34"W	58.00'	C46	14°21'41"	315.00'	78.96'	S31°49'52"E	78.75'
C15	8°52'14"	375.00'	58.06'	S74°48'20"W	58.00'	C47	14°21'41"	315.00'	78.96'	S17°28'11"E	78.75'
C16	8°46'28"	375.00'	57.43'	S65°58'59"W	57.37'	C48	10°29'15"	315.00'	57.66'	S5°02'43"E	57.58'
C17	4°55'03"	303.00'	26.01'	S64°03'16"W	26.00'	C49	6°27'13"	333.00'	37.51'	N86°39'21"E	37.49'
C18	91°26'45"	25.00'	39.90'	N67°45'50"W	35.80'	C50	83°13'33"	25.00'	36.31'	S41°48'41"W	33.20'
C19	5°10'22"	1035.00'	93.44'	N24°37'38"W	93.41'	C51	5°05'14"	1060.00'	94.12'	S7°56'11"E	94.09'
C20	2°15'19"	1035.00'	40.74'	N28°20'28"W	40.73'	C52	3°20'07"	1035.00'	60.25'	N11°59'11"W	60.24'
C21	3°01'12"	1035.00'	54.55'	S20°31'52"E	54.55'	C53	2°25'33"	1035.00'	43.82'	N14°52'01"W	43.82'
C22	9°22'30"	333.00'	54.49'	S66°17'00"W	54.43'	C54	6°49'03"	313.00'	37.24'	N86°50'16"E	37.22'
C23	2°56'29"	1035.00'	53.13'	S17°33'01"E	53.13'	C55	7°19'59"	400.00'	51.20'	N3°25'12"W	51.16'
C24	83°50'58"	25.00'	36.59'	N25°50'42"E	33.41'	C56	7°25'02"	400.00'	51.78'	N3°27'44"W	51.75'
C25	6°10'26"	363.00'	39.12'	N64°40'58"E	39.10'	C57	6°49'03"	333.00'	39.62'	N86°50'16"E	39.60'
C26	95°05'31"	9.50'	15.77'	S70°51'30"E	14.02'	C58	7°19'59"	400.00'	51.20'	N3°25'12"W	51.16'
C27	10°14'00"	303.00'	54.12'	S18°11'44"E	54.05'	C59	7°20'08"	400.00'	51.21'	N3°25'16"W	51.18'
C28	37°17'58"	55.50'	36.13'	S31°43'43"E	35.50'	C60	6°27'57"	597.00'	67.37'	N86°39'43"E	67.33'
C29	42°13'51"	55.50'	40.91'	S71°29'37"E	39.99'	C61	10°34'31"	1035.00'	191.04'	N5°01'51"W	190.76'
C30	42°13'51"	55.50'	40.91'	N66°16'32"E	39.99'						
C31	42°13'52"	55.50'	40.91'	N24°02'40"E	39.99'						
C32	56°27'07"	55.50'	54.68'	N25°17'50"W	52.50'						

VICINITY MAP



LEGEND:

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	▲	△
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL LEE
 LICENSE # 16747
 DATE: _____

MICHAEL LEE, S.I.S.
 LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

FILE: H:\2015\1507353.DWG\1507353-FINAL PLAT.DWG
 FILE DATE: 8/18/17 DATE PLOTTED: 8/18/2017 2:02 PM

DATE: _____
 REVISIONS: _____
 FIRST SUBMITTAL: 06/27/17

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

TECH: _____
 ENGINEER: _____

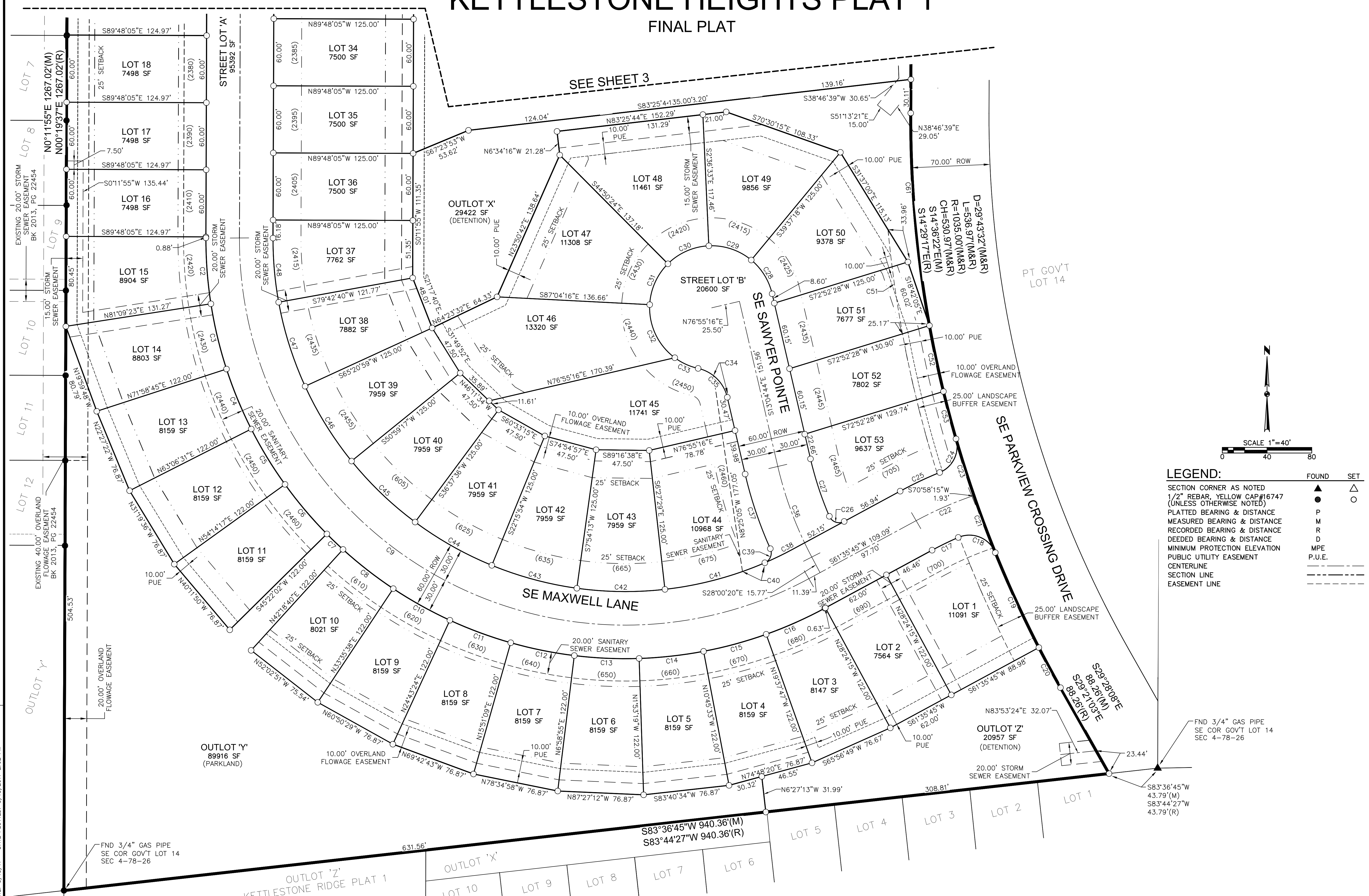
WAUKEE, IOWA

1 KETTLESTONE HEIGHTS PLAT 1
 FINAL PLAT
3

1507.353

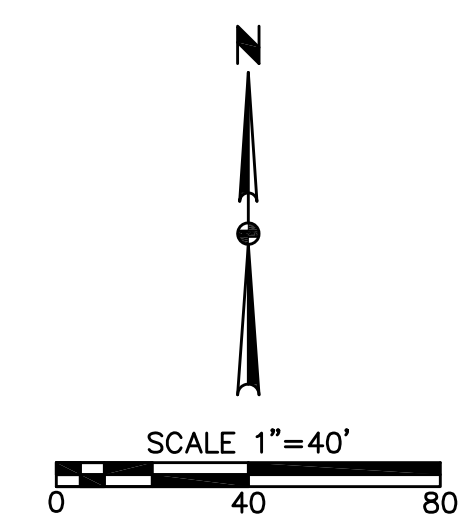
KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT



SEE SHEET 3

PT GOV'T LOT 14



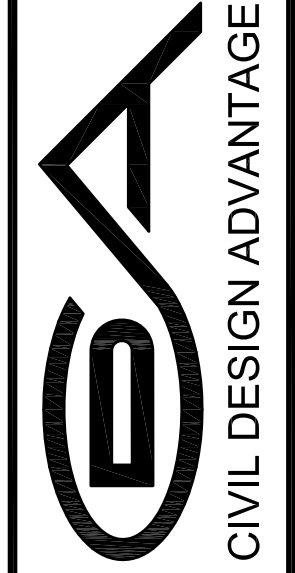
LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	MPE	MPE
MINIMUM PROTECTION ELEVATION	P.U.E.	P.U.E.
PUBLIC UTILITY EASEMENT	- - - - -	- - - - -
CENTERLINE	- · - · -	- · - · -
SECTION LINE	- - - - -	- - - - -
EASEMENT LINE	- - - - -	- - - - -

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REVISIONS	DATE

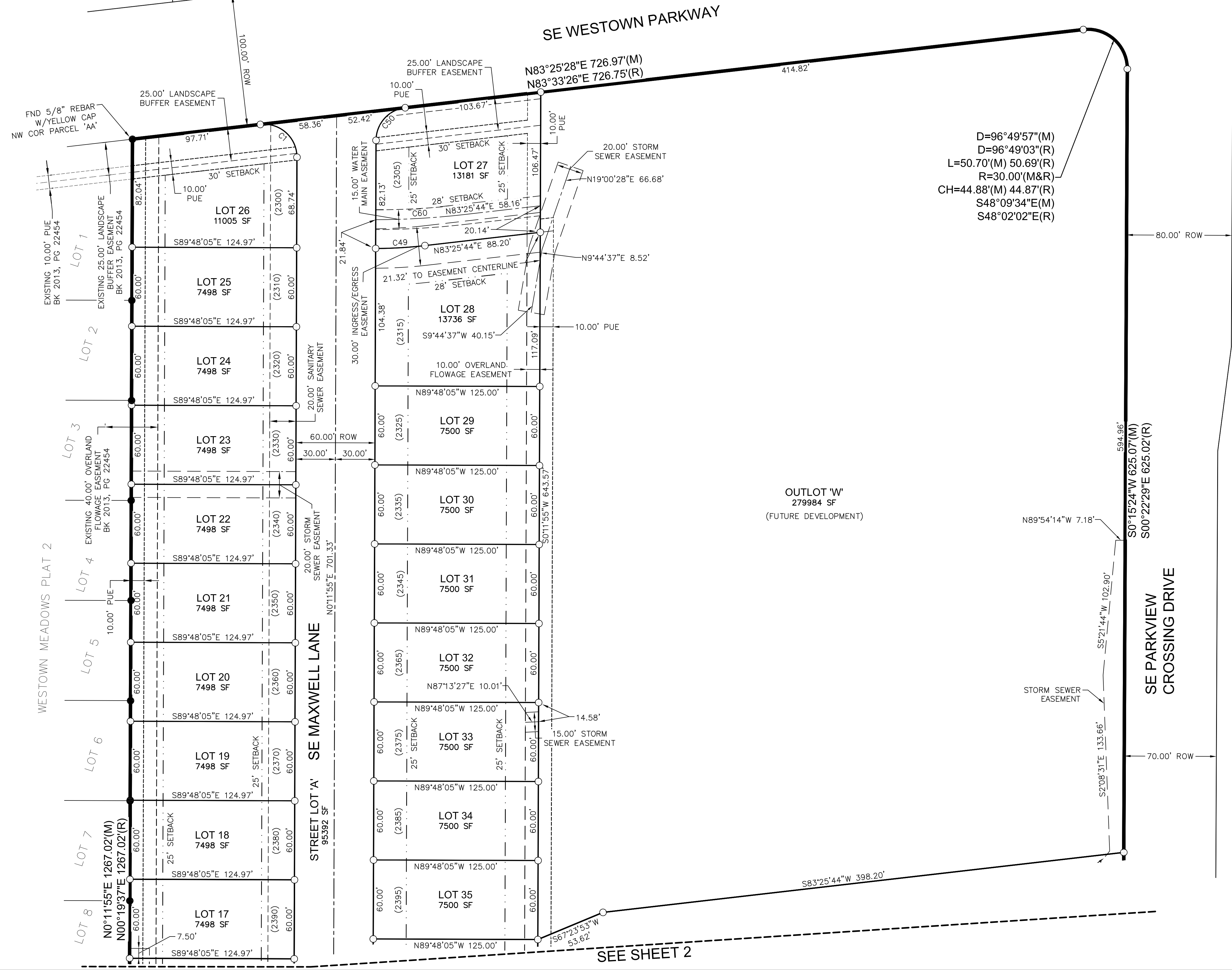
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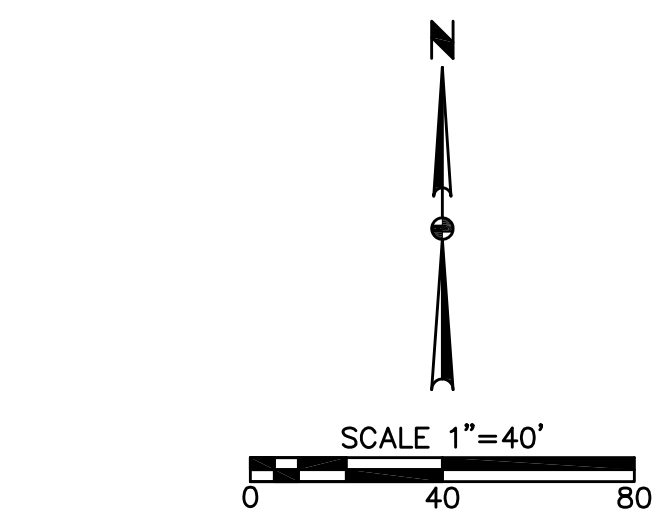
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT



$D=96^{\circ}49'57''(M)$
 $D=96^{\circ}49'03''(R)$
 $L=50.70'(M) 50.69'(R)$
 $R=30.00'(M\&R)$
 $CH=44.88'(M) 44.87'(R)$
 $S48^{\circ}09'34''E(M)$
 $S48^{\circ}02'02''E(R)$



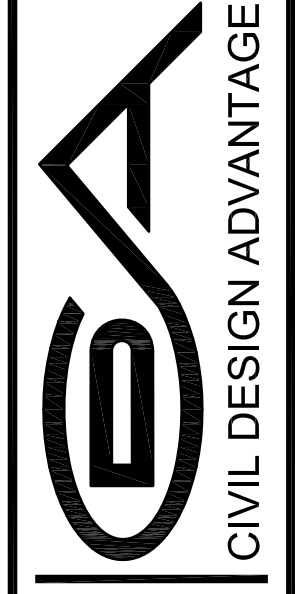
LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

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REVISIONS	DATE

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



WAUKEE, IOWA

KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT