

KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT

FINAL PLAT
 APPROVED BY *Waukegan City Council*
 11/20/17
Yuliana R. [Signature]

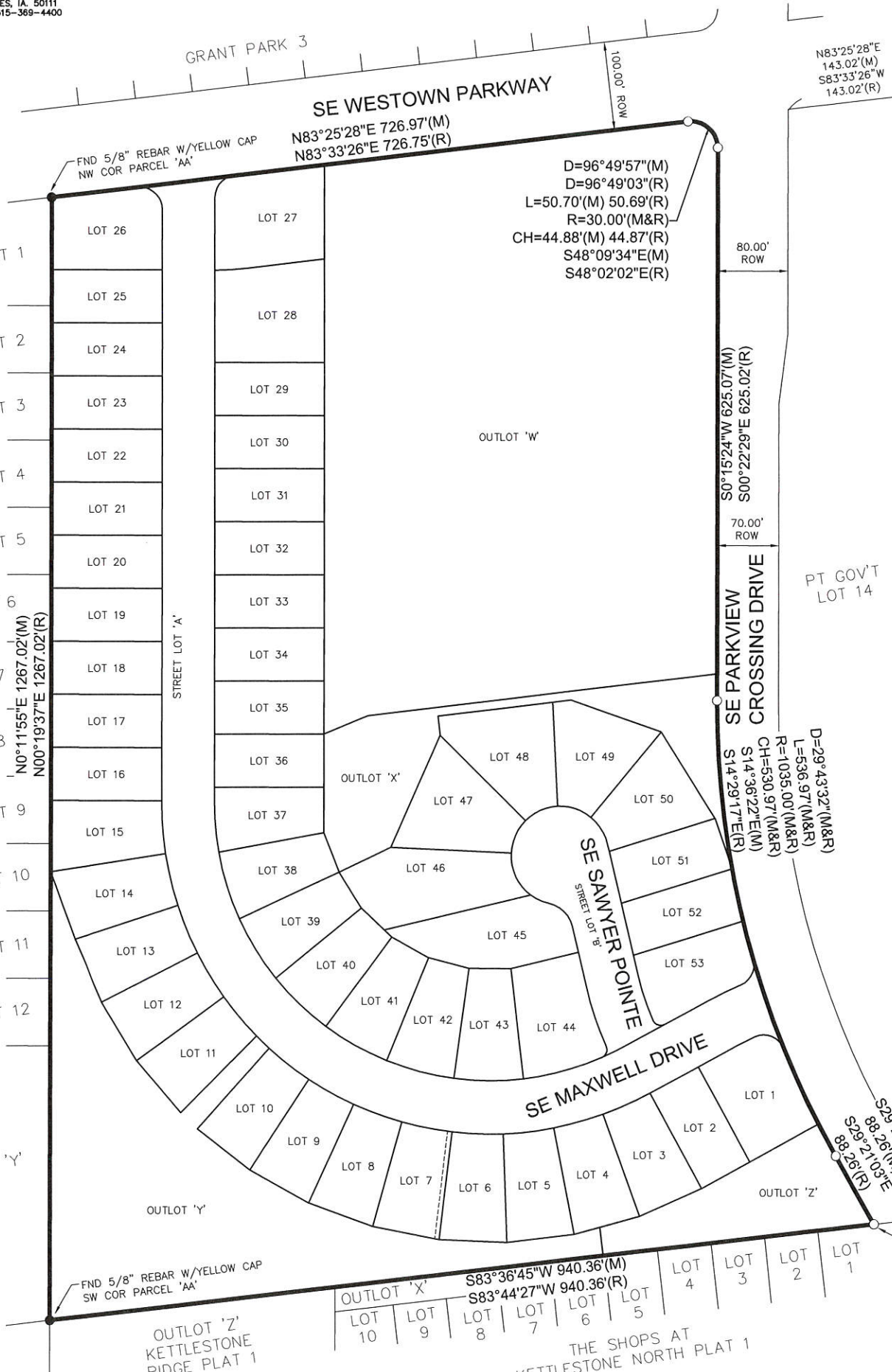
INDEX LEGEND
 LOCATION: PARCEL 'AA' OF GOV'T LOT 14,
 NE1/4 SEC 4-78-26
 REQUESTOR: TRIPLE T DEVELOPMENT LLC
 PROPRIETOR: TRIPLE T DEVELOPMENT LLC
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA 50111
 PH: 515-369-4400

Doc ID: 007363550024 Type: PLAT
 Recorded: 11/30/2017 at 08:51:13 AM
 Fee Amt: \$122.00 Page 1 of 24
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2017 PG 23378

WESTOWN MEADOWS PLAT 2

FILE: H:\2015\1507353\DWG\1507353-FINAL PLATING
 FILE DATE: 11/27/17 DATE PLOTTED: 11/28/2017 9:14 AM



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:
 NOVEMBER 16, 2017

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
 (BOOK 2016 PAGE 20101)
 PLANNED DEVELOPMENT (PD) WITH
 UNDERLYING R-2 RESIDENTIAL AND
 K-MF-ROWHOUSE DISTRICT

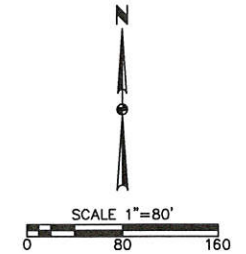
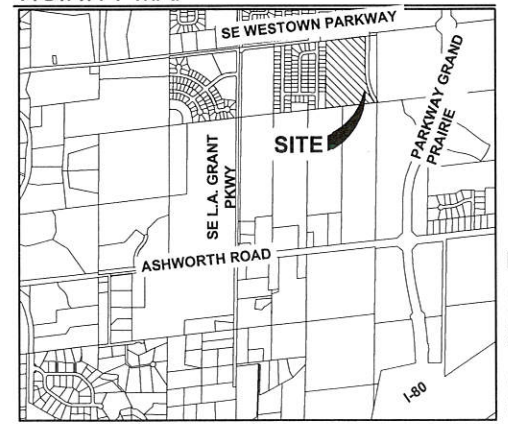
BULK REGULATIONS
 SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 25'

- 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'	N41°9'21"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°3'45"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'	S50°24'43"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	8°31'33"	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'	S75°6'11"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'	N50°15'1"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:

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
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.

Michael Brooner 11-28-2017
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

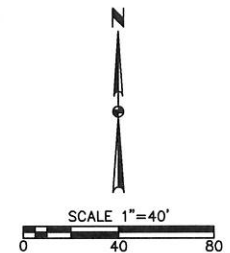
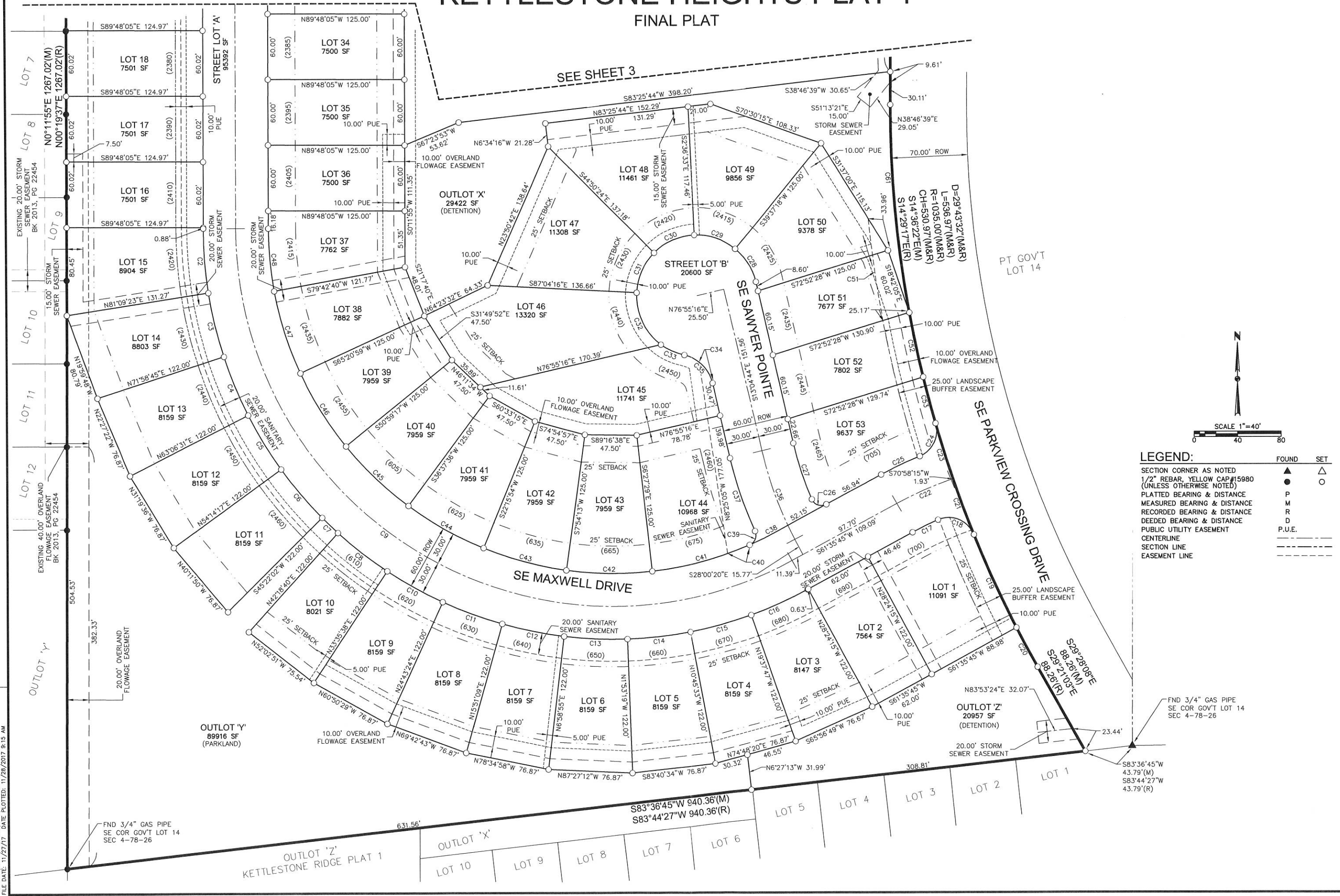


DATE: 11/20/17
 REVISIONS: [Table]
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: [Blank]
 ENGINEER: [Blank]
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
KETTLESTONE HEIGHTS PLAT 1
FINAL PLAT
 1507.353

KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT

SEE SHEET 3



LEGEND:

SYMBOL	DESCRIPTION	FOUND	SET
▲	SECTION CORNER AS NOTED	▲	△
●	1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
P	PLATTED BEARING & DISTANCE	P	M
M	MEASURED BEARING & DISTANCE	M	R
R	RECORDED BEARING & DISTANCE	R	D
D	DEEDED BEARING & DISTANCE	D	P.U.E.
---	PUBLIC UTILITY EASEMENT		
---	SECTIONLINE		
---	CENTER LINE		
---	EASEMENT LINE		

DATE: _____

REVISIONS: _____

FIRST SUBMITTAL: _____

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

TECH: _____

ENGINEER: _____

2 KETTLESTONE HEIGHTS PLAT 1

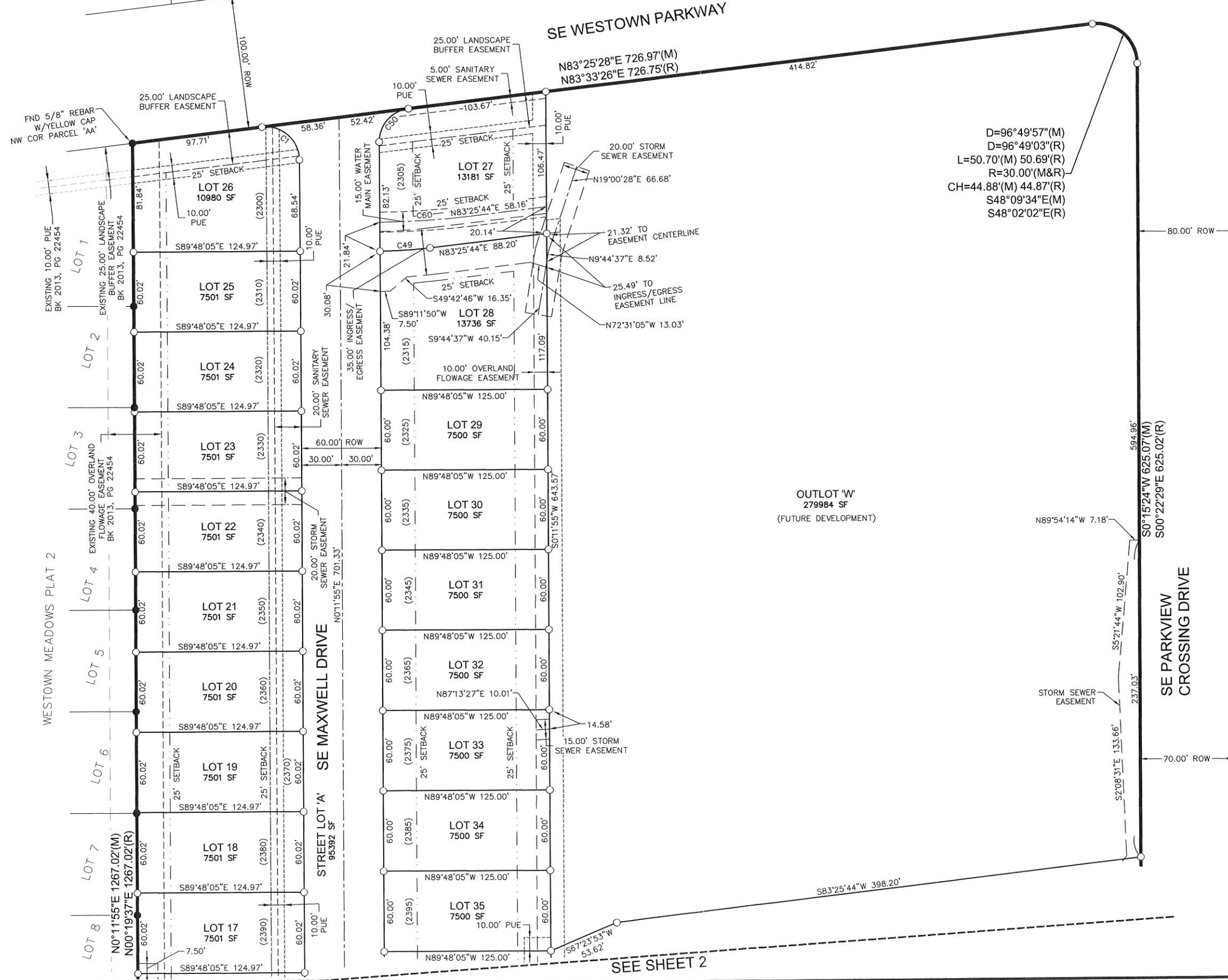
FINAL PLAT

1507.353

3

KETTLESTONE HEIGHTS PLAT 1

FINAL PLAT



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

DATE: _____

REVISIONS: _____

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ENGINEER: _____

ESA
CIVIL DESIGN ADVANTAGE

KETTLESTONE HEIGHTS PLAT 1
FINAL PLAT

WAUKEE, IOWA

1507.353

FILE: H:\2015\1507353\DWG\1507353-FINAL PLAT.DWG
FILE DATE: 11/27/17 DATE PLOTTED: 11/28/2017 9:15 AM

SEE SHEET 2