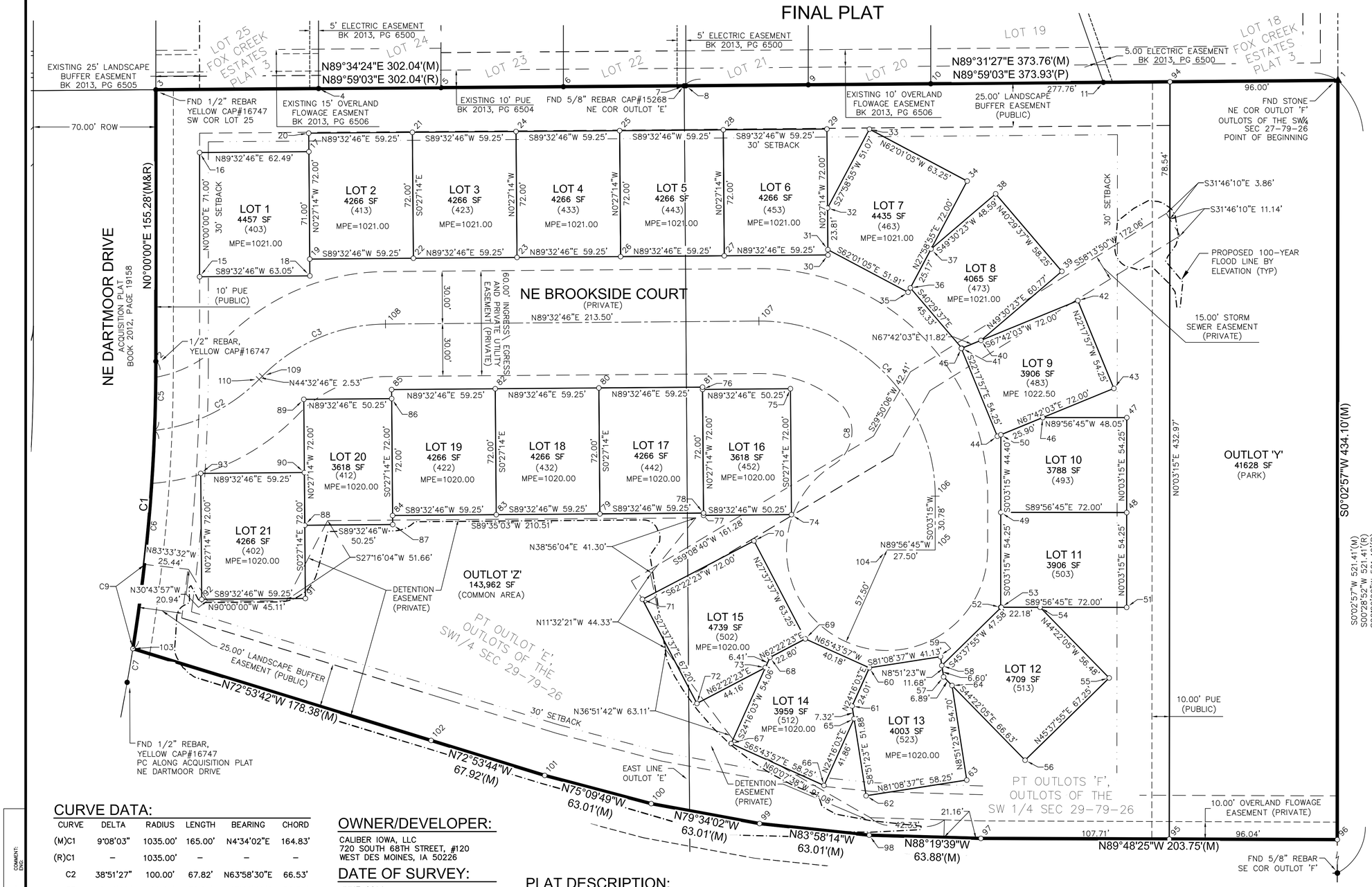
BROOKSIDE TOWNHOMES PLAT 1

FINAL PLAT



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M)C1	9°08'03"	1035.00'	165.00'	N4°34'02"E	164.83'
(R)C1	–	1035.00'	–	–	–
C2	38°51'27"	100.00'	67.82'	N63°58'30"E	66.53'
C3	45°00'00"	100.00'	78.54'	N67°02'46"E	76.54'
C4	90°30'29"	100.00'	157.97'	S45°11'59"E	142.05'
C5	2°11'18"	1035.00'	39.53'	N1°05'39"E	39.53'
C6	6°56'46"	1035.00'	125.47'	N5°39'41"E	125.40'
C7	1°04'50"	1035.00'	19.52'	N9°40'28"E	19.52'
C8	108°49'32"	22.50'	42.74'	S3°27'12"W	36.60'
C9	2°41'36"	1035.00'	48.65'	N7°47'16"E	48.65'

OWNER/DEVELOPER:

CALIBER IOWA, LLC
720 SOUTH 68TH STREET, #120
WEST DES MOINES, IA 50226

DATE OF SURVEY:

JUNE 2014

BULK REGULATIONS:

PD:
- MIN. LOT AREA = 3,500 SF
- 30' FRONT YARD SETBACK
- 30' REAR YARD SETBACK
- 10' BUILDING SETBACK (TOTAL=10', MIN. SIDE=5')

ZONING:

PD PLANNED DEVELOPMENT DISTRICT (R-4 UNDERLYING)

PLAT DESCRIPTION:

A PART OF OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER OF SECTION 27, T-79-N, R-26-W, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F'; THENCE SOUTH 0°02'57" WEST ALONG THE EAST LINE OF SAID OUTLOT 'F', 434.10 FEET; THENCE NORTH 89°48'25" WEST, 203.75 FEET; THENCE NORTH 88°19'39" WEST, 63.88 FEET; THENCE NORTH 83°58'14" WEST, 63.01 FEET; THENCE NORTH 79°34'02" WEST, 63.01 FEET; THENCE NORTH 75°09'49" WEST, 63.01 FEET; THENCE NORTH 72°53'44" WEST, 67.92 FEET; THENCE NORTH 72°53'42" WEST, 178.38 FEET TO THE EAST RIGHT OF WAY LINE OF NE DARTMOOR DRIVE AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2012, PAGE 19158; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 165.00 FEET AND WHOSE CHORD BEARS NORTH 04°34'02" EAST, 164.83 FEET; THENCE NORTH 0°00'00" EAST ALONG SAID EAST RIGHT OF WAY, 155.28 FEET TO THE SOUTHWEST CORNER OF LOT 25, FOX CREEK ESTATES PLAT 3, AN OFFICAL PLAT; THENCE NORTH 89°34'24" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'E', 302.04 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'E'; THENCE NORTH 89°31'27" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'F', 373.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.27 ACRES (273,190 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE

1. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.

2. OUTLOT 'Y' WILL BE DEDICATED TO THE CITY OF WAUKEE.

3. OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE BROOKSIDE TOWNHOME ASSOCIATION.

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		

MICHAEL D. LEE 16747 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

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 D. LEE DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS ONE & TWO

REVISIONS	DATE
SECOND SUBMITTAL	07/16/14
FIRST SUBMITTAL	07/01/14

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

BROOKSIDE TOWNHOMES PLAT 1 FINAL PLAT
WAUKEE, IOWA

1/2
1401.002

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PLOTTED BY: ERIN OLLENDIKE TECH:
COMMENT:
ENG:

BROOKSIDE TOWNHOMES PLAT 1

FINAL PLAT

POINT TABLE:

Point #	Northing	Easting	Point #	Northing	Easting
1	351262.53	351262.5260	61	350984.79	350984.7904
2	350586.74	350586.7446	62	350992.78	350992.7799
3	350586.74	350586.7446	63	351050.34	351050.3354
4	350679.74	350679.7446	64	351041.91	351041.9122
5	350749.74	350749.7446	65	350985.92	350985.9173
6	350819.74	350819.7446	66	350968.71	350968.7117
7	350888.73	350888.7310	67	350915.61	350915.6089
8	350889.74	350889.7446	68	350937.83	350937.8264
9	350959.74	350959.7446	69	350958.03	350958.0288
10	351029.74	351029.7446	70	350928.70	350928.6991
11	351128.43	351128.4259	71	350864.91	350864.9081
13	351262.12	351262.1250	72	350896.07	350896.0715
14	350570.34	350570.3396	73	350935.19	350935.1928
15	350611.74	350611.7446	74	350950.10	350950.0980
16	350611.74	350611.7446	75	350949.53	350949.5277
17	350674.23	350674.2323	76	350899.28	350899.2793
18	350674.79	350674.7947	77	350899.85	350899.8496
19	350674.72	350674.7186	78	350899.84	350899.8392
20	350674.15	350674.1482	79	350840.59	350840.5911
21	350733.40	350733.3964	80	350840.02	350840.0207
22	350733.97	350733.9667	81	350899.27	350899.2689
23	350793.21	350793.2148	82	350780.77	350780.7726
24	350792.64	350792.6445	83	350781.34	350781.3429
25	350851.89	350851.8926	84	350722.09	350722.0948
26	350852.46	350852.4630	85	350721.52	350721.5244
27	350911.71	350911.7111	89	350671.32	350671.3170
28	350911.14	350911.1408	90	350671.65	350671.6486
29	350970.39	350970.3889	91	350672.22	350672.2189
30	350970.96	350970.9593	92	350612.97	350612.9708
31	350970.94	350970.9352	93	350612.40	350612.4005
32	350970.75	350970.7467	94	351166.53	351166.5252
33	350994.71	350994.7064	95	351166.12	351166.1158
34	351050.56	351050.5622	96	351262.15	351262.1542
35	351016.78	351016.7804	97	351058.41	351058.4073
36	351018.10	351018.1006	98	350994.56	350994.5572
37	351029.91	351029.9100	99	350931.90	350931.9001
38	351066.86	351066.8583	100	350869.94	350869.9361
39	351104.68	351104.6838	101	350809.03	350809.0310
40	351058.47	351058.4660	102	350744.11	350744.1112
41	351047.53	351047.5335	103	350573.62	350573.6197
42	351113.84	351113.8393	104	351004.77	351004.7720
43	351134.42	351134.4241	105	351032.27	351032.2720
44	351067.81	351067.8086	106	351032.30	351032.3011
45	351047.22	351047.2238	107	350931.51	350931.5091
46	351093.79	351093.7905	108	350718.02	350718.0192
47	351141.84	351141.8371	109	350647.54	350647.5427
48	351141.79	351141.7858	110	350645.77	350645.7709
49	351069.79	351069.7858			
50	351069.83	351069.8278			
51	351141.73	351141.7345			
52	351069.73	351069.7346			
53	351070.09	351070.0909			
54	351092.27	351092.2667			
55	351131.76	351131.7600			
56	351083.69	351083.6856			
57	351037.10	351037.0969			
58	351036.08	351036.0804			
59	351035.30	351035.2983			
60	350994.66	350994.6570			

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FINAL PLAT

WAUKEE, IOWA

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