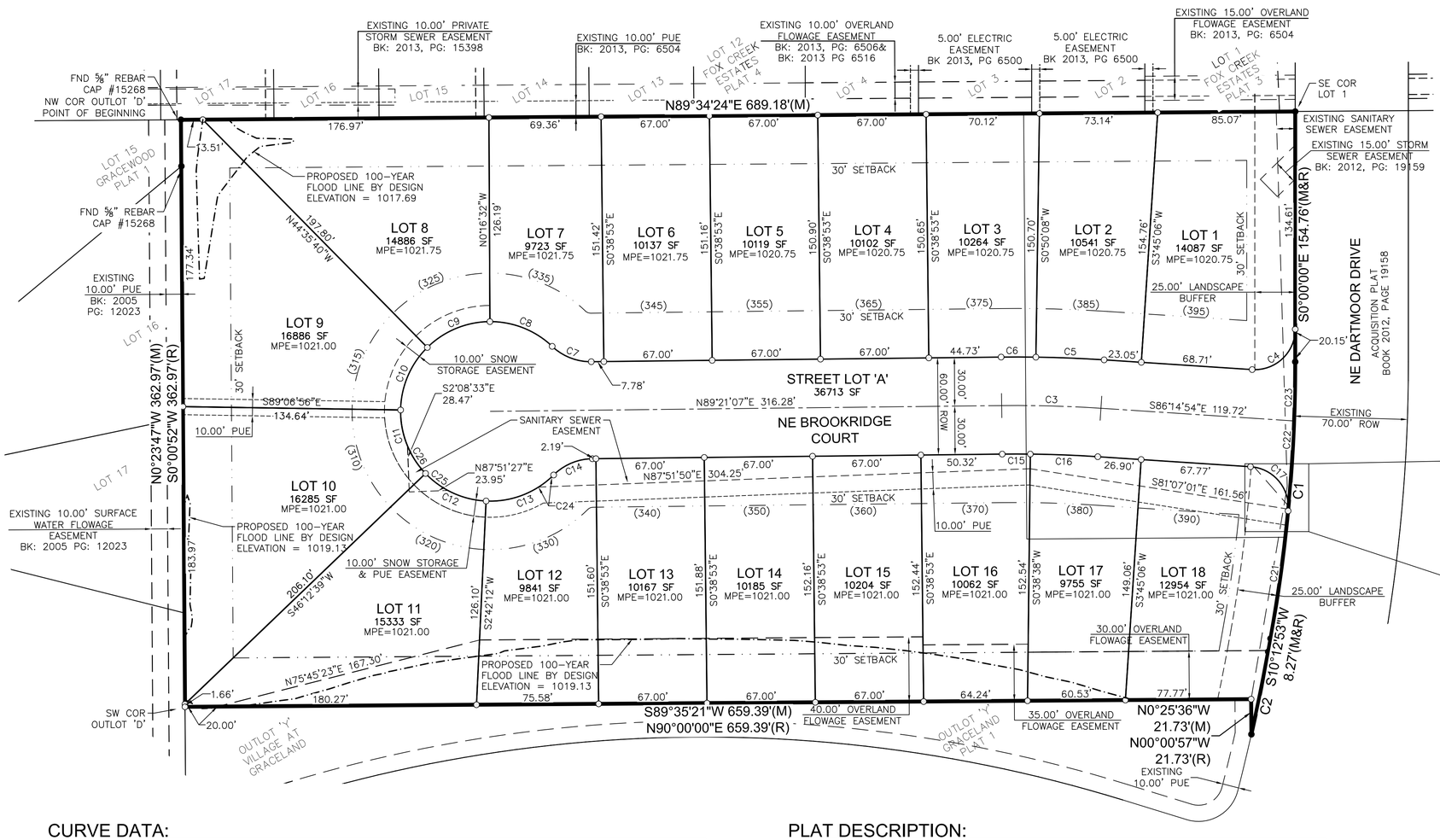
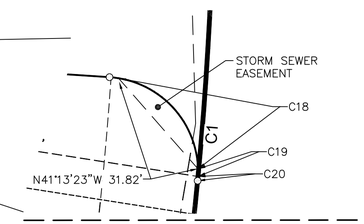
BROOKRIDGE PLAT 1

FINAL PLAT





EASEMENT DETAIL

DATE OF SURVEY:

AUGUST 2014

NOTE

- 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.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

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		

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M)C1	10°12'53"	965.00'	172.04'	S5°06'27"W	171.81'	(R) C1	10°12'53"	965.00'	172.04'	N5°06'27"E	171.81'
(M)C2	2°29'02"	1202.00'	52.11'	S11°27'24"W	52.10'	(R) C2	2°29'02"	1202.00'	52.11'	N11°27'24"E	52.10'
C3	4°23'59"	800.00'	61.43'	S88°26'53"E	61.42'						
C4	93°45'06"	25.00'	40.91'	N46°52'33"E	36.49'						
C5	2°54'58"	830.00'	42.24'	S87°42'23"E	42.24'						
C6	1°29'01"	830.00'	21.49'	S89°54'22"E	21.49'						
C7	44°13'12"	34.50'	26.63'	S68°32'17"E	25.97'						
C8	43°50'51"	55.50'	42.47'	S68°21'06"E	41.44'						
C9	44°19'08"	55.50'	42.93'	N67°33'54"E	41.87'	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C10	44°31'17"	55.50'	43.13'	N23°08'42"E	42.05'	C19	4°34'45"	25.00'	2.00'	N0°35'41"E	2.00'
C11	44°40'25"	55.50'	43.27'	S21°27'09"E	42.19'	C20	2°35'53"	25.00'	1.13'	N4°11'00"E	1.13'
C12	43°30'27"	55.50'	42.14'	N65°32'34"W	41.14'	C21	4°43'57"	965.00'	79.71'	N7°50'55"E	79.68'
C13	47°34'17"	55.50'	46.08'	S68°55'04"W	44.77'	C22	3°18'39"	965.00'	55.76'	S3°49'37"W	55.76'
C14	44°13'12"	34.50'	26.63'	S67°14'31"W	25.97'	C23	2°10'17"	965.00'	36.57'	S1°05'09"W	36.57'
C15	1°17'31"	770.00'	17.36'	S89°59'52"W	17.36'	C24	12°22'35"	55.50'	11.99'	N51°19'12"E	11.97'
C16	3°06'29"	770.00'	41.77'	N87°48'08"W	41.76'	C25	18°00'15"	55.50'	17.44'	S52°47'29"E	17.37'
C17	91°43'50"	25.00'	40.02'	N40°22'59"W	35.89'	C26	21°09'30"	55.50'	20.50'	S33°12'36"E	20.38'
C18	79°03'23"	25.00'	34.49'	N41°13'23"W	31.82'						

PLAT DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 89°34'24" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'D' AND OUTLOT 'E', 689.18 FEET TO THE SOUTHEAST CORNER OF LOT 1, FOX CREEK ESTATES PLAT 3, AN OFFICIAL PLAT AND THE WEST RIGHT OF WAY LINE OF NE DARTMOOR DRIVE AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2012, PAGE 19158; THENCE SOUTH 00°00'00" WEST ALONG SAID WEST RIGHT OF WAY, 154.76 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 172.04 FEET AND WHOSE CHORD BEARS SOUTH 5°06'27" WEST, 171.81 FEET; THENCE SOUTH 10°12'53" WEST ALONG SAID WEST RIGHT OF WAY, 8.27 FEET; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1202.00 FEET, WHOSE ARC LENGTH IS 52.11 FEET AND WHOSE CHORD BEARS SOUTH 11°27'24" WEST, 52.10 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'D'; THENCE NORTH 00°25'36" WEST ALONG SAID SOUTHERLY LINE, 21.73 FEET; THENCE SOUTH 89°35'21" WEST ALONG SAID SOUTHERLY LINE, 659.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 00°23'47" WEST ALONG THE WEST LINE OF SAID OUTLOT 'D', 362.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.70 ACRES (248,245 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER:

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

ZONING:

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 15'
(TOTAL=15', MIN. SIDE=7')

SCALE 1"=40'
0 40' 80'

MICHAEL D. LEE 16747 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

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 D. LEE, P.L.S. DATE

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

REVISIONS	DATE
FIRST SUBMITTAL	11/17/14

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

BROOKRIDGE PLAT 1
FINAL PLAT

1/1

1401.002

FILE: N:\2014\1401002\DWG\1401002-FINAL PLAT.DWG
FILE SIZE: 36.0 X 24.0 LAYOUT: PLAT-01 DATE: 10/29/2014 10:56 AM COMMENT:
PLOTTED BY: ERIN OLLENDIKE TECH: ENG: