# BROOKRIDGE PLAT 2

## FINAL PLAT

### ENGINEER/SURVEYOR:

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

### ZONING:

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

### BULK REGULATIONS:

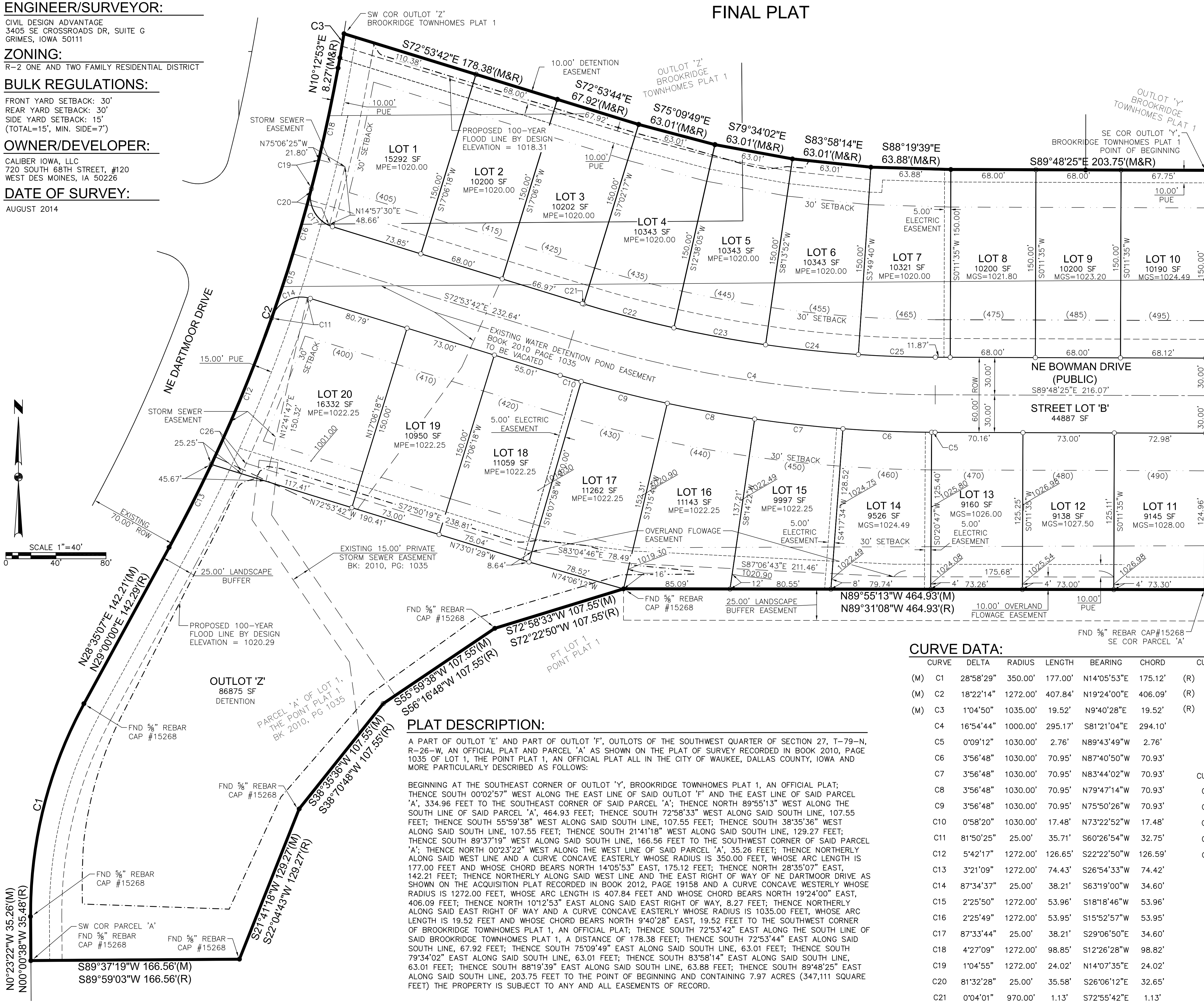
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 15'
(TOTAL=15', MIN. SIDE=7')

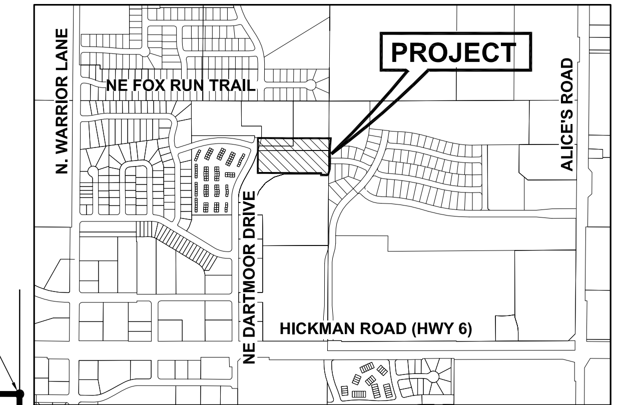
### OWNER/DEVELOPER:

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

### DATE OF SURVEY:

AUGUST 2014




### VICINITY MAP

NOT TO SCALE

### NOTE

- INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF 5 FOOT PUBLIC SIDEWALKS ON THEIR PROPERTY. THE INSTALLATION SHALL BE A PART OF EACH INDIVIDUAL LOT DEVELOPMENT. 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.
- THE REQUIRED PARKLAND DEDICATION WAS SATISFIED WITH THE DEDICATION OF PARKLAND IN BROOKRIDGE TOWNHOMES PLAT 1.
- THE OWNER IS DEDICATING STREET LOT 'B' TO THE CITY OF WAUKEE WITH THE ACCEPTANCE OF THIS PLAT BY IOWA STATE CODE 354.11
- THE LANDSCAPE PLANTINGS WITHIN THE LANDSCAPE BUFFER ON LOTS 1 AND 20 SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF LOTS 1 AND 20.
- OUTLOT 'Z' WILL BE PRIVATELY OWNED AND MAINTAINED.

### 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 | - - - - | |

### PLAT DESCRIPTION:

A PART OF OUTLOT 'E' AND PART OF OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER OF SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT AND PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2010, PAGE 1035 OF LOT 1, THE POINT PLAT 1, AN OFFICIAL PLAT ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'Y', BROOKRIDGE TOWNHOMES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°02'57" WEST ALONG THE EAST LINE OF SAID OUTLOT 'F' AND THE EAST LINE OF SAID PARCEL 'A', 334.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°55'13" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A', 464.93 FEET; THENCE SOUTH 72°58'33" WEST ALONG SAID SOUTH LINE, 107.55 FEET; THENCE SOUTH 55°59'38" WEST ALONG SAID SOUTH LINE, 107.55 FEET; THENCE SOUTH 38°35'36" WEST ALONG SAID SOUTH LINE, 107.55 FEET; THENCE SOUTH 21°41'18" WEST ALONG SAID SOUTH LINE, 129.27 FEET; THENCE SOUTH 89°37'19" WEST ALONG SAID SOUTH LINE, 166.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 00°23'22" WEST ALONG THE WEST LINE OF SAID PARCEL 'A', 35.26 FEET; THENCE NORTHERLY ALONG SAID WEST LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 177.00 FEET AND WHOSE CHORD BEARS NORTH 14°05'53" EAST, 175.12 FEET; THENCE NORTH 28°35'07" EAST, 142.21 FEET; THENCE NORTHERLY ALONG SAID WEST LINE AND THE EAST RIGHT OF WAY OF NE DARTMOOR DRIVE AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2012, PAGE 19158 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1272.00 FEET, WHOSE ARC LENGTH IS 407.84 FEET AND WHOSE CHORD BEARS NORTH 19°24'00" EAST, 406.09 FEET; THENCE NORTH 10°12'53" EAST ALONG SAID EAST RIGHT OF WAY, 8.27 FEET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 19.52 FEET AND WHOSE CHORD BEARS NORTH 9°40'28" EAST, 19.52 FEET TO THE SOUTHWEST CORNER OF BROOKRIDGE TOWNHOMES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 72°53'42" EAST ALONG THE SOUTH LINE OF SAID BROOKRIDGE TOWNHOMES PLAT 1, A DISTANCE OF 178.38 FEET; THENCE SOUTH 72°53'44" EAST ALONG SAID SOUTH LINE, 67.92 FEET; THENCE SOUTH 75°09'49" EAST ALONG SAID SOUTH LINE, 63.01 FEET; THENCE SOUTH 79°34'02" EAST ALONG SAID SOUTH LINE, 63.01 FEET; THENCE SOUTH 83°58'14" EAST ALONG SAID SOUTH LINE, 63.01 FEET; THENCE SOUTH 88°19'39" EAST ALONG SAID SOUTH LINE, 63.88 FEET; THENCE SOUTH 89°48'25" EAST ALONG SAID SOUTH LINE, 203.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.97 ACRES (347,111 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA:

| | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|---|
| (M) | C1 | 28°58'29" | 350.00' | 177.00' | N14°05'53"E | 175.12' |
| (M) | C2 | 18°22'14" | 1272.00' | 407.84' | N19°24'00"E | 406.09' |
| (M) | C3 | 1°04'50" | 1035.00' | 19.52' | N9°40'28"E | 19.52' |
| | C4 | 16°54'44" | 1000.00' | 295.17' | S81°21'04"E | 294.10' |
| | C5 | 0°09'12" | 1030.00' | 2.76' | N89°43'49"W | 2.76' |
| | C6 | 3°56'48" | 1030.00' | 70.95' | N87°40'50"W | 70.93' |
| | C7 | 3°56'48" | 1030.00' | 70.95' | N83°44'02"W | 70.93' |
| | C8 | 3°56'48" | 1030.00' | 70.95' | N79°47'14"W | 70.93' |
| | C9 | 3°56'48" | 1030.00' | 70.95' | N75°50'26"W | 70.93' |
| | C10 | 0°58'20" | 1030.00' | 17.48' | N73°22'52"W | 17.48' |
| | C11 | 81°50'25" | 25.00' | 35.71' | S60°26'54"W | 32.75' |
| | C12 | 5°42'17" | 1272.00' | 126.65' | S22°22'50"W | 126.59' |
| | C13 | 3°21'09" | 1272.00' | 74.43' | S26°54'33"W | 74.42' |
| | C14 | 87°34'37" | 25.00' | 38.21' | S63°19'00"W | 34.60' |
| | C15 | 2°25'50" | 1272.00' | 53.96' | S18°18'46"W | 53.96' |
| | C16 | 2°25'49" | 1272.00' | 53.95' | S15°52'57"W | 53.95' |
| | C17 | 87°33'44" | 25.00' | 38.21' | S29°06'50"E | 34.60' |
| | C18 | 4°27'09" | 1272.00' | 98.85' | S12°26'28"W | 98.82' |
| | C19 | 1°04'55" | 1272.00' | 24.02' | N14°07'35"E | 24.02' |
| | C20 | 81°32'28" | 25.00' | 35.58' | S26°06'12"E | 32.65' |
| | C21 | 0°04'01" | 970.00' | 1.13' | S72°55'42"E | 1.13' |

| | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|---|
| (R) | C1 | 29°00'00" | 350.00' | 177.15' | N14°30'00"E | 175.27' |
| (R) | C2 | 18°22'28" | 1272.00' | 407.92' | N/A | N/A |
| (R) | C3 | 1°04'50" | 1035.00' | 19.52' | N9°40'28"E | 19.52' |

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|
| C22 | 4°24'12" | 970.00' | 74.55' | S75°09'49"E | 74.53' |
| C23 | 4°24'12" | 970.00' | 74.55' | S79°34'02"E | 74.53' |
| C24 | 4°24'12" | 970.00' | 74.55' | S83°58'14"E | 74.53' |
| C25 | 3°38'05" | 970.00' | 61.53' | S87°59'23"E | 61.52' |
| C26 | 0°24'12" | 1297.00' | 9.13' | N24°52'24"E | 9.13' |

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL D. LEE 16747 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
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PRELIMINARY
NOT FOR CONSTRUCTION

| DATE | REVISIONS |
|---|---|
| 12/23/14 | FIRST SUBMITTAL |

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ENGINEER:
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WAUKEE, IOWA

BROOKRIDGE PLAT 2
FINAL PLAT

1/1

1401.002

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