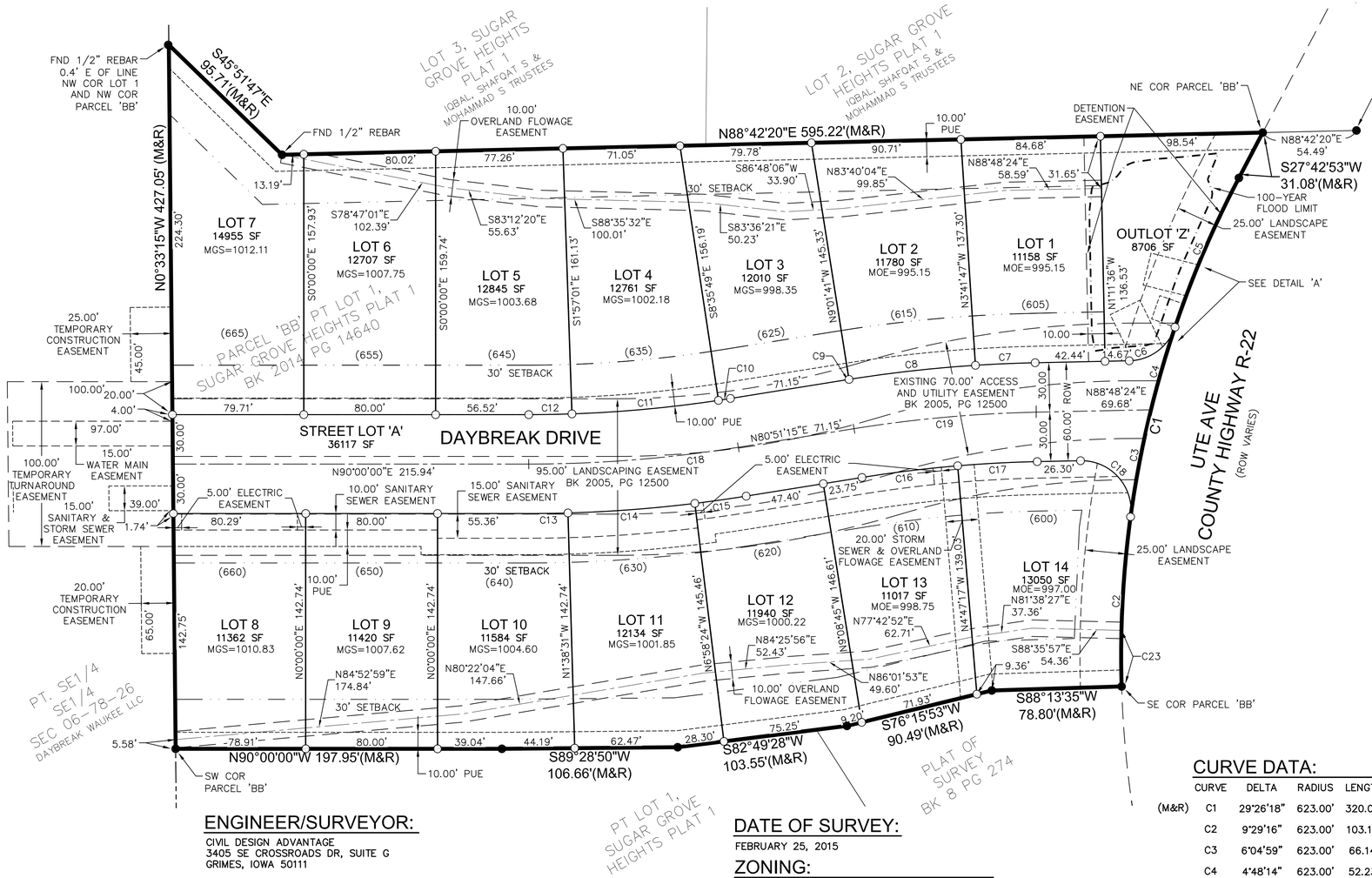
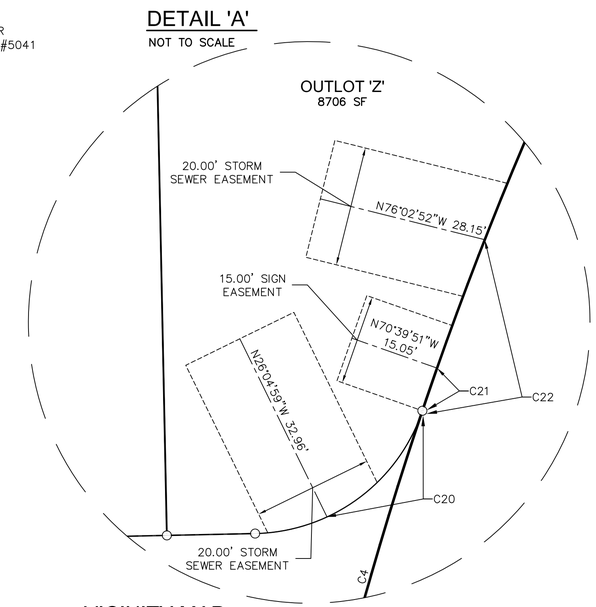
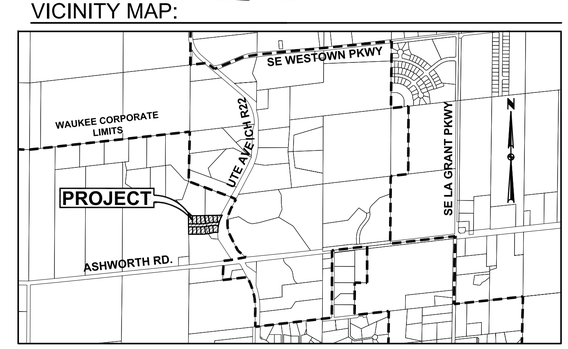
# DAYBREAK PLAT 1

## FINAL PLAT




## VICINITY MAP:




WAUKEE, IOWA

## ENGINEER/SURVEYOR:

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

## OWNER/DEVELOPER:

HAWKEYE HOMES OF IOWA LLC
CONTACT: BRAD STANBROUGH
15619 WILDEN DR
URBANDALE, IA 50323

## PLAT DESCRIPTION:

A PART OF LOT 1, SUGAR GROVE HEIGHTS PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 45°51'47" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 95.71 FEET; THENCE NORTH 88°42'20" EAST ALONG SAID NORTH LINE, 595.22 FEET TO THE WEST RIGHT OF WAY OF UTE AVENUE \ COUNTY HIGHWAY R22 RECORDED IN MISCELLANEOUS BOOK 392, PAGE 500; THENCE SOUTH 27°42'53" WEST ALONG SAID WEST RIGHT OF WAY, 31.08 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 623.00 FEET, WHOSE ARC LENGTH IS 320.09 FEET, AND WHOSE CHORD BEARS SOUTH 12°59'26" WEST, 316.59 FEET; THENCE SOUTH 88°13'35" WEST, 78.80 FEET; THENCE SOUTH 76°15'53" WEST, 90.49 FEET; THENCE SOUTH 82°49'28" WEST, 103.55 FEET; THENCE SOUTH 89°28'50" WEST, 106.66 FEET; THENCE NORTH 90°00'00" WEST, 197.95 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 0°33'15" WEST ALONG SAID WEST LINE, 427.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.95 ACRES (215,546 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## DATE OF SURVEY:

FEBRUARY 25, 2015

## ZONING:

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

## BULK REGULATIONS:

- MIN. LOT AREA = 10,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

## AREA OF PROPERTY:

215,546 SF (4.95 ACRES)

## NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF 5-FOOT 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.
- OUTLOT 'Z' IS A DETENTION EASEMENT THAT WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- STREET LOT 'A' IS DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY BY RECORDING THE PLAT AS STATED IN CHAPTER 354.19 IN THE CODE OF IOWA.
- THE FENCE BEING INSTALLED ALONG THE SOUTH PROPERTY LINE OF LOTS 8-14 WILL BE MAINTAINED BY THOSE HOMEOWNERS.
- THE HOME OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE BUFFER ALONG UTE AVENUE.

## CURVE DATA:

| | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|---|---|---|---|---|---|---|
| (M&R) | C1 | 29°26'18" | 623.00' | 320.09' | S12°59'26"W | 316.59' |
| | C2 | 9°29'16" | 623.00' | 103.17' | N3°00'55"E | 103.05' |
| | C3 | 6°04'59" | 623.00' | 66.14' | S10°48'03"W | 66.11' |
| | C4 | 4°48'14" | 623.00' | 52.23' | N16°14'39"E | 52.22' |
| | C5 | 9°03'49" | 623.00' | 98.55' | N23°10'41"E | 98.45' |
| | C6 | 70°09'38" | 30.00' | 36.74' | S53°43'35"W | 34.48' |
| | C7 | 2°30'10" | 830.00' | 36.26' | S87°33'19"W | 36.25' |
| | C8 | 5°19'54" | 830.00' | 77.24' | S83°38'16"W | 77.21' |
| | C9 | 0°07'04" | 830.00' | 1.70' | S80°54'47"W | 1.70' |
| | C10 | 0°32'55" | 770.00' | 7.37' | S81°07'43"W | 7.37' |
| | C11 | 6°38'48" | 770.00' | 89.33' | S84°43'35"W | 89.28' |
| | C12 | 1°57'01" | 770.00' | 26.21' | S89°01'29"W | 26.21' |
| | C13 | 1°38'31" | 830.00' | 23.79' | N89°10'44"E | 23.79' |
| | C14 | 5°19'53" | 830.00' | 77.23' | N85°41'32"E | 77.20' |
| | C15 | 2°10'21" | 830.00' | 31.47' | N81°56'26"E | 31.47' |
| | C16 | 4°21'28" | 770.00' | 58.56' | N83°01'59"E | 58.55' |
| | C17 | 3°35'41" | 770.00' | 48.31' | N87°00'33"E | 48.30' |
| | C18 | 98°57'10" | 30.00' | 51.81' | S41°43'01"E | 45.61' |
| | C19 | 7°57'08" | 800.00' | 111.04' | N84°49'49"E | 110.95' |
| | C20 | 46°34'18" | 30.00' | 24.38' | S41°55'55"W | 23.72' |
| | C21 | 0°41'23" | 623.00' | 7.50' | S18°59'27"W | 7.50' |
| | C22 | 2°46'58" | 623.00' | 30.26' | S20°02'15"W | 30.26' |
| | C23 | 3°07'46" | 623.00' | 34.03' | S0°09'50"E | 34.02' |

## 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 | | |

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.

PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

| REVISIONS | DATE |
|---|---|
| SECOND SUBMITTAL | 06-19-15 |
| FIRST SUBMITTAL | 04-28-15 |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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE


DAYBREAK PLAT 1
FINAL PLAT
WAUKEE, IOWA

1/1
1406.313

FILE: H:\2014\1406313\DWG\1406313-FINAL PLAT.DWG
PLOT DATE: 6/9/2015 PLOT TIME: 8:09 AM
PLOTTED BY: ERIN OLENICKE TECH:
COMMENT:
ENG: