

THE RESERVE AT DAYBREAK PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: PARCELS 18-38, 18-39, 18-40, BK 2018 PG 3873, OUTLOT 'Y', THE RESERVE AT DAYBREAK PLAT 1, AND LOTS 2 & 3, SUGAR GROVE HEIGHTS PLAT 1
 REQUESTOR: ELEMENT 119
 PROPRIETOR: THE RESERVE AT DAYBREAK LLC, 10888 HICKMAN RD, SUITE 3A, CLIVE IA 50325
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111, PH: 515-369-4400

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED WITH THE RESERVE AT DAYBREAK PLAT 1.
4. STREET LOT 'A' AND STREET LOT 'B' ARE TO BE DEDICATED TO THE CITY OF WAUKEE.

THE RESERVE AT DAYBREAK PLAT 1
 ZONING: R-1

OWNER / DEVELOPER

ELEMENT 119
 CONTACT: BRAD STANBROUGH
 10888 HICKMAN ROAD, SUITE 3A
 CLIVE, IA 50325

ENGINEER / SURVEYOR

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

PLAT DESCRIPTION

ALL OF PARCELS 18-38, 18-39, AND 18-40 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 3873, ALL OF OUTLOT 'Y', THE RESERVE AT DAYBREAK PLAT 1, AN OFFICIAL PLAT, AND ALL OF LOTS 2 AND 3, SUGAR GROVE HEIGHTS PLAT 1, AN OFFICIAL PLAT, ALL WITHIN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ALL CONTAINING 15.58 ACRES (678,891 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	32°55'20"	333.00'	191.34'	S83°19'29"E	188.72'	C22	63°04'30"	55.50'	61.10'	S81°22'06"W	58.06'
C2	21°32'09"	333.00'	125.16'	S56°05'44"E	124.43'	C23	50°34'21"	55.50'	48.99'	N41°48'29"W	47.41'
C3	48°10'45"	333.00'	280.01'	S69°25'02"E	271.84'	C24	50°34'21"	55.50'	48.99'	N8°45'52"E	47.41'
C4	2°27'53"	363.00'	15.61'	S87°43'32"W	15.61'	C25	52°57'54"	55.50'	51.30'	N60°32'00"E	49.50'
C5	12°07'01"	363.00'	76.77'	N84°59'01"W	76.62'	C26	37°25'07"	55.50'	36.25'	S74°16'30"E	35.61'
C6	12°07'28"	363.00'	76.81'	N72°51'48"W	76.67'	C27	44°13'12"	34.50'	26.63'	S77°40'33"E	25.97'
C7	16°22'12"	363.00'	103.71'	N58°36'59"W	103.36'	C28	3°25'08"	363.00'	21.66'	N81°55'25"E	21.66'
C8	5°06'13"	363.00'	32.33'	N47°52'46"W	32.32'	C29	11°37'24"	363.00'	73.64'	N89°26'41"E	73.51'
C9	10°07'30"	303.00'	53.54'	N50°23'25"W	53.48'	C30	11°37'24"	363.00'	73.64'	S78°55'55"E	73.51'
C10	101°24'39"	25.00'	44.25'	S73°50'31"W	38.69'	C31	11°37'24"	363.00'	73.64'	S67°18'32"E	73.51'
C11	44°13'12"	34.50'	26.63'	S1°01'35"W	25.97'	C32	11°37'24"	363.00'	73.64'	S55°41'08"E	73.51'
C12	56°33'01"	55.50'	54.78'	S71°13'0"W	52.58'	C33	4°32'47"	363.00'	28.80'	S47°36'03"E	28.80'
C13	50°08'38"	55.50'	48.57'	S60°32'20"W	47.04'	C34	10°27'09"	303.00'	55.28'	S50°33'14"E	55.20'
C14	50°08'38"	55.50'	48.57'	N69°19'03"W	47.04'	C35	20°39'59"	303.00'	109.29'	S66°06'48"E	108.70'
C15	50°08'38"	55.50'	48.57'	N19°10'25"W	47.04'	C36	17°03'37"	303.00'	90.22'	S84°58'36"E	89.89'
C16	61°27'30"	55.50'	59.53'	N36°37'39"E	56.72'	C37	11°05'02"	60.50'	11.70'	S41°32'10"W	11.69'
C17	44°13'12"	34.50'	26.63'	N45°14'47"E	25.97'	C38	44°13'12"	29.50'	22.77'	S58°06'15"W	22.21'
C18	101°24'39"	25.00'	44.25'	N27°34'08"W	38.69'	C39	21°30'41"	298.00'	111.88'	N89°01'48"W	111.23'
C19	21°30'41"	303.00'	113.76'	N89°01'48"W	113.00'	C40	17°09'00"	20.00'	5.99'	N69°41'58"W	5.96'
C20	44°13'12"	34.50'	26.63'	S58°06'15"W	25.97'	C41	58°29'39"	70.50'	71.97'	N35°08'43"E	68.89'
C21	13°50'12"	55.50'	13.40'	S42°54'45"W	13.37'						

ZONING

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

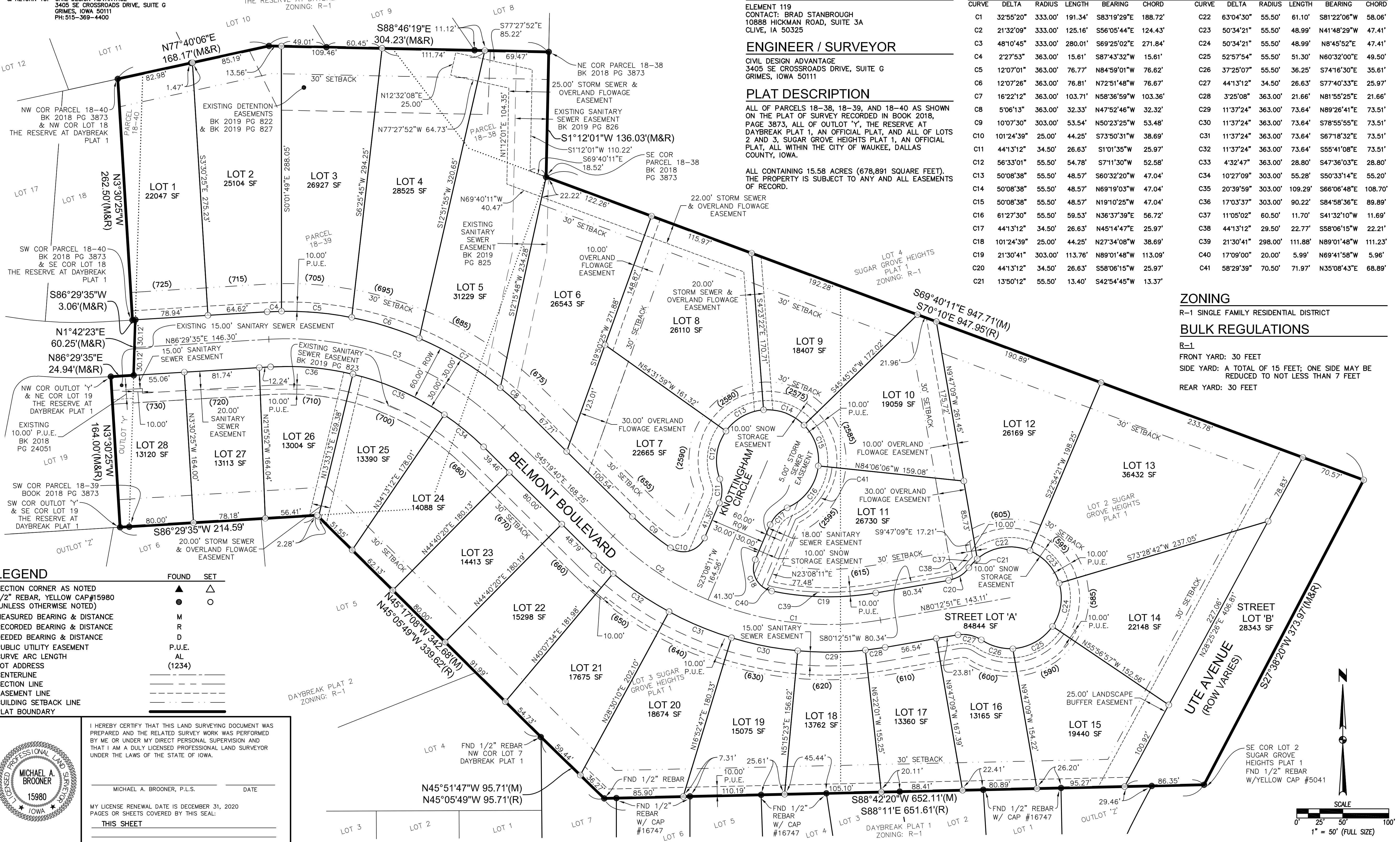
BULK REGULATIONS

R-1

FRONT YARD: 30 FEET

SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET

REAR YARD: 30 FEET



LEGEND

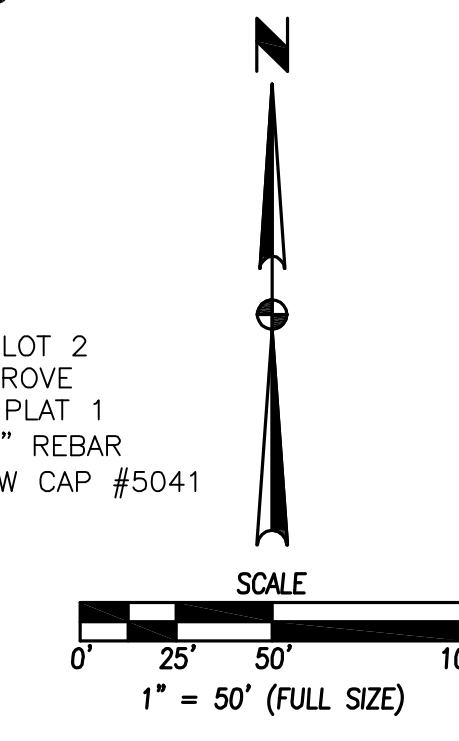
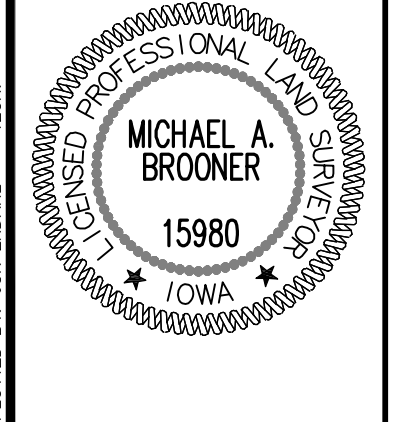
FOUND	SET
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D	P.U.E.
AL	(1234)
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SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #15980
 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING 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 A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET



DATE: 08/11/20, 08/12/20, 07/20/20

REVISIONS:

3RD SUBMITTAL, 2ND SUBMITTAL, 1ST SUBMITTAL

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

ENGINEER: _____ TECH: _____ REVIEW: _____

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 3
FINAL PLAT

1903.129