

BK 2021  
Pg 224  
Slide F313-314

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
TRS: SECTION 6, T78N, R26W	
ALLOTMENT PART: SESE	
PROPRIETOR: ATI DAYBREAK LLC	
REQUESTED BY: ATI DAYBREAK LLC	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: MCCLURE	
RETURN TO: PATRICK SHELQUIST	
1360 NW 121ST STREET, STE A	
CLIVE, IOWA 50329 / 515-964-1229	

# DAYBREAK PLAT 3 FINAL PLAT WAUKEE, IOWA

**MCCLURE™**  
making lives better.  
1360 NW 121st Street, STE A  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

**OWNERS:**  
ATI DAYBREAK LLC  
110 SE GRANT STREET, STE #101  
ANKENY, IOWA  
319-560-5428  
CASEY@ATIREALTY.COM  
ATTN: CASEY SCHAFFBUCH

**ENGINEER:**  
MCCLURE  
1360 NW 121ST STREET  
CLIVE, IA 50325  
(515) 964-1229  
JBECKER@MECRESULTS.COM  
ATTN: JAKE BECKER

**ZONING:**  
(R-2)- ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

**SETBACK SUMMARY:**  
FRONT= 30'  
SIDE= 15' (7.5' EACH SIDE)  
REAR= 30'

**GENERAL NOTES:**  
1) TOTAL ACRES PLATTED IS 22.20 ACRES  
2) LOT 'A' & LOT 'B' SHALL BE DEDICATED TO THE CITY FOR PUBLIC RIGHT OF WAY PURPOSES.  
3) OUTLOT 'Z' TO BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND DEDICATION  
4) OWNERSHIP AND MAINTENANCE OF THE DETENTION BASIN WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**UTILITIES:**  
WATER: CITY OF WAUKEE  
SEWER: CITY OF WAUKEE  
NATURAL GAS: CITY OF WAUKEE  
ELECTRIC: MIDAMERICA ENERGY COMPANY  
PHONE/CABLE: CENTURYLINK LOCAL NETWORK  
MEDIA/COMMUNICATIONS CORP

**LEGAL DESCRIPTION:**  
(PER WARRANTY DEED FILED IN BOOK 2020, PAGE 21724)

PART OF THE SE ¼ OF THE SE ¼ SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 6 S84°13'58"W, 208.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE S84°13'58"W, 1114.73 FEET TO THE SOUTHEAST CORNER OF PARCEL "B" AS RECORDED IN DALLAS COUNTY RECORDS IN BOOK 1998, PAGE 360; THENCE ALONG THE EAST LINE OF SAID PARCEL "B" N00°21'36"E, 914.90 FEET; THENCE S89°45'02"E, 144.97 FEET; THENCE S00°14'58"W, 32.50 FEET; THENCE S89°45'02"E, 242.42 FEET; THENCE N05°08'16"E, 33.03 FEET; THENCE S79°39'53"E, 141.25 FEET; THENCE S10°20'07"W, 22.50 FEET; THENCE S79°39'53"E, 252.77 FEET; THENCE S10°20'07"W, 45.31 FEET; THENCE N89°46'28"E, 538.86 FEET TO THE EAST LINE OF SAID SE ¼; THENCE ALONG SAID EAST LINE S00°30'57"E, 437.38 FEET; THENCE S84°13'45"W, 208.04 FEET; THENCE S00°30'57"E, 208.03 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
DATE: 12/21/20  
SIGNED: *Patrick Shelquist*

**GENERAL LEGEND**

—	SURVEY BOUNDARY
- - -	PROPOSED LOT
- · - · -	EXIST PROPERTY LINE
- - -	SECTION LINE
- · - · -	SETBACK LINE
- - -	PROPOSED EASEMENT
- · - · -	EXIST EASEMENT

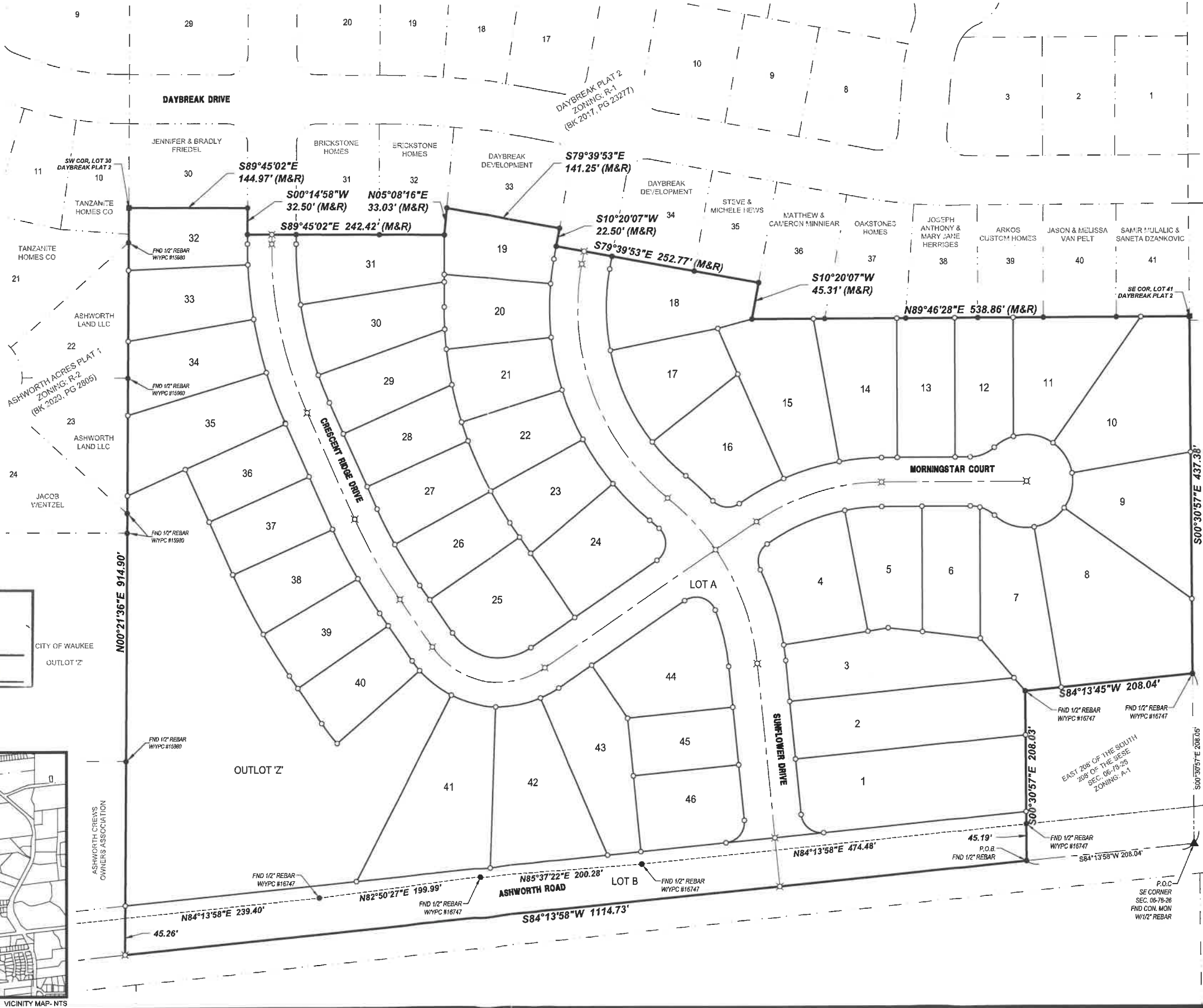
MONUMENTS FOUND:

- ▲ SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/OPC #20907
- 1/2" REBAR W/OPC #23252 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- △ SECTION CORNER
- 1/2" REBAR W/RPC #24477
- 1/2" REBAR W/RPC #24477
- ✕ CUT X

FND FOUND  
PC PLASTIC CAP  
BK, PG BOOK AND PAGE  
(M), (R) MEASURED, RECORDED  
R.O.W. RIGHT-OF-WAY  
P.U.E. PUBLIC UTILITY EASEMENT  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NAME: *Patrick Shelquist*  
PATRICK SHELQUIST, PLS  
NO. 24477  
DATE: 12/22/2020  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL:  
4 SHEETS



1 inch = 60 ft.  
**DAYBREAK PLAT 3  
FINAL PLAT  
COVER SHEET**  
WAUKEE, IOWA  
DALLAS COUNTY  
2213010  
06/29/2020  
REVISIONS  
08/14/2020  
09/29/2020  
11/6/2020

ENGINEER: J. BECKER  
DRAWN BY: C. CARLETON  
SURVEYOR: P. SHELQUIST  
CREW CHIEF: ---  
DRAWING NO.: FP-03  
SHEET NO.: 01/04

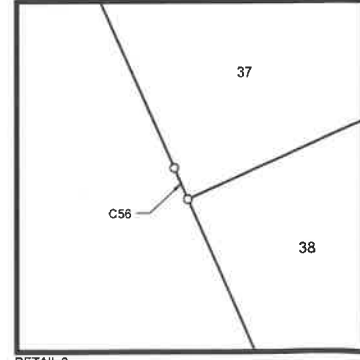
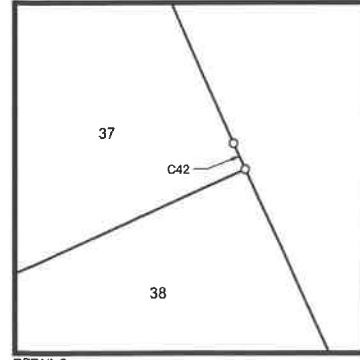
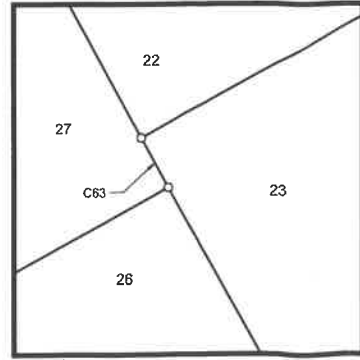
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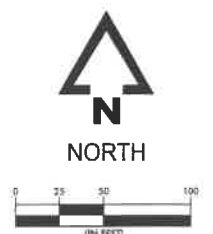


Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.27	25.00	90°00'00"	S50°46'02"E	35.36'
C2	19.28	335.00	3°17'50"	N07°24'57"W	19.28'
C3	96.78	335.00	16°33'07"	N17°20'26"W	96.44'
C4	35.44	25.00	81°12'43"	S14°59'23"W	32.64'
C5	99.37	245.00	23°14'23"	S67°12'56"W	98.70'
C6	46.78	245.00	10°58'20"	S84°18'18"W	46.70'
C7	11.83	43.00	15°45'37"	N82°22'44"W	11.79'
C8	20.53	43.00	27°21'12"	N60°47'19"W	20.33'
C9	62.28	57.00	62°32'08"	S73°22'47"E	50.45'
C10	44.86	57.00	45°05'40"	N57°48'18"E	43.71'
C11	44.86	57.00	45°05'40"	N12°42'58"E	43.71'
C12	44.86	57.00	45°05'40"	N32°23'02"W	43.71'
C13	50.93	57.00	51°11'32"	N80°31'39"W	49.25'
C14	27.08	57.00	27°12'56"	S66°16'07"W	26.82'
C15	32.36	43.00	43°06'49"	N68°13'03"E	31.60'
C16	53.21	305.00	9°59'43"	S84°46'36"W	53.14'
C17	71.29	305.00	13°23'29"	S73°05'00"W	71.12'
C18	57.45	305.00	10°47'31"	S60°59'30"W	57.26'
C19	35.44	25.00	81°12'43"	S83°47'54"E	32.64'
C20	45.31	335.00	7°44'58"	N47°04'01"W	45.28'
C21	58.47	265.00	12°38'33"	S44°37'14"E	58.35'
C22	124.70	265.00	28°57'43"	S24°49'06"E	123.58'
C23	100.24	265.00	21°40'22"	S00°30'04"E	99.64'
C24	30.40	335.00	5°12'00"	S07°44'07"W	30.39'
C25	65.92	335.00	11°10'50"	S00°30'06"E	65.82'
C26	65.92	335.00	11°10'50"	S11°46'58"E	65.82'
C27	65.92	335.00	11°10'50"	S23°03'09"E	65.82'
C28	65.92	335.00	11°10'50"	S34°19'58"E	65.82'
C29	64.18	335.00	10°58'56"	S45°27'12"E	64.08'
C30	15.21	265.00	3°17'22"	N49°17'50"W	15.21'
C31	45.05	25.00	103°14'53"	N03°58'18"E	39.20'
C32	109.98	70.00	60°00'00"	S78°24'16"E	98.99'
C33	89.01	600.00	5°38'06"	S31°35'13"E	88.99'
C34	48.58	600.00	4°38'14"	S28°27'03"E	48.55'
C35	36.53	470.00	4°27'14"	S21°54'19"E	36.53'
C36	89.02	470.00	10°51'06"	S14°15'00"E	88.88'
C37	74.45	470.00	9°04'34"	S04°17'19"E	74.37'
C38	25.42	530.00	2°44'54"	S01°07'29"E	25.42'
C39	67.14	530.00	7°15'28"	S06°07'40"E	67.09'
C40	67.14	530.00	7°15'28"	S13°23'08"E	67.09'
C41	65.84	530.00	7°07'04"	S20°34'23"E	65.80'
C42	0.32	660.00	0°01'41"	S24°08'46"E	0.32'
C43	67.87	660.00	5°53'32"	S27°09'23"E	67.84'
C44	50.13	660.00	4°21'07"	S32°13'42"E	50.12'
C45	15.23	130.00	6°42'40"	S37°45'38"E	15.22'
C46	49.35	130.00	21°45'07"	S51°59'30"E	49.08'
C47	57.05	130.00	25°08'44"	S75°25'25"E	56.60'
C48	57.05	130.00	25°08'44"	N79°24'51"E	56.60'
C49	25.52	130.00	11°14'45"	N61°13'07"E	25.48'
C50	45.05	25.00	105°14'53"	N72°46'49"W	39.20'
C51	71.18	265.00	15°23'21"	N13°27'42"W	70.96'
C52	39.27	25.00	90°00'00"	N39°13'58"E	35.36'
C53	31.04	285.00	6°42'40"	S37°45'36"E	31.02'
C54	60.39	795.00	4°21'07"	S32°13'42"E	60.37'
C55	81.79	795.00	5°53'32"	S27°09'23"E	81.72'
C56	0.39	795.00	0°01'41"	S24°07'55"E	0.39'
C57	27.44	465.00	3°22'53"	S01°26'28"E	27.44'
C58	24.41	465.00	3°00'29"	S04°38'09"E	24.41'
C59	44.06	465.00	5°25'46"	S08°51'17"E	44.05'
C60	47.44	465.00	5°50'44"	S14°29'32"E	47.42'
C61	24.35	465.00	3°00'02"	S18°54'55"E	24.35'
C62	67.19	465.00	8°16'28"	S24°33'10"E	67.09'
C63	0.64	465.00	0°04'46"	S28°43'47"E	0.64'
C64	45.73	465.00	5°38'06"	S31°35'13"E	45.71'
C65	143.94	300.00	28°38'14"	S20°05'09"E	143.39'
C66	86.59	300.00	16°32'15"	S42°40'23"E	86.29'
C67	320.85	300.00	61°16'38"	S20°18'12"E	305.77'
C68	164.05	275.00	34°10'44"	S72°41'06"W	161.62'
C69	112.95	630.00	10°16'20"	N29°16'06"W	112.80'
C70	157.08	100.00	90°00'00"	N79°24'16"W	141.42'
C71	212.77	500.00	24°22'53"	N11°56'29"W	211.17'

Line #	Direction	Length
L1	N34°24'16"W	70.79'
L2	S34°24'16"E	70.79'
L3	S10°20'07"W	15.77'
L4	S55°35'44"W	80.58'
L5	N00°14'58"E	11.63'
L6	S34°24'16"E	70.79'



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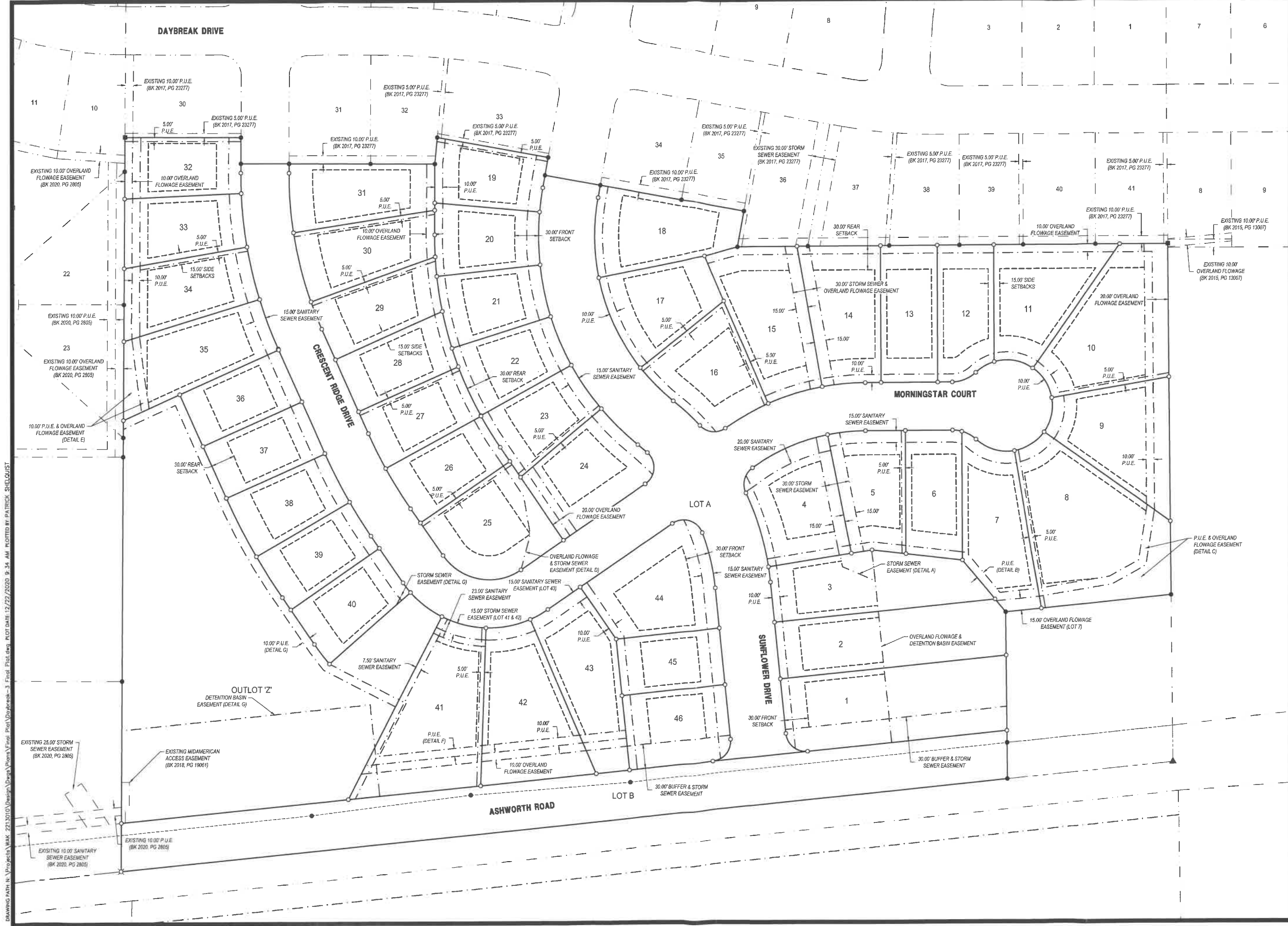
1" = 50' ±  
**DAYBREAK PLAT 3**  
**FINAL PLAT**  
**LOT DIMENSIONS**  
WAUKEE, IOWA  
DALLAS COUNTY  
2213010  
06/29/2020  
REVISIONS  
08/14/2020  
09/29/2020  
11/6/2020

ENGINEER: J. BECKER  
SURVEYOR: P. SHELQUIST  
DRAWN BY: C. CARLETON  
CREW CHIEF: ---  
DRAWING NO.: FP-03  
SHEET NO.: 02/04



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NORTH

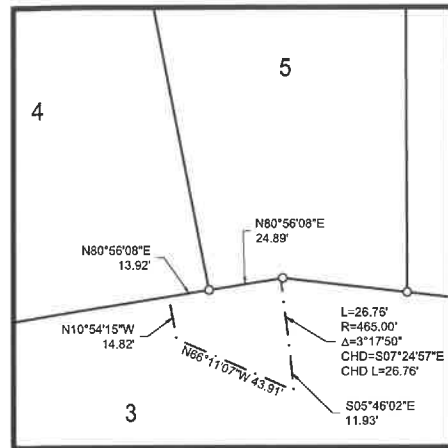


1/4" = 50'

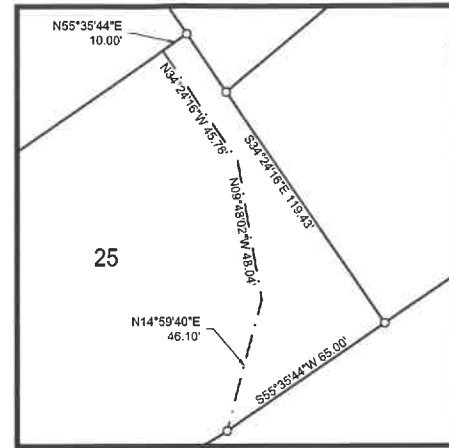
**DAYBREAK PLAT 3  
FINAL PLAT  
EASEMENTS & SETBACKS**  
WAUKEE, IOWA  
DALLAS COUNTY  
2213010  
06/29/2020  
REVISIONS:  
08/14/2020  
09/29/2020  
11/16/2020

ENGINEER: J. BECKER  
DRAWN BY: C. CARLETON  
SURVEYOR: P. SHELQUIST  
CREW CHIEF: ----  
DRAWING NO.: FP-03  
SHEET NO.: 03/04

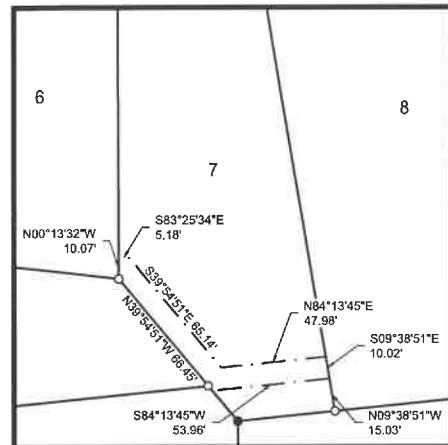




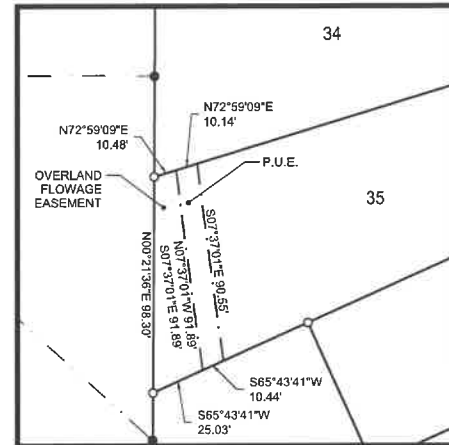
DETAIL A - STORM SEWER EASEMENT  
1"=30'



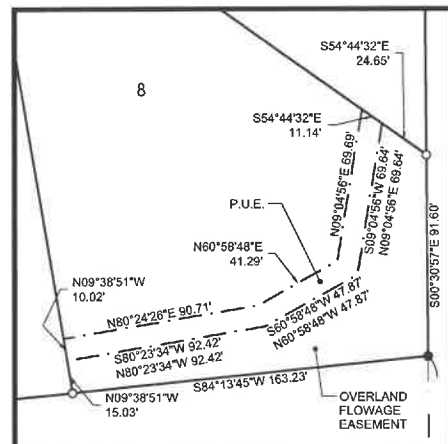
DETAIL D - OVERLAND FLOWAGE & STORM SEWER EASEMENT  
1"=30'



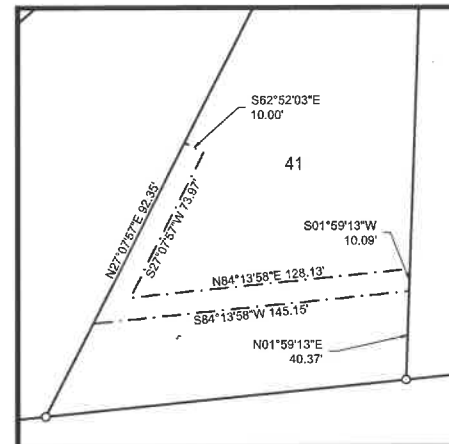
DETAIL B - PUBLIC UTILITY EASEMENT  
1"=30'



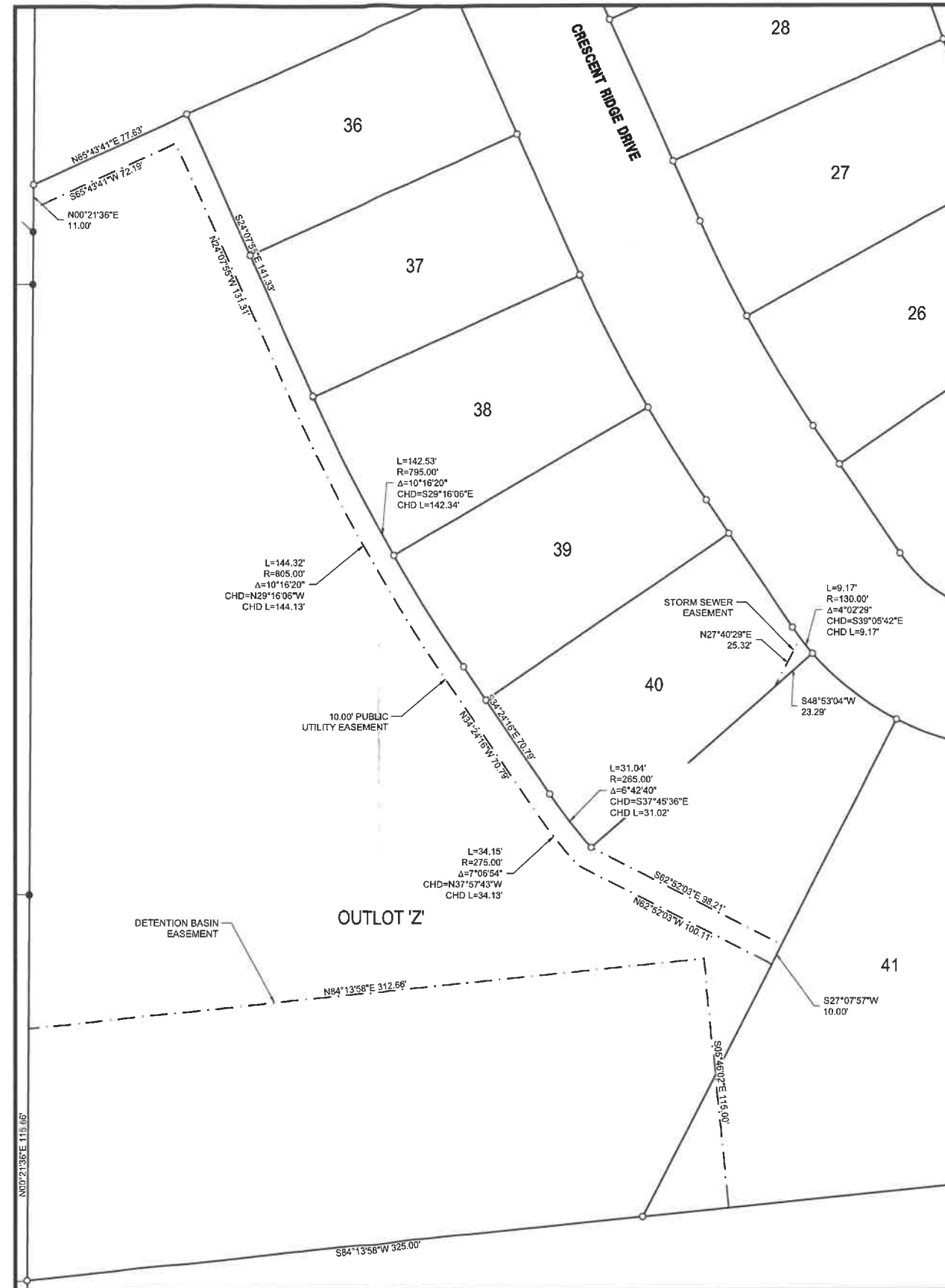
DETAIL E - PUBLIC UTILITY & OVERLAND FLOWAGE EASEMENT  
1"=30'



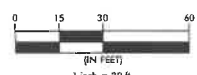
DETAIL C - PUBLIC UTILITY & OVERLAND FLOWAGE & EASEMENT  
1"=30'



DETAIL F - PUBLIC UTILITY EASEMENT  
1"=40'



DETAIL G - MULTIPLE EASEMENTS  
1"=30'



**DAYBREAK PLAT 3**  
**FINAL PLAT**  
**EASEMENT DETAILS**  
 WAUKEE, IOWA  
 DALLAS COUNTY  
 2213010  
 06/29/2020  
 REVISIONS  
 08/14/2020  
 09/29/2020  
 11/6/2020

ENGINEER: J. BECKER  
 DRAWN BY: C. CARLETON  
 SURVEYOR: P. SHELUQUIST  
 CREW CHIEF: ----  
 DRAWING NO.: FP-03  
 SHEET NO.: 04/04

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