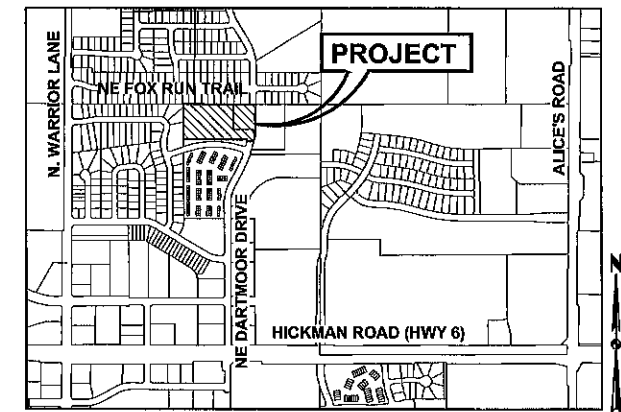


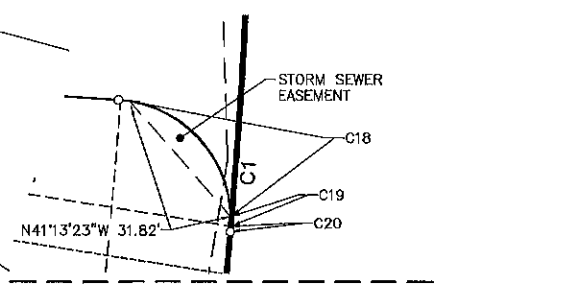
BROOKRIDGE PLAT 1

FINAL PLAT

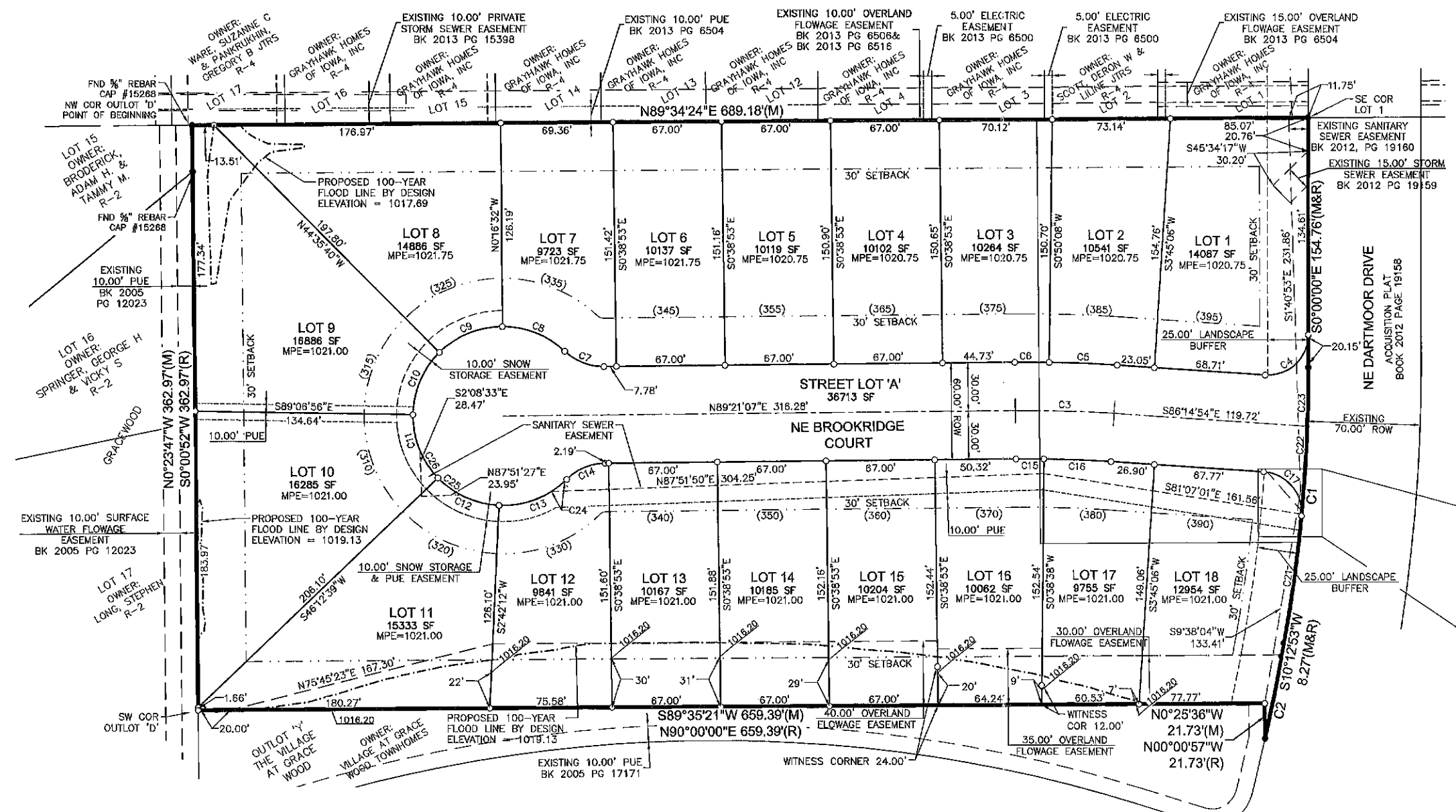
FINAL PLAT
 APPROVED BY Waukee City Council
 DATE 1/5/15
 SIGNED William J. Smith



VICINITY MAP:
NOT TO SCALE



EASEMENT DETAIL



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'						
C10	44°31'17"	55.50'	43.13'	N23°08'42"E	42.05'						
C11	44°40'25"	55.50'	43.27'	S21°27'09"E	42.19'						
C12	43°30'27"	55.50'	42.14'	N65°32'34"W	41.14'						
C13	47°34'17"	55.50'	48.08'	S68°55'04"W	44.77'						
C14	44°13'12"	34.50'	26.63'	S67°14'31"W	25.97'						
C15	1°17'31"	770.00'	17.36'	S89°59'52"W	17.36'						
C16	3°06'29"	770.00'	41.77'	N87°48'08"W	41.78'						
C17	91°43'50"	25.00'	40.02'	N40°22'59"W	35.89'						
C18	79°03'23"	25.00'	34.49'	N41°13'23"W	31.82'						
						CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
						C19	4°34'45"	25.00'	2.00'	N0°35'41"E	2.00'
						C20	2°35'53"	25.00'	1.13'	N4°11'00"E	1.13'
						C21	4°43'57"	965.00'	79.71'	N7°50'55"E	79.88'
						C22	3°18'39"	965.00'	55.76'	S3°49'37"W	55.76'
						C23	2°10'17"	965.00'	36.57'	S1°05'09"W	36.57'
						C24	12°22'35"	55.50'	11.99'	N61°19'12"E	11.97'
						C25	18°00'15"	55.50'	17.44'	S52°47'29"E	17.37'
						C26	21°09'30"	55.50'	20.50'	S33°12'36"E	20.38'

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°25'36" 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.

NOTES:

- ALL PUBLIC SIDEWALKS ARE TO BE 5 FOOT IN WIDTH AND INSTALLED AS A PART OF INDIVIDUAL LOT DEVELOPMENT.
- PRIOR TO CONSTRUCTION OF ANY SIDEWALK 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 INDIVIDUAL LOT OWNERS OF LOTS 11-18 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA LOCATED IN THE REAR OF SAID LOTS 11-18 AS PROVIDED FOR IN THE MAINTENANCE COVENANT FOR THE PLAT.
- LOW POINT OF THE EXISTING SWALE IN THE REAR OF LOTS 11-18 IS AT AN ELEVATION OF 1014.00.
- THE OWNER IS DEDICATING STREET LOT 'A' 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 18 SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF LOTS 1 AND 18.

LEGEND:

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	MPE	MPE
MINIMUM PROTECTION ELEVATION	P.U.E.	P.U.E.
PUBLIC UTILITY EASEMENT	---	---
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

ENGINEER/SURVEYOR:

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

ZONING:

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

OWNER/DEVELOPER:

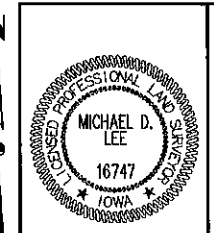
CALIBER IOWA, LLC
 720 SOUTH 68TH STREET, #120
 WEST DES MOINES, IA 50226

BULK REGULATIONS:

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

DATE OF SURVEY:

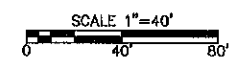
DECEMBER 10, 2014



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 1-8-15
 MICHAEL D. LEE, P.L.S. DATE

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



RE: WAUKEE, IOWA (SECTION 27) BROOKRIDGE PLAT 1
 DATE: 1/2/15
 TIME: 10:15 AM
 DRAWN BY: M. LEE
 CHECKED BY: M. LEE

BROOKRIDGE PLAT 1
FINAL PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____
 REVISIONS: _____
 DATE: _____
 SECOND SUBMITTAL: 12/30/14
 FIRST SUBMITTAL: 11/17/14