

THE RESERVE AT DAYBREAK PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PARCELS '18-31' & '18-32' BK 2018 PG 3873 AND LOTS 11-13 SUGAR GROVE HEIGHTS PLAT 2, WAUKEE

REQUESTOR: ELEMENT 119

PROPRIETOR: THE RESERVE AT DAYBREAK, LLC
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER / DEVELOPER

THE RESERVE AT DAYBREAK LLC
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325

PLAT DESCRIPTION

ALL OF PARCELS '18-31' AND '18-32' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 3873, AN OFFICIAL PLAT, AND ALL OF LOTS 11 THROUGH 13, SUGAR GROVE HEIGHTS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Z', THE RESERVE AT DAYBREAK PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 26°53'15" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '18-32', A DISTANCE OF 325.90 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '18-32'; THENCE SOUTH 83°15'36" WEST ALONG SAID SOUTHERLY LINE, 196.41 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID THE RESERVE AT DAYBREAK PLAT 1; THENCE SOUTH 14°41'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 80.78 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID THE RESERVE AT DAYBREAK PLAT 1; THENCE SOUTH 83°15'36" WEST ALONG THE SOUTHERLY LINE OF SAID PARCELS '18-31' AND '18-32', A DISTANCE OF 293.01 FEET TO THE NORTHWEST CORNER OF STREET LOT 'B', SAID THE RESERVE AT DAYBREAK PLAT 1; THENCE SOUTH 06°44'24" EAST CONTINUING ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 192.48 FEET TO THE NORTHEAST CORNER OF OUTLOT 'X', DAYBREAK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°17'24" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'X', 54.79 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 83°15'36" WEST ALONG THE SOUTH LINE OF SAID LOTS 11 THROUGH 13, A DISTANCE OF 449.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00°18'58" EAST ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 449.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 83°15'58" EAST ALONG THE NORTH LINE OF SAID LOTS 11 THROUGH 13, SAID SUGAR GROVE HEIGHTS PLAT 2, A DISTANCE OF 968.28 FEET; THENCE NORTH 83°13'42" EAST CONTINUING ALONG SAID NORTH LINE, 915.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.36 ACRES (843,514 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER / SURVEYOR

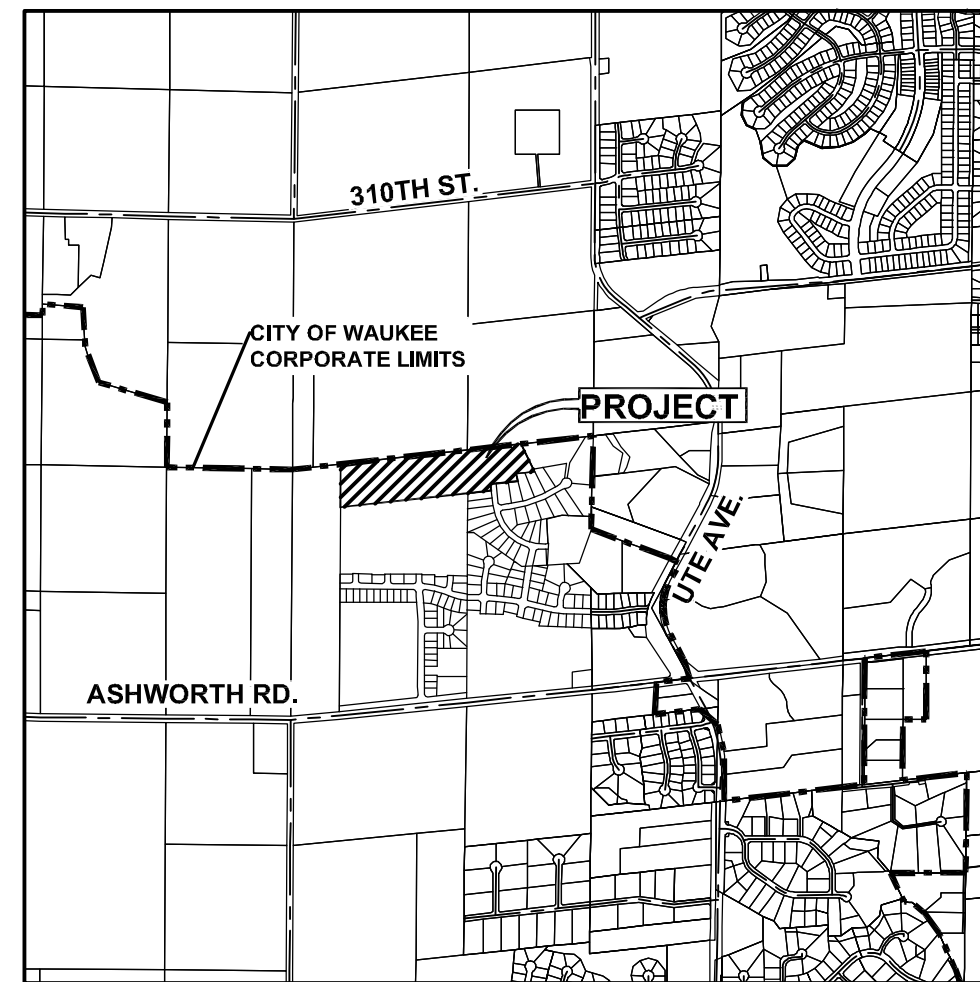
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	32°41'54"	34.50'	19.69'	S9°36'33"W	19.42'	C11	50°32'31"	55.50'	48.96'	N33°38'53"E	47.39'
C2	11°31'18"	34.50'	6.94'	S31°43'09"W	6.93'	C12	50°32'31"	55.50'	48.96'	N16°53'39"W	47.39'
C3	67°09'20"	55.50'	65.05'	S3°54'09"W	61.39'	C13	50°32'31"	55.50'	48.96'	N67°26'10"W	47.39'
C4	50°10'19"	55.50'	48.60'	S54°45'41"E	47.06'	C14	4°01'58"	55.50'	3.91'	S85°16'35"W	3.91'
C5	61°06'46"	55.50'	59.20'	N69°35'47"E	56.43'	C15	90°00'00"	25.00'	39.27'	N51°44'24"W	35.36'
C6	35°55'14"	34.50'	21.63'	N57°00'01"E	21.28'	C16	7°02'31"	620.00'	76.20'	N31°3'08"W	76.15'
C7	81°7'59"	34.50'	5.00'	N79°06'37"E	4.99'	C17	7°02'31"	680.00'	83.58'	S31°3'08"E	83.52'
C8	64°19'15"	34.50'	38.73'	S64°34'46"E	36.73'	C18	90°00'00"	25.00'	39.27'	S38°15'36"W	35.36'
C9	16°18'44"	55.50'	15.80'	S40°34'31"E	15.75'	C19	90°00'00"	25.00'	39.27'	N51°44'24"W	35.36'
C10	72°20'58"	55.50'	70.08'	S84°54'22"E	65.52'	C20	7°02'31"	650.00'	79.89'	S31°3'08"E	79.84'

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

ZONING

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

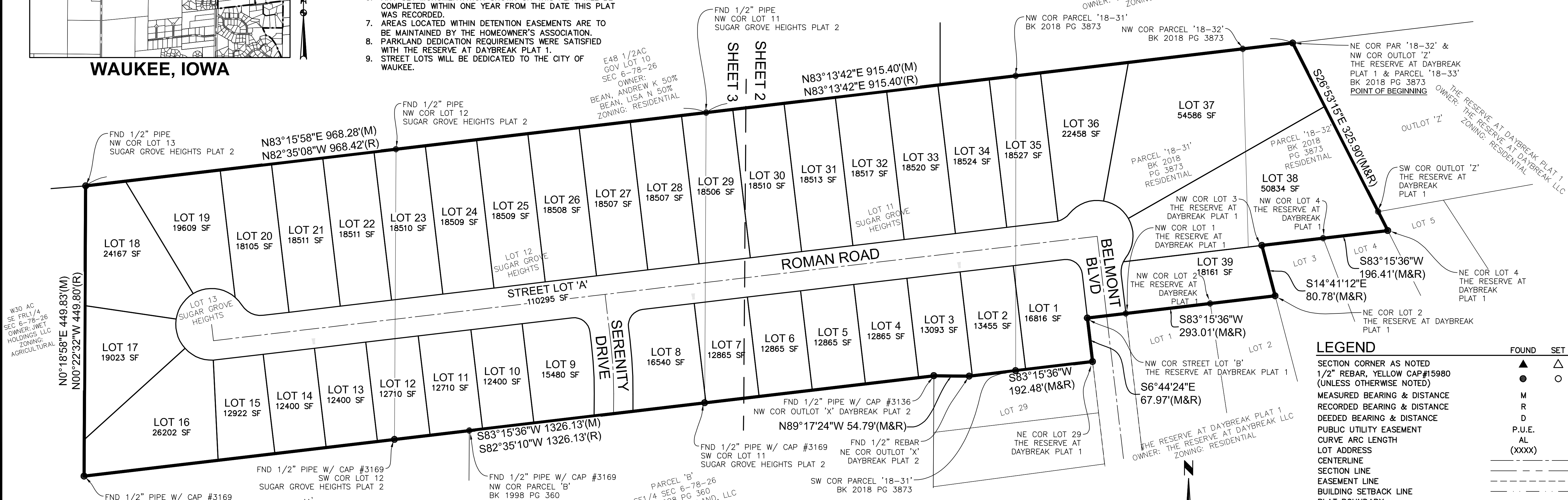
R-1
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

DATE OF SURVEY

AUGUST 10, 2018

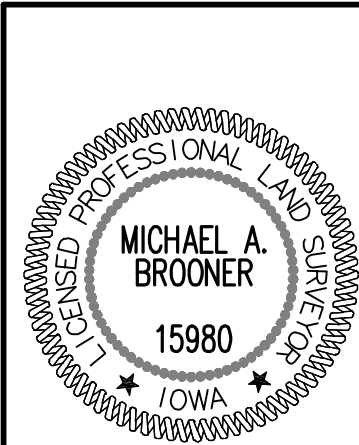
NOTES

- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- STREET LOTS SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- AREAS LOCATED WITHIN DETENTION EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED WITH THE RESERVE AT DAYBREAK PLAT 1.
- STREET LOTS WILL BE DEDICATED TO THE CITY OF WAUKEE.



LEGEND

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

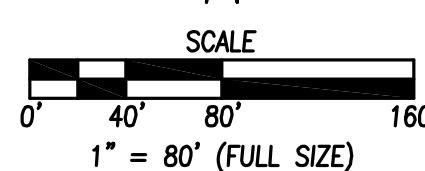


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE

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

THIS SHEET

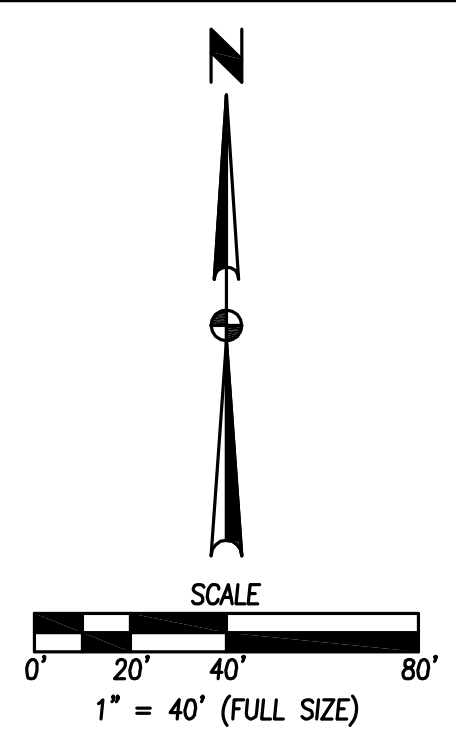


COMMENT: MICHAEL A. BROONER - FINAL PLATING
 DATE: 3/16/2019 2:05 PM
 PLOTTED BY: JACOB MURRAY
 TITLE:

DATE: 03/06/19, 02/20/19, 02/05/19
 REVISIONS: FINAL SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: ENGINEER: JMM
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
THE RESERVE AT DAYBREAK PLAT 2
FINAL PLAT
 1 / 3
 1809.500

THE RESERVE AT DAYBREAK PLAT 2

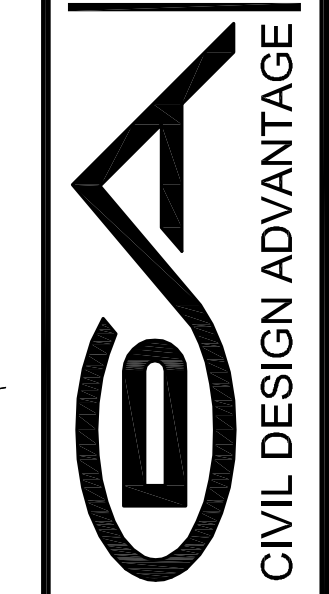
FINAL PLAT



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

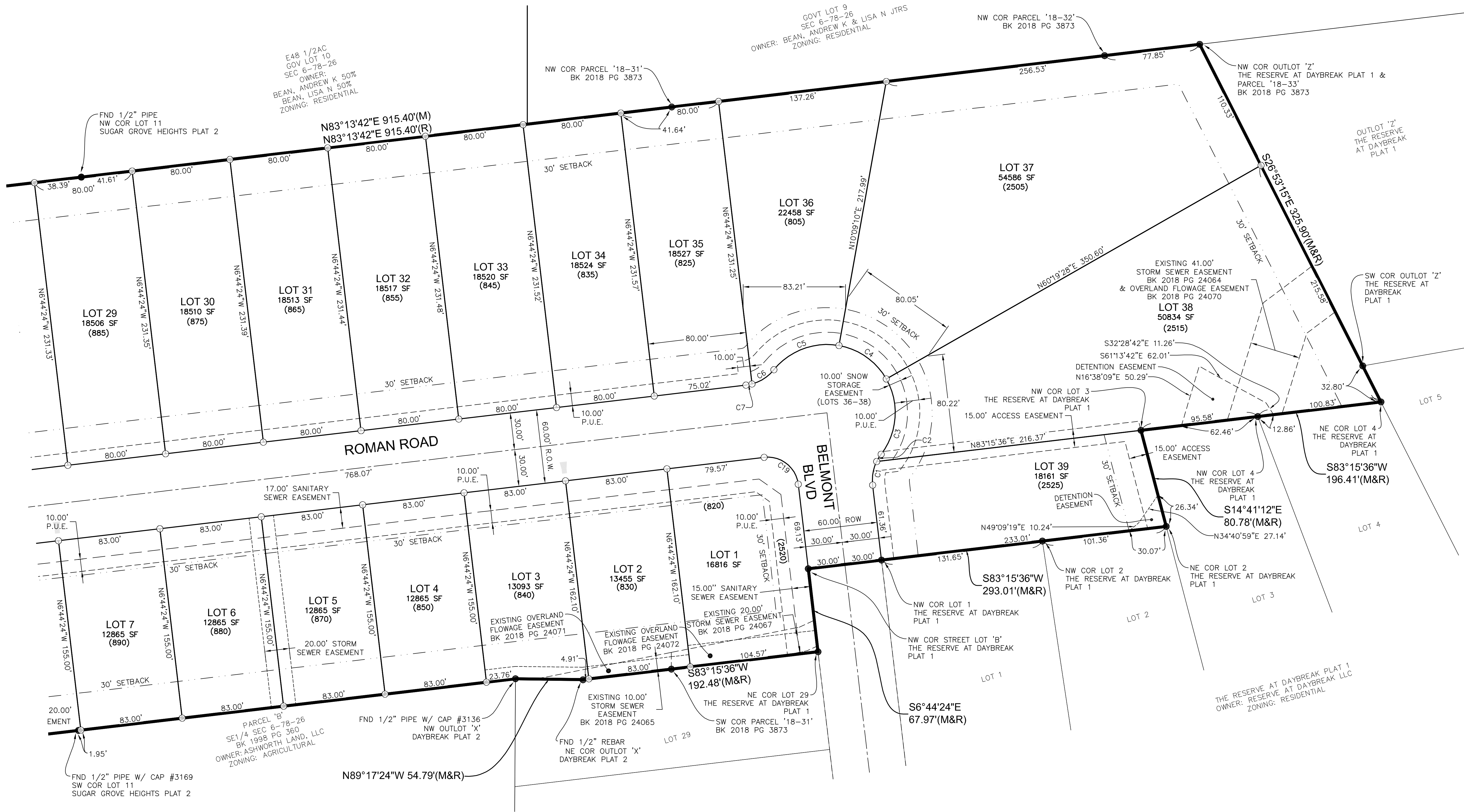
REVISIONS	DATE
FINAL SUBMITTAL	03/06/19
SECOND SUBMITTAL	02/20/19
FIRST SUBMITTAL	02/05/19

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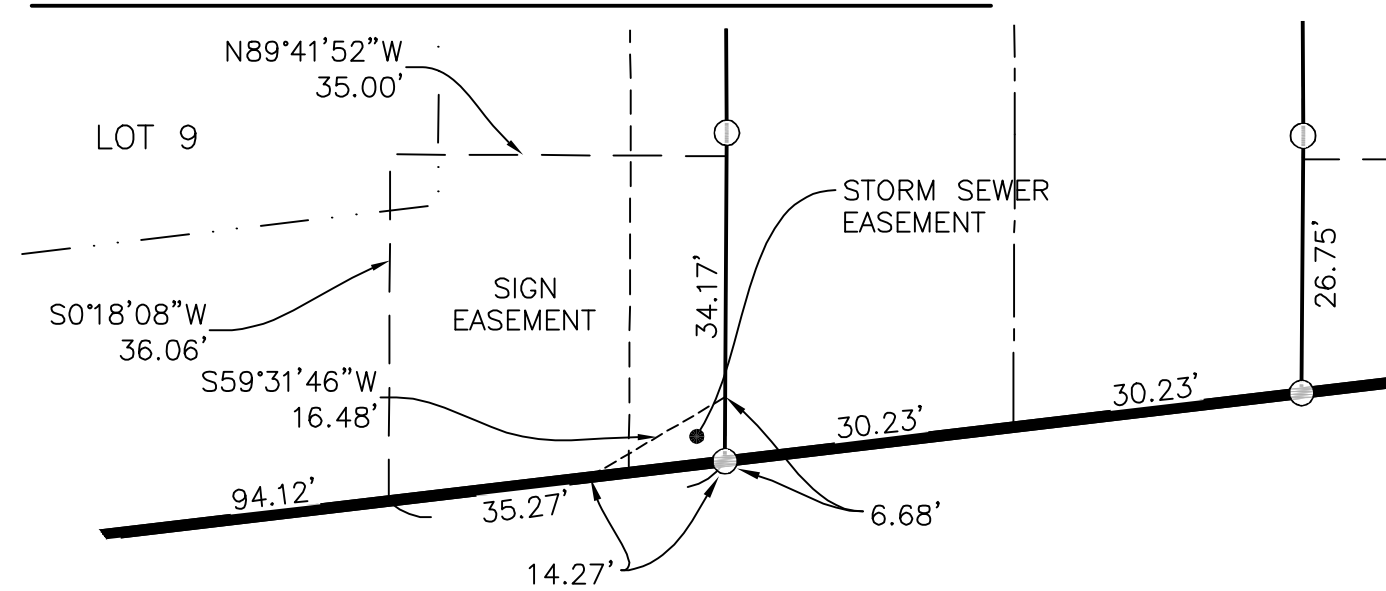
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 2
 FINAL PLAT



COMMENT: 3/6/2019 2:05 PM
 FILE: H:\2019\1809500\DWG\1809500-FINAL PLATING
 PLOTTED BY: JARED MURRAY
 DATE: 3/6/2019 2:05 PM

DETAIL 'A'

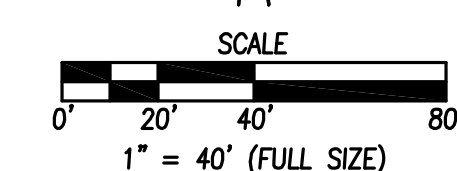


THE RESERVE AT DAYBREAK PLAT 2

FINAL PLAT

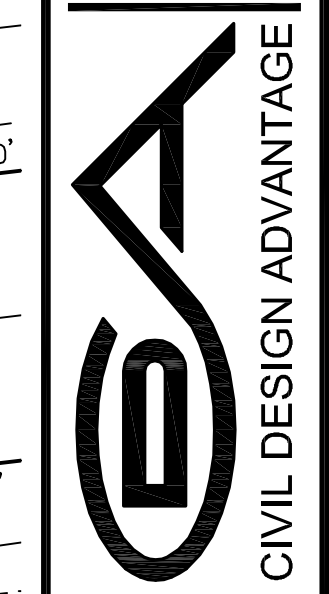
LEGEND

FOUND	SET
▲	△
●	○
M	R
D	P.U.E.
PUBLIC UTILITY EASEMENT	AL
CURVE ARC LENGTH	(XXXX)
LOT ADDRESS	
CENTERLINE	
SECTION LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
PLAT BOUNDARY	



DATE	REVISIONS
03/06/19	
02/20/19	
02/05/19	

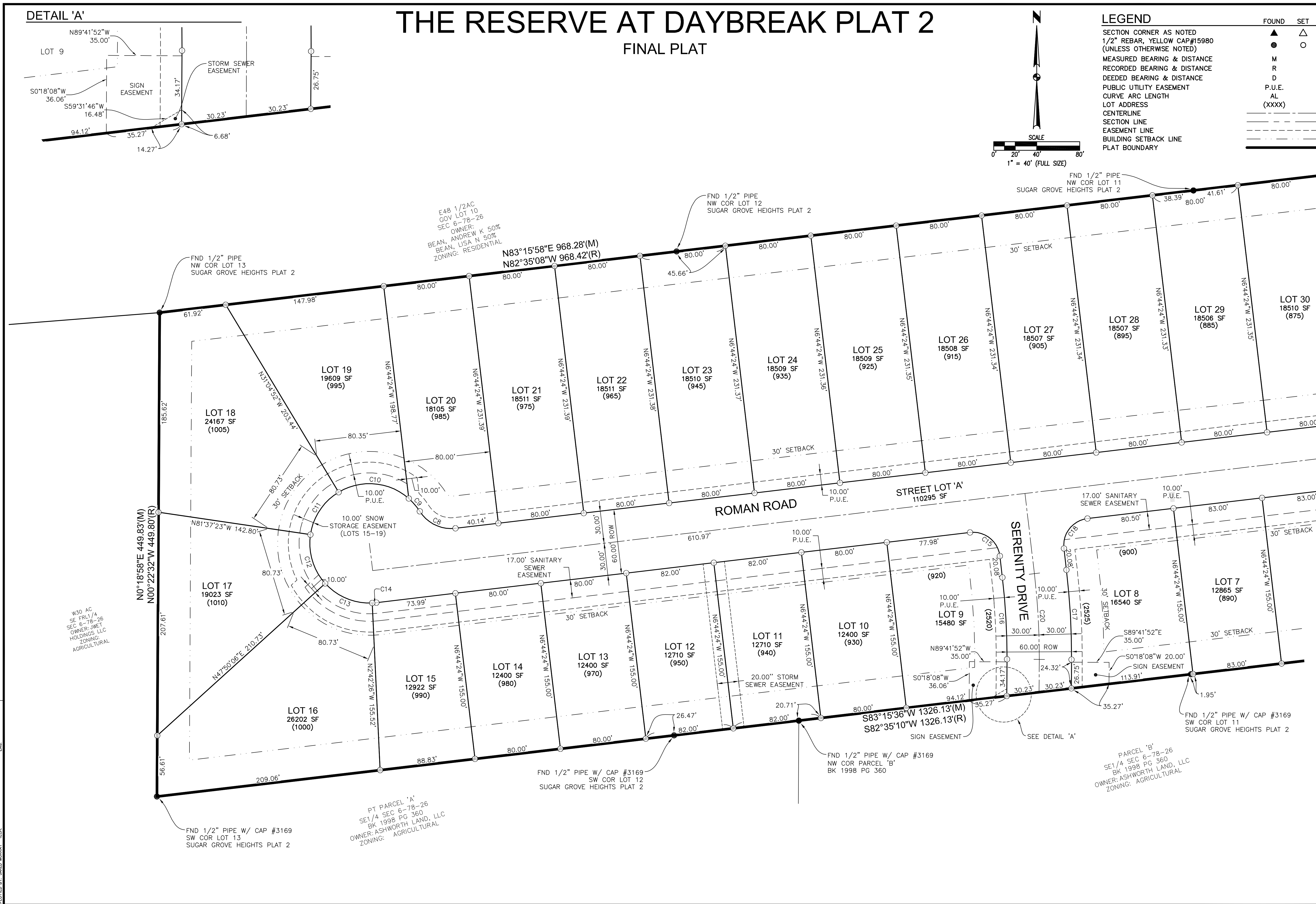
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 ENGINEER: JMM



WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 2
FINAL PLAT

COMMENT: DATE: 3/6/2019 2:05 PM
 FILE: H:\2019\1809500\DWG\180950-FINAL PLATING
 PLOTTED BY: JARED MURRAY
 PLOT:



W30 AC
 SE FRL/4
 SEC 6-78-26
 OWNER: JMWET
 HOLDINGS LLC
 ZONING:
 AGRICULTURAL

PT PARCEL 'A'
 SE1/4 SEC 6-78-26
 BK 1998 PG 360
 OWNER: ASHWORTH LAND, LLC
 ZONING: AGRICULTURAL

PARCEL 'B'
 SE1/4 SEC 6-78-26
 BK 1998 PG 360
 OWNER: ASHWORTH LAND, LLC
 ZONING: AGRICULTURAL