

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

THE RESERVE AT DAYBREAK PLAT 2

FINAL PLAT

FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 09/16/2019

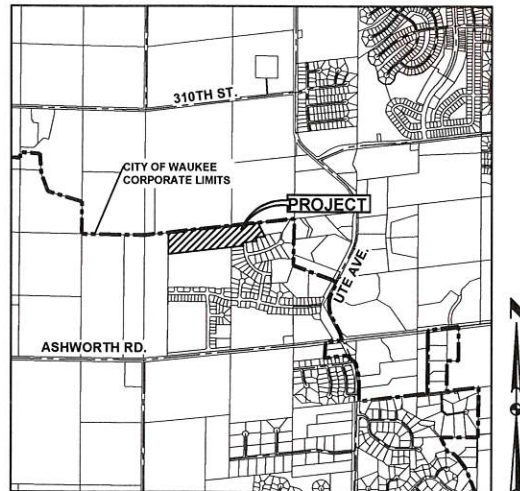
SIGNED: *Michael A. Brooner*

BK 2019 PG 18726
Slide F 161-163

| DATE | REVISIONS |
|----------|------------------|
| 09/17/19 | FINAL SUBMITTAL |
| 06/13/19 | FOURTH SUBMITTAL |
| 03/06/19 | THIRD SUBMITTAL |
| 02/20/19 | SECOND SUBMITTAL |
| 02/05/19 | FIRST SUBMITTAL |

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

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 2, 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, 67.97 FEET TO THE NORTHWEST CORNER OF LOT 29, SAID THE RESERVE AT DAYBREAK PLAT 1; THENCE SOUTH 83°15'36" WEST 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 1326.13 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

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

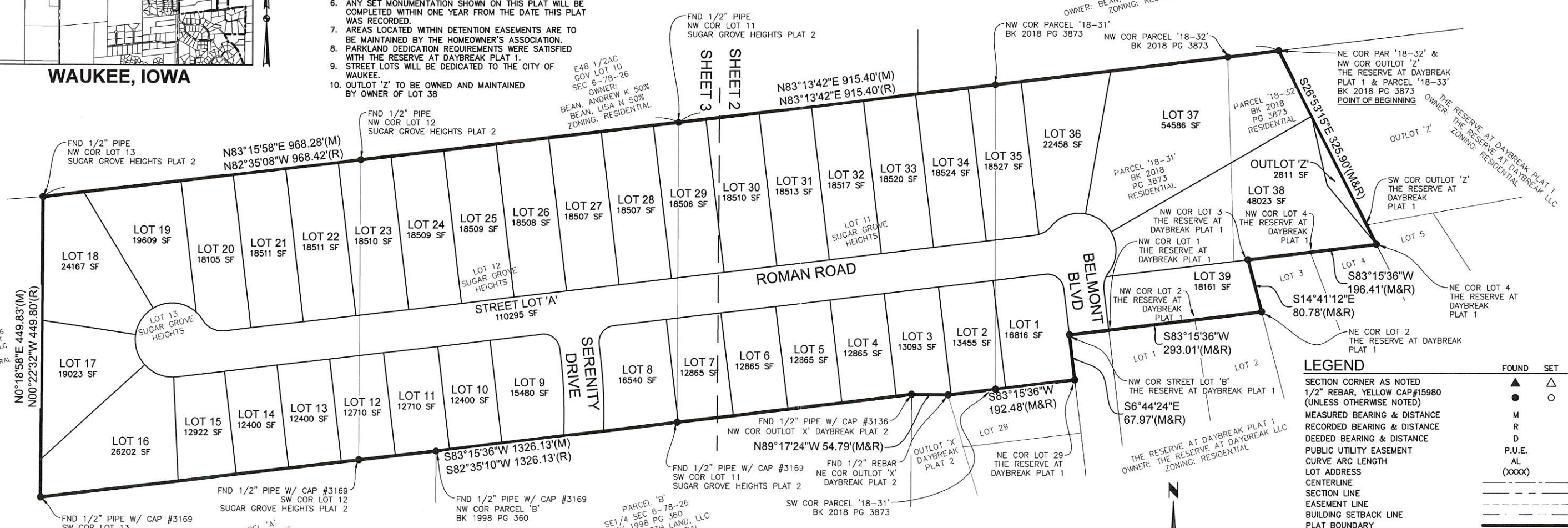
AUGUST 10, 2018

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.
- OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY OWNER OF LOT 38

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 | 67°09'20" | 55.50' | 65.05' | S3°54'09"W | 61.39' | C12 | 50°32'31" | 55.50' | 48.96' | N16°53'39"W | 47.39' |
| C3 | 11°31'18" | 34.50' | 6.94' | S31°43'09"W | 6.93' | 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' | N3°13'08"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' | S3°13'08"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' | S3°13'08"E | 79.84' |



LEGEND

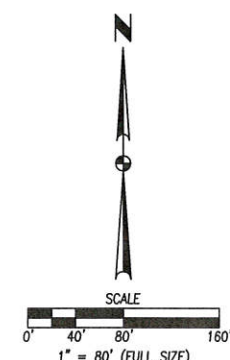
| | FOUND | SET |
|--|--------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED) | ● | ○ |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CURVE ARC 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 9-17-2019
MICHAEL A. BROONER, P.L.S. DATE

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

15980
MICHAEL A. BROONER
IOWA



FILE: H:\2019\1809500\1809500-FINAL_PLAT2.DWG
DATE PLOTTED: 9/17/2019 11:30 PM
COMMENTS: NONE
PLOTTER: HP-504, EFIG

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



ENGINEER: JMM

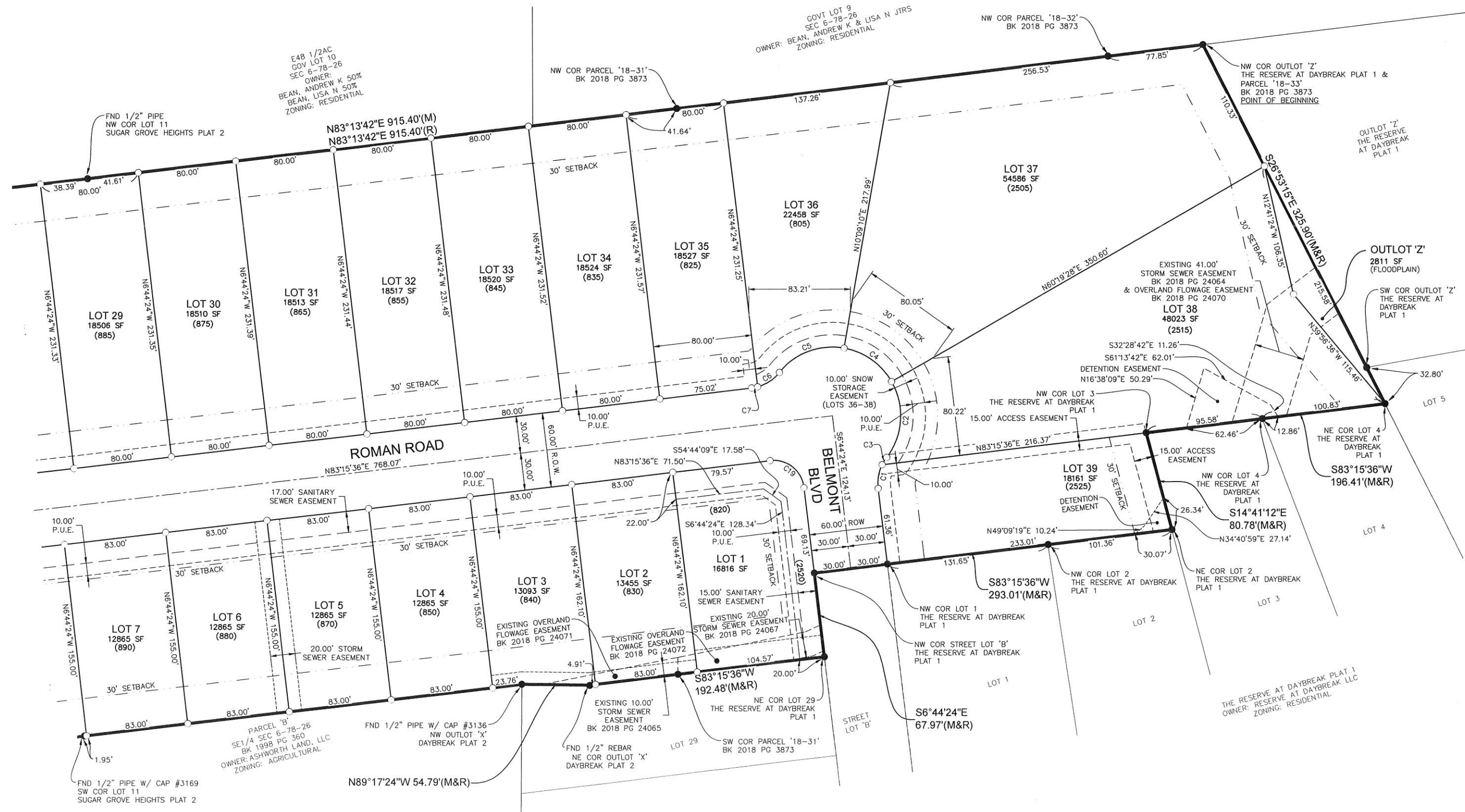
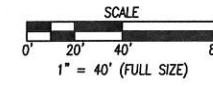
THE RESERVE AT DAYBREAK PLAT 2
FINAL PLAT

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 | |
| LOT ADDRESS | (XXXX) | |
| CENTERLINE | --- | |
| SECTION LINE | --- | |
| EASEMENT LINE | --- | |
| BUILDING SETBACK LINE | --- | |
| PLAT BOUNDARY | --- | |



| DATE | REVISIONS |
|------------------------------------|------------------|
| 09/17/19 <td>FINAL SUBMITTAL</td> | FINAL SUBMITTAL |
| 06/13/19 <td>FOURTH SUBMITTAL</td> | FOURTH SUBMITTAL |
| 03/06/19 <td>THIRD SUBMITTAL</td> | THIRD SUBMITTAL |
| 02/20/19 <td>SECOND SUBMITTAL</td> | SECOND SUBMITTAL |
| 02/05/19 <td>FIRST SUBMITTAL</td> | FIRST SUBMITTAL |

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

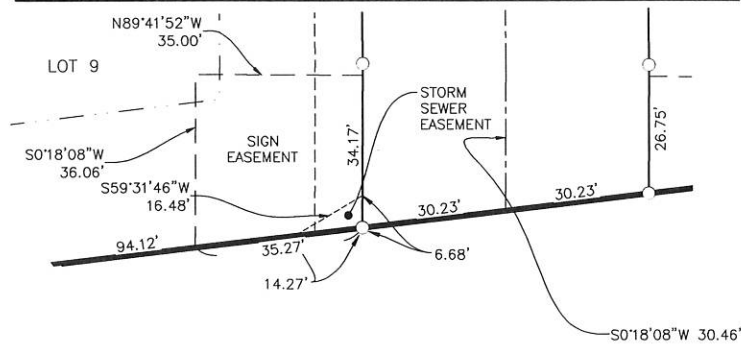


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 2
 FINAL PLAT

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 FILE DATE: 07/17/19 DATE PLOTTED: 7/17/2019 11:30 PM
 COMMENT: ENG
 PLOTTED BY: JMM, EBD/AL
 TECH:

DETAIL 'A'

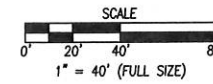


THE RESERVE AT DAYBREAK PLAT 2

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 | | |



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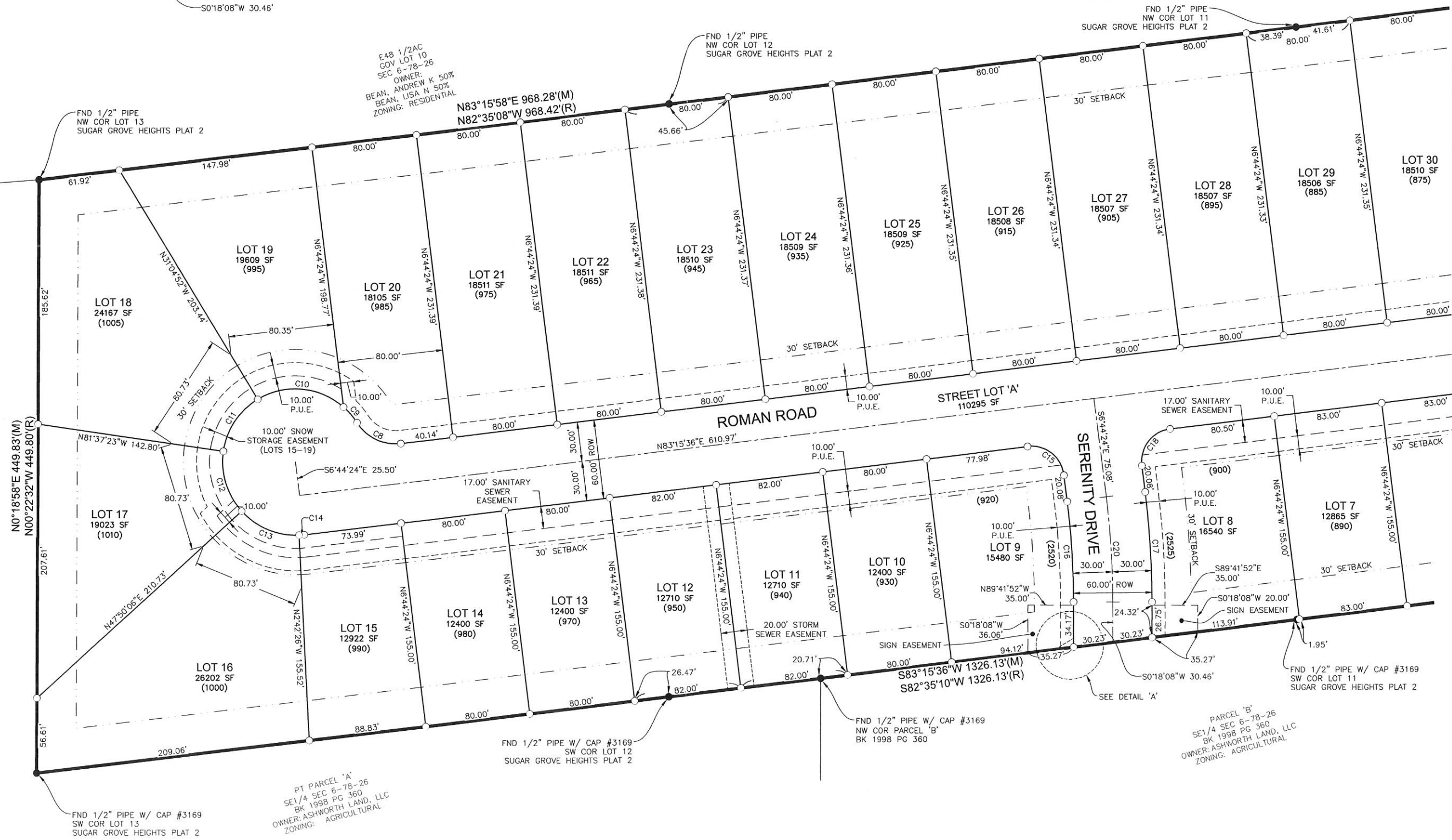
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH:



WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 2

FINAL PLAT



FILE: \\s01\proj\1809500\DWG\1809500.dwg, PLOT: 1809500.dwg
 DATE PLOTTED: 4/17/2019 1:30 PM
 PLOTTED BY: JMM

W30 AC
 SE 1/4
 SEC 6-78-26
 OWNER: JMET
 HOLDINGS LLC
 ZONING:
 AGRICULTURAL

FND 1/2" PIPE W/ CAP #3169
 SW COR LOT 13
 SUGAR GROVE HEIGHTS PLAT 2

PT PARCEL 'A'
 SE 1/4 SEC 6-78-26
 BK 1998 PG 360
 OWNER: ASHWORTH LAND, LLC
 ZONING: AGRICULTURAL

FND 1/2" PIPE W/ CAP #3169
 SW COR LOT 12
 SUGAR GROVE HEIGHTS PLAT 2

FND 1/2" PIPE W/ CAP #3169
 NW COR PARCEL 'B'
 BK 1998 PG 360

SEE DETAIL 'A'

PARCEL 'B'
 SE 1/4 SEC 6-78-26
 BK 1998 PG 360
 OWNER: ASHWORTH LAND, LLC
 ZONING: AGRICULTURAL

FND 1/2" PIPE W/ CAP #3169
 SW COR LOT 11
 SUGAR GROVE HEIGHTS PLAT 2

FND 1/2" PIPE
 NW COR LOT 11
 SUGAR GROVE HEIGHTS PLAT 2

E48 1/2AC
 GOV LOT 10
 SEC 6-78-26
 OWNER:
 BEAN, ANDREW K 50%
 BEAN, LISA N 50%
 ZONING: RESIDENTIAL

LOT 9
 N89°41'52"W 35.00'
 S0'18'08"W 36.06'
 S59°31'46"W 16.48'
 94.12'
 35.27'
 14.27'
 6.68'
 30.23'
 30.23'
 26.75'
 S0'18'08"W 30.46'
 SIGN EASEMENT
 STORM SEWER EASEMENT