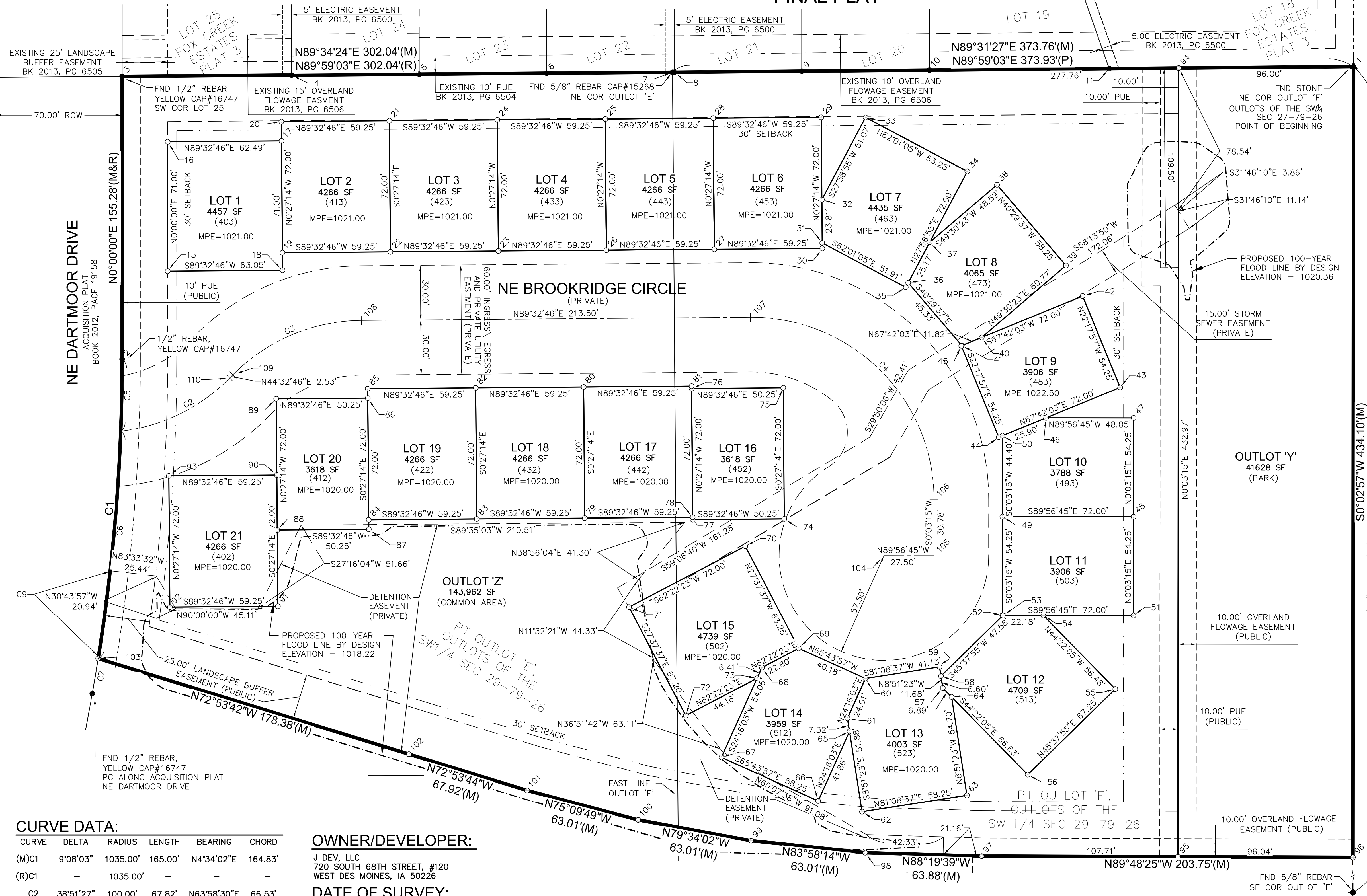
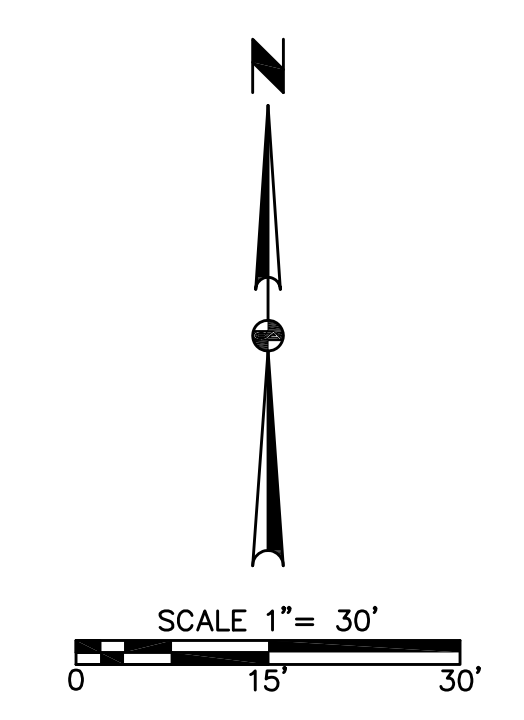


BROOKRIDGE TOWNHOMES PLAT 1

FINAL PLAT



S0°02'57"W 521.41'(M)
 S00°28'52"W 521.41'(R)
 S00°29'02"W 521.42'(P)



NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- OUTLOT 'Y' WILL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE BROOKSIDE TOWNHOME ASSOCIATION.

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	D
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	R	D
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M)C1	9°08'03"	1035.00'	165.00'	N4°34'02"E	164.83'
(R)C1	-	1035.00'	-	-	-
C2	38°51'27"	100.00'	67.82'	N63°58'30"E	66.53'
C3	45°00'00"	100.00'	78.54'	N67°02'46"E	76.54'
C4	90°30'29"	100.00'	157.97'	S45°11'59"E	142.05'
C5	2°11'18"	1035.00'	39.53'	N1°05'39"E	39.53'
C6	6°56'46"	1035.00'	125.47'	N5°39'41"E	125.40'
C7	1°04'50"	1035.00'	19.52'	N9°40'28"E	19.52'
C9	2°41'36"	1035.00'	48.65'	N7°47'16"E	48.65'

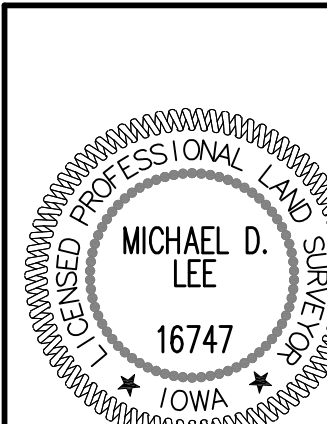
OWNER/DEVELOPER:
 J DEV, LLC
 720 SOUTH 68TH STREET, #120
 WEST DES MOINES, IA 50226

DATE OF SURVEY:
 JUNE 2014

BULK REGULATIONS:
 PD - MIN. LOT AREA = 3,500 SF
 - 30' FRONT YARD SETBACK
 - 30' REAR YARD SETBACK
 - 10' BUILDING SETBACK
 (TOTAL=10', MIN. SIDE=5')

ZONING:
 PD PLANNED DEVELOPMENT DISTRICT
 (R-4 UNDERLYING)

PLAT DESCRIPTION:
 A PART OF OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER OF SECTION 27, T-79-N, R-26-W, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F'; THENCE SOUTH 0°02'57" WEST ALONG THE EAST LINE OF SAID OUTLOT 'F', 434.10 FEET; THENCE NORTH 89°48'25" WEST, 203.75 FEET; THENCE NORTH 88°19'39" WEST, 63.88 FEET; THENCE NORTH 83°58'14" WEST, 63.01 FEET; THENCE NORTH 79°34'02" WEST, 63.01 FEET; THENCE NORTH 75°09'49" WEST, 63.01 FEET; THENCE NORTH 72°53'44" WEST, 67.92 FEET; THENCE NORTH 72°53'42" WEST, 178.38 FEET TO THE EAST RIGHT OF WAY LINE OF NE DARTMOOR DRIVE AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2012, PAGE 19158; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 165.00 FEET AND WHOSE CHORD BEARS NORTH 04°34'02" EAST, 164.83 FEET; THENCE NORTH 0°00'00" EAST ALONG SAID EAST RIGHT OF WAY, 155.28 FEET TO THE SOUTHWEST CORNER OF LOT 25, FOX CREEK ESTATES PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 89°34'24" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'E', 302.04 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'E'; THENCE NORTH 89°31'27" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'F', 373.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.27 ACRES (273,190 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS ONE & TWO

BROOKRIDGE TOWNHOMES PLAT 1 FINAL PLAT

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

TECH: [Blank]
 ENGINEER: [Blank]

WAUKEE, IOWA

REVISIONS: [Table with columns for DATE, REVISIONS, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL]

DATE: 07/29/14, 07/16/14, 07/01/14

1/2

1401.002

BROOKRIDGE TOWNHOMES PLAT 1

FINAL PLAT

POINT TABLE:

Point #	Northing	Easting	Point #	Northing	Easting
1	276229.17	351262.53	61	275871.43	350984.79
2	276068.53	350586.74	62	275820.16	350992.78
3	276223.82	350586.74	63	275829.12	351050.34
4	276224.51	350679.74	64	275883.18	351041.91
5	276225.03	350749.74	65	275864.20	350985.92
6	276225.55	350819.74	66	275826.04	350968.71
7	276226.05	350888.73	67	275849.98	350915.61
8	276226.07	350889.74	68	275899.26	350937.83
9	276226.65	350959.74	69	275909.83	350958.03
10	276227.24	351029.74	70	275965.87	350928.70
11	276228.06	351128.43	71	275932.48	350864.91
13	275707.81	351262.12	72	275872.94	350896.07
14	275884.99	350570.34	73	275893.42	350935.19
15	276116.89	350611.74	74	275980.87	350950.10
16	276187.89	350611.74	75	276052.87	350949.53
17	276188.39	350674.23	76	276052.47	350899.28
18	276117.39	350674.79	77	275980.47	350899.85
19	276127.01	350674.72	78	275981.78	350899.84
20	276199.01	350674.15	79	275981.31	350840.59
21	276199.48	350733.40	80	276053.32	350840.02
22	276127.47	350733.97	81	276053.79	350899.27
23	276127.94	350793.21	82	276052.85	350780.77
24	276199.95	350792.64	83	275980.85	350781.34
25	276200.42	350851.89	84	275980.38	350722.09
26	276128.41	350852.46	85	276052.38	350721.52
27	276128.88	350911.71	89	276046.81	350671.32
28	276200.88	350911.14	90	276004.94	350671.65
29	276201.35	350970.39	91	275932.95	350672.22
30	276129.35	350970.96	92	275932.48	350612.97
31	276132.38	350970.94	93	276004.47	350612.40
32	276156.19	350970.75	94	276228.37	351166.53
33	276201.29	350994.71	95	275795.40	351166.12
34	276171.61	351050.56	96	275795.07	351262.15
35	276108.03	351016.78	97	275795.76	351058.41
36	276110.51	351018.10	98	275797.62	350994.56
37	276132.74	351029.91	99	275804.24	350931.90
38	276164.29	351066.86	100	275815.65	350869.94
39	276119.99	351104.68	101	275831.78	350809.03
40	276080.52	351058.47	102	275851.76	350744.11
41	276076.04	351047.53	103	275904.23	350573.62
42	276103.23	351113.84	104	275960.69	351004.77
43	276053.04	351134.42	105	275960.67	351032.27
44	276025.72	351067.81	106	275991.45	351032.30
45	276075.91	351047.22	107	276091.54	350931.51
46	276036.38	351093.79	108	276089.85	350718.02
47	276036.33	351141.84	109	276060.00	350647.54
48	275982.08	351141.79	110	276058.20	350645.77
49	275982.15	351069.79			
50	276026.55	351069.83			
51	275927.83	351141.73			
52	275927.90	351069.73			
53	275927.90	351070.09			
54	275927.88	351092.27			
55	275887.50	351131.76			
56	275840.48	351083.69			
57	275888.11	351037.10			
58	275894.63	351036.08			
59	275899.65	351035.30			
60	275893.32	350994.66			

FILE: H:\2014\40002\DWG\40002-FINAL PLAT TOWNHOMES.DWG
 COMMENT: PLOTTED BY: ERIC OLENNIK
 PLOTTED BY: ERIC OLENNIK
 DATE: 2/17/2015 7:28 AM

	BROOKRIDGE TOWNHOMES PLAT 1 FINAL PLAT	WAUKEE, IOWA		2 <hr style="width: 50%; margin: 0 auto;"/> 2 1401.002	ENGINEER: ENGINEER:	TECH: TECH:
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410			ESA CIVIL DESIGN ADVANTAGE			
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