

BROOK LANDING PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT OUTLOT 'X', FINI ACRES REPLAT & PT OUTLOT 'X', FINI ACRES PLAT 2
DES MOINES, POLK COUNTY, IOWA

REQUESTOR: BROOK LANDING, LLC

PROPRIETOR: BROOK LANDING, LLC
PO BOX 7502
URBANDALE, IOWA 50323

SURVEYOR: MIKE BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA, 50111
PH: 515-369-4400

APPROVED BY:

Community Development Director _____ Date _____

City Engineer _____ Date _____

Roll Call _____ Date _____

City Council _____ Date _____

CERTIFIED BY:

City Clerk _____ Date _____

City of Des Moines, Iowa

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	P.U.E.	P.U.E.
PUBLIC UTILITY EASEMENT		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

PLAT DESCRIPTION:

A PART OF OUTLOT 'X', FINI ACRES REPLAT, AN OFFICIAL PLAT AND A PART OF OUTLOT 'X', FINI ACRES PLAT 2, AN OFFICIAL PLAT ALL IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 43, BROOK LANDING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°55'33" EAST ALONG THE SOUTH LINE OF SAID BROOK LANDING PLAT 1, A DISTANCE OF 60.32 FEET TO THE SOUTHEAST CORNER OF LOT 43, SAID BROOK LANDING PLAT 1; THENCE SOUTH 83°00'01" EAST ALONG SAID SOUTH LINE, 46.89 FEET TO THE SOUTHEAST CORNER OF LOT 44, SAID BROOK LANDING PLAT 1; THENCE SOUTH 67°43'14" EAST ALONG SAID SOUTH LINE, 82.08 FEET TO THE SOUTHEAST CORNER OF LOT 45, SAID BROOK LANDING PLAT 1; THENCE SOUTH 22°16'46" WEST ALONG SAID SOUTH LINE, 21.78 FEET TO THE SOUTHWEST CORNER OF STREET LOT 'E', SAID BROOK LANDING PLAT 1; THENCE SOUTH 67°43'14" EAST ALONG SAID SOUTH LINE, 175.00 FEET TO THE SOUTHEAST CORNER OF LOT 46, SAID BROOK LANDING PLAT 1; THENCE SOUTH 89°54'29" EAST ALONG SAID SOUTH LINE, 427.28 FEET TO THE SOUTHEAST CORNER OF LOT 52, SAID BROOK LANDING PLAT 1; THENCE SOUTH 32°51'35" EAST, 60.16 FEET; THENCE SOUTH 00°05'31" WEST, 74.52 FEET; THENCE SOUTH 89°54'29" EAST, 20.24 FEET; THENCE SOUTH 00°05'31" WEST, 124.13 FEET; THENCE SOUTH 14°33'46" WEST, 52.54 FEET; THENCE NORTH 89°54'29" WEST, 498.65 FEET; THENCE SOUTH 00°05'31" WEST, 210.53 FEET; THENCE SOUTH 24°45'21" EAST, 60.00 FEET; THENCE SOUTH 65°14'39" WEST, 7.97 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 46.83 FEET AND WHOSE CHORD BEARS SOUTH 68°21'52" WEST, 46.81 FEET; THENCE SOUTH 18°30'55" EAST, 91.70 FEET; THENCE SOUTH 04°33'21" EAST, 77.12 FEET; THENCE SOUTH 00°05'31" WEST, 184.50 FEET; THENCE SOUTH 09°49'53" EAST, 48.66 FEET; THENCE SOUTH 35°19'51" EAST, 30.11 FEET; THENCE SOUTH 62°02'23" EAST, 34.07 FEET; THENCE SOUTH 20°47'15" WEST, 128.67 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 225.00 FEET, WHOSE ARC LENGTH IS 48.23 FEET AND WHOSE CHORD BEARS SOUTH 75°21'12" EAST, 48.14 FEET; THENCE SOUTH 08°30'21" WEST, 184.61 FEET TO THE SOUTH LINE OF SAID OUTLOT 'X', FINI ACRES REPLAT; THENCE SOUTH 89°54'01" WEST ALONG SAID SOUTH LINE, 345.07 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X', FINI ACRES REPLAT; THENCE NORTH 00°05'31" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', FINI ACRES REPLAT, 1274.07 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X', FINI ACRES REPLAT; THENCE NORTH 00°02'47" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', FINI ACRES PLAT 2, A DISTANCE OF 187.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.85 ACRES (603,184 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY:

OUTLOT 'X',
FINI ACRES PLAT 2 = 73,940 SF (1.70 AC)

OUTLOT 'X',
FINI ACRES REPLAT = 529,247 SF (12.15 AC)

TOTAL = 603,187 SF (13.85 AC)

OWNER/DEVELOPER

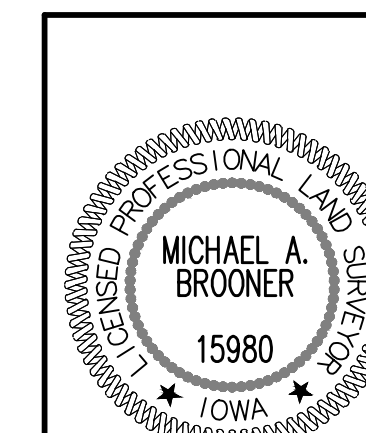
BROOK LANDING, LLC
PO BOX 7502
URBANDALE, IOWA 50323
PH: 515-418-3475
CONTACT: JON GALLOWAY

ENGINEER/SURVEYOR:

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

DATE OF SURVEY:

JUNE 21, 2017

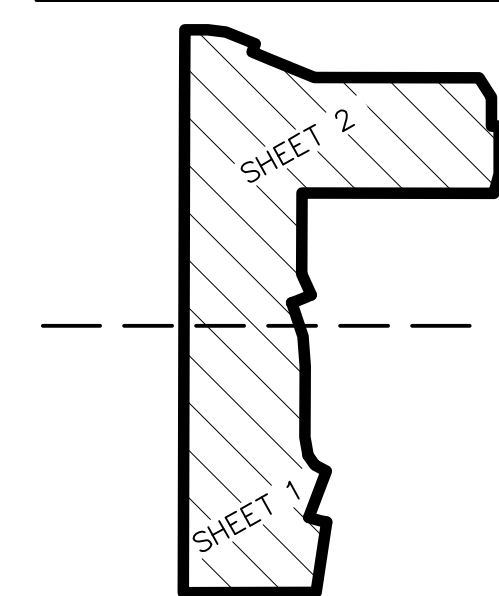


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael A. Brooner
MICHAEL A. BROONER, P.L.S. 8-05-2020
DATE

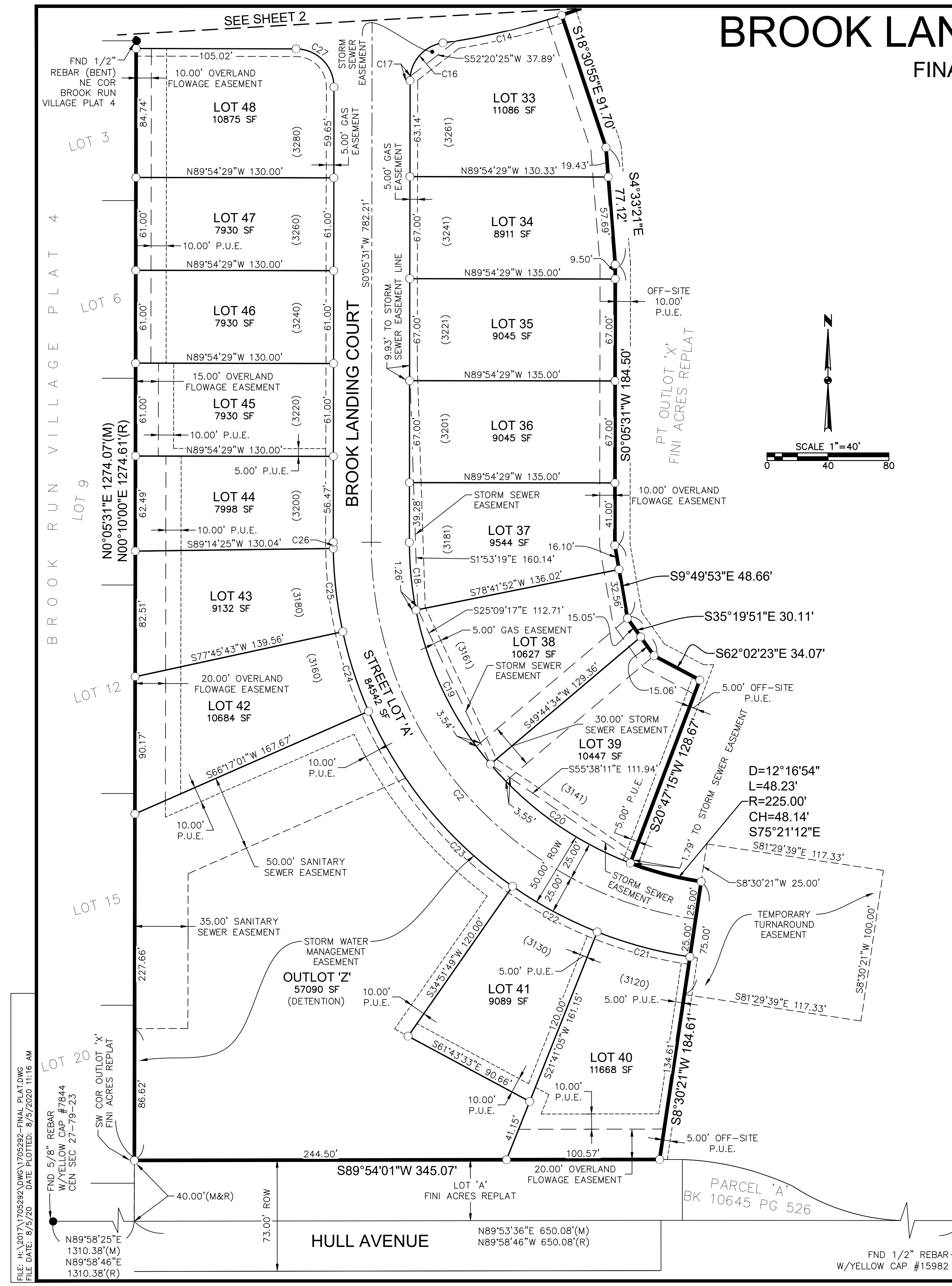
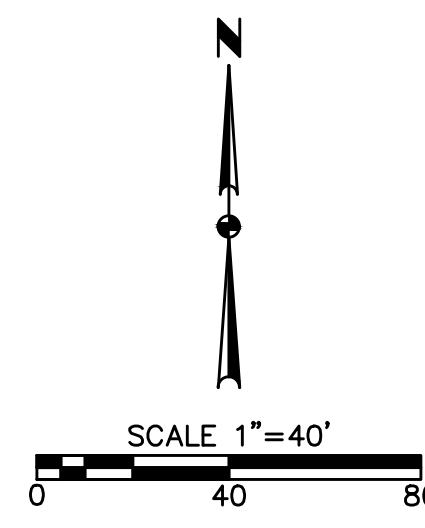
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

INDEX



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	22°11'15"	400.00'	154.90'	N11°11'09"E	153.93'
C2	81°35'10"	250.00'	355.99'	N40°42'04"W	326.66'
C3	23°01'35"	400.00'	160.76'	N76°45'26"E	159.68'
C4	1°52'27"	400.00'	13.08'	N89°12'28"E	13.08'
C5	5°21'14"	375.00'	35.04'	S19°36'09"W	35.03'
C6	12°30'59"	375.00'	81.92'	S10°40'02"W	81.76'
C7	94°19'01"	25.00'	41.15'	S42°44'58"E	36.66'
C8	90°00'00"	25.00'	39.27'	S45°05'31"W	35.36'
C9	4°19'01"	375.00'	28.26'	S21°5'02"W	28.25'
C10	14°47'54"	25.00'	6.46'	S71°8'26"E	6.44'
C11	100°28'25"	25.00'	43.84'	S50°08'41"E	38.43'
C12	10°18'42"	25.00'	4.50'	N84°46'28"E	4.49'
C13	14°22'28"	370.00'	92.83'	N72°25'53"E	92.58'
C14	10°41'06"	430.00'	80.19'	S76°49'37"W	80.07'
C15	1°09'16"	430.00'	8.66'	N81°35'32"E	8.66'
C16	82°04'39"	25.00'	35.81'	S41°07'51"W	32.83'
C17	6°31'38"	25.00'	2.85'	S3°21'20"W	2.85'
C18	11°23'40"	225.00'	44.75'	S5°36'19"E	44.67'
C19	28°57'18"	225.00'	113.71'	S25°46'47"E	112.50'
C20	28°57'18"	225.00'	113.71'	S54°44'06"E	112.50'
C21	13°10'44"	275.00'	63.25'	N74°54'17"W	63.11'
C22	13°10'44"	275.00'	63.25'	N61°43'33"W	63.11'
C23	31°25'12"	275.00'	150.81'	N39°25'35"W	148.92'
C24	11°28'42"	275.00'	55.09'	N17°58'38"W	55.00'
C25	11°28'42"	275.00'	55.09'	N6°29'56"W	55.00'
C26	0°51'06"	275.00'	4.09'	N0°20'02"W	4.09'
C27	89°56'50"	25.00'	39.25'	N44°52'54"W	35.34'
C28	90°03'10"	25.00'	39.29'	N45°07'06"E	35.37'
C29	4°04'28"	425.00'	30.22'	N2°07'45"E	30.22'
C30	7°33'40"	425.00'	56.08'	N7°56'49"E	56.04'
C31	8°49'24"	425.00'	65.45'	N16°08'21"E	65.38'
C32	1°43'43"	425.00'	12.82'	N21°24'55"E	12.82'



FILE: H:\2017\1705292.DWG DATE PLOTTED: 8/5/2020 11:16 AM
W/YELLOW CAP #7844
CEN SEC 27-79-23

DATE: 08/04/20
REVISIONS: 06/25/20
SECOND SUBMITTAL
FIRST SUBMITTAL

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

TECH: _____
ENGINEER: _____

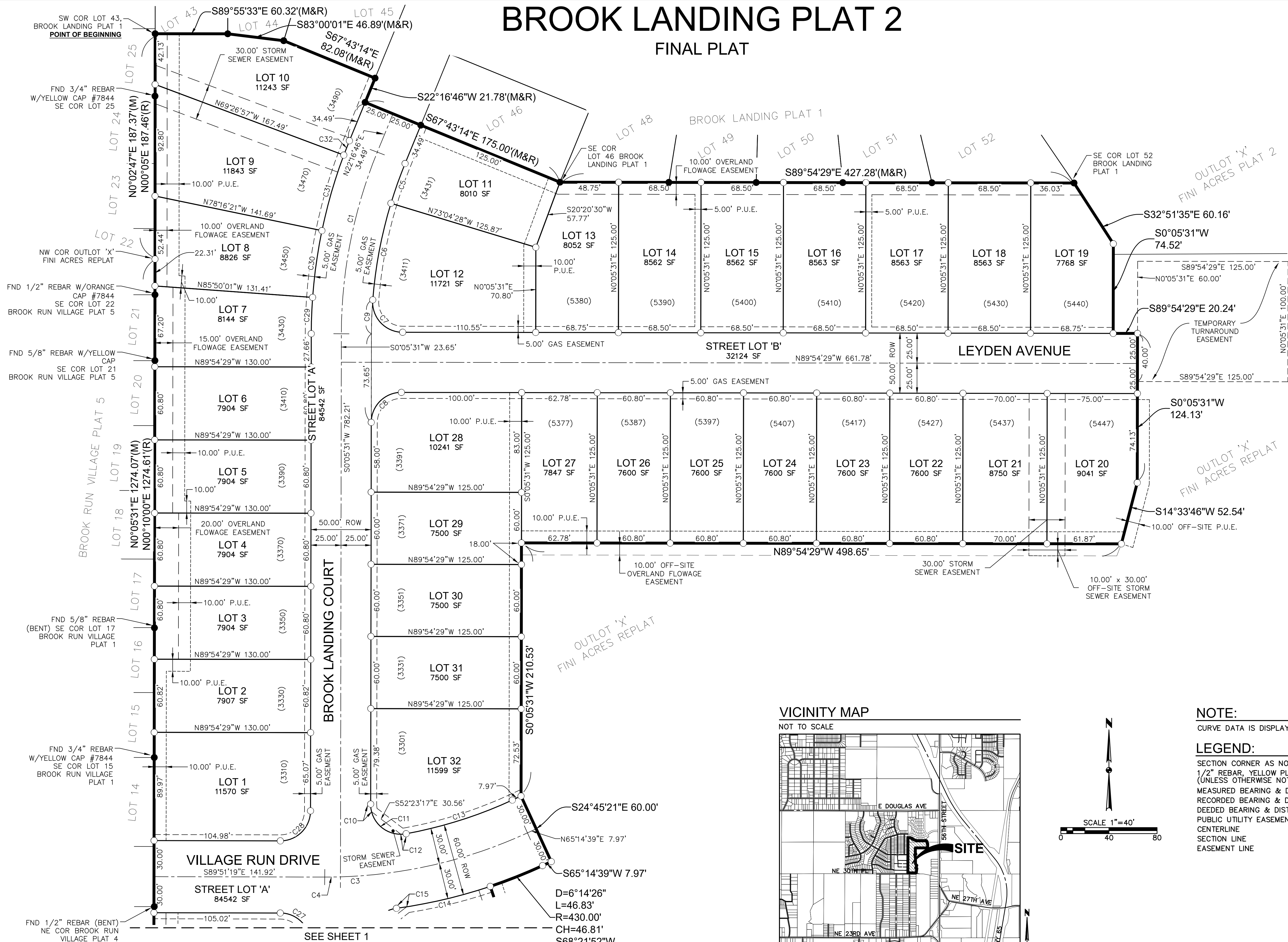
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FINAL PLAT

DES MOINES, IOWA

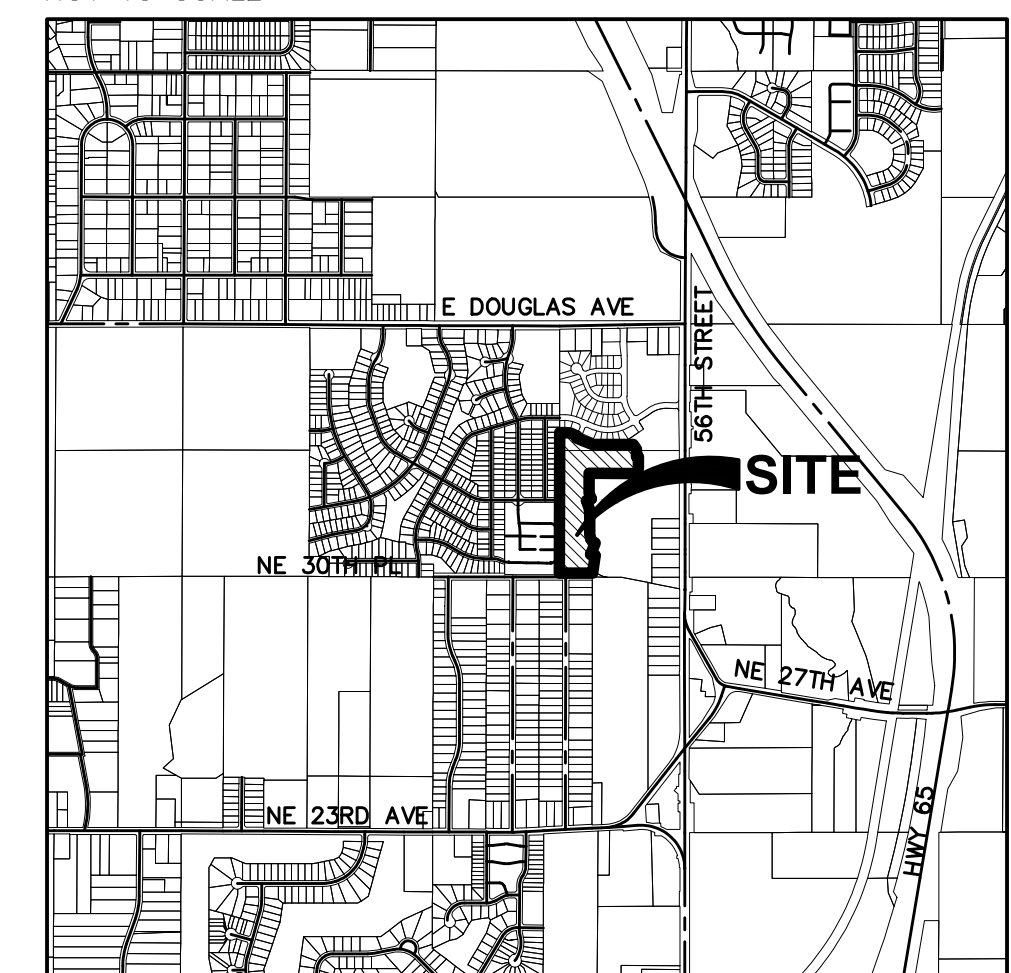
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BROOK LANDING PLAT 2

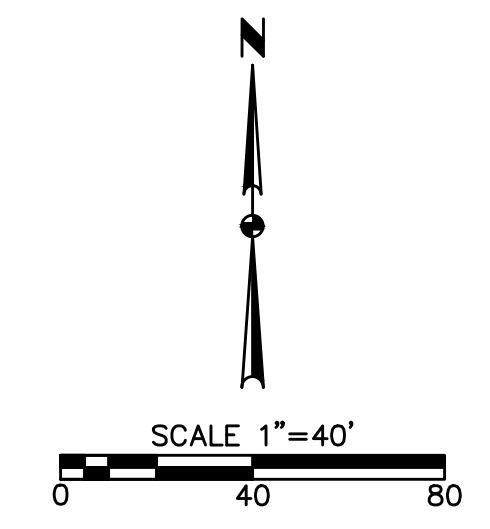
FINAL PLAT



VICINITY MAP
NOT TO SCALE



DES MOINES, IOWA



NOTE:
CURVE DATA IS DISPLAYED ON SHEET 1

LEGEND:

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SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
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PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
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TECH: _____ ENGINEER: _____

ESA
CIVIL DESIGN ADVANTAGE

DES MOINES, IOWA

BROOK LANDING PLAT 2

FINAL PLAT

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