

INDEX LEGEND

LOCATION: LOT 7 AND OUTLOT 'X', THE RESERVE AT DAYBREAK PLAT 1, WAUKEE
 REQUESTOR: THE RESERVE AT DAYBREAK, LLC
 PROPRIETOR: THE RESERVE AT DAYBREAK, LLC
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

OWNER / DEVELOPER

ELEMENT 119
 CONTACT: BRAD STANBROUGH
 10888 HICKMAN ROAD, SUITE 3A
 CLIVE, IA 50325

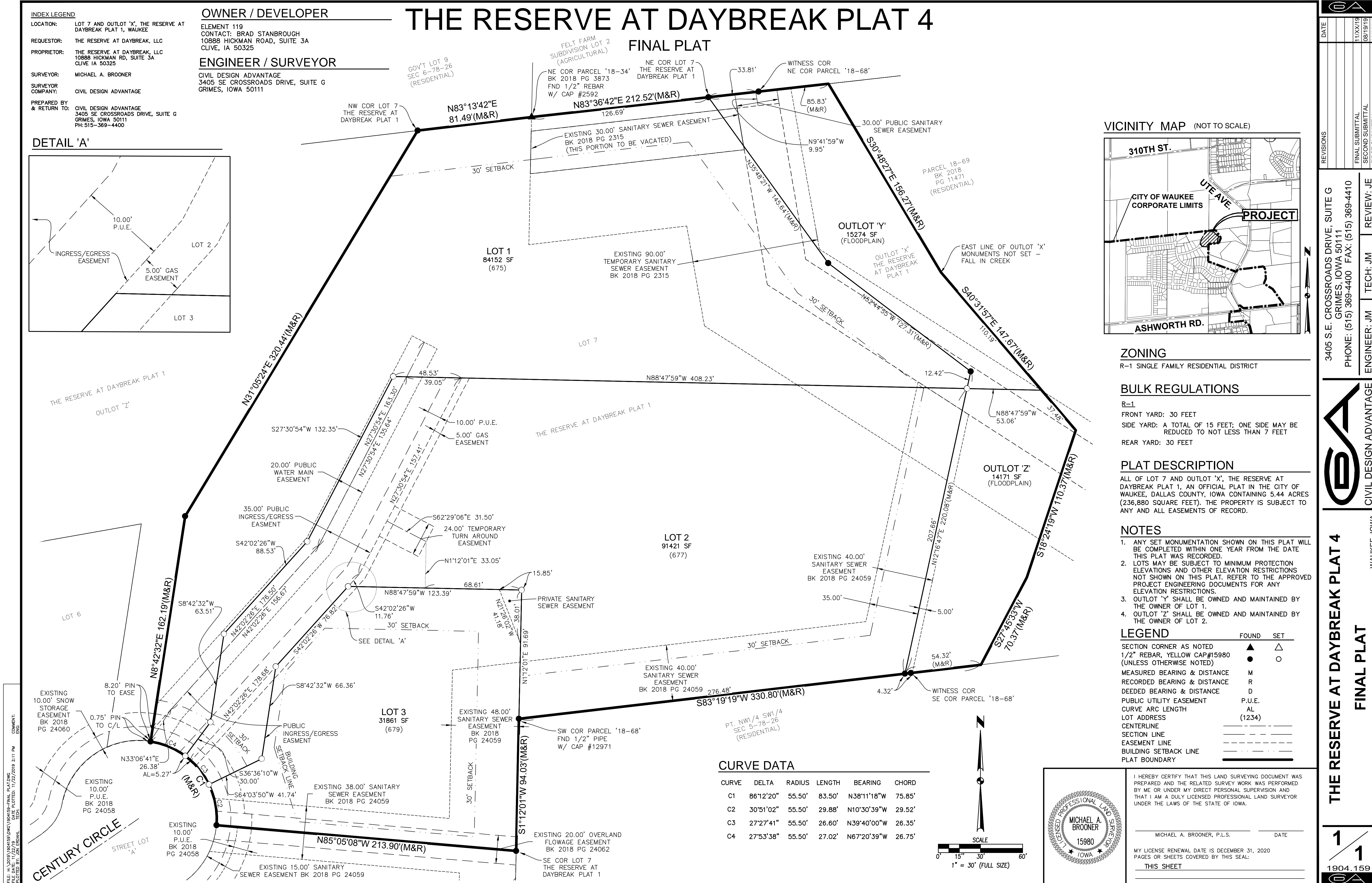
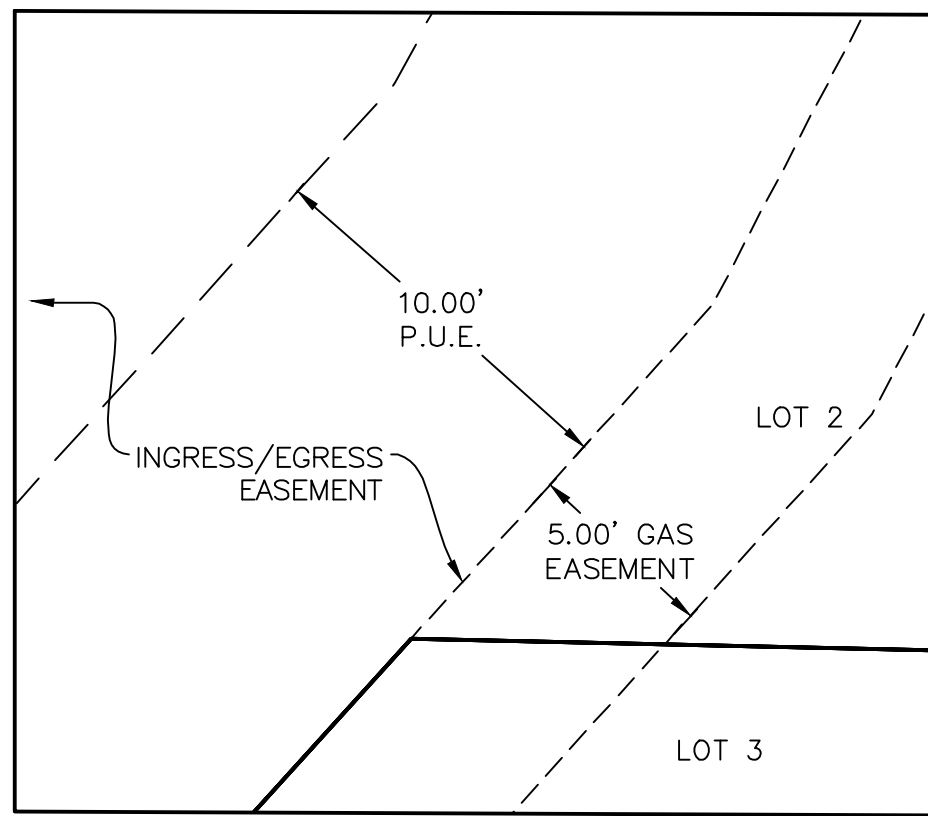
ENGINEER / SURVEYOR

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

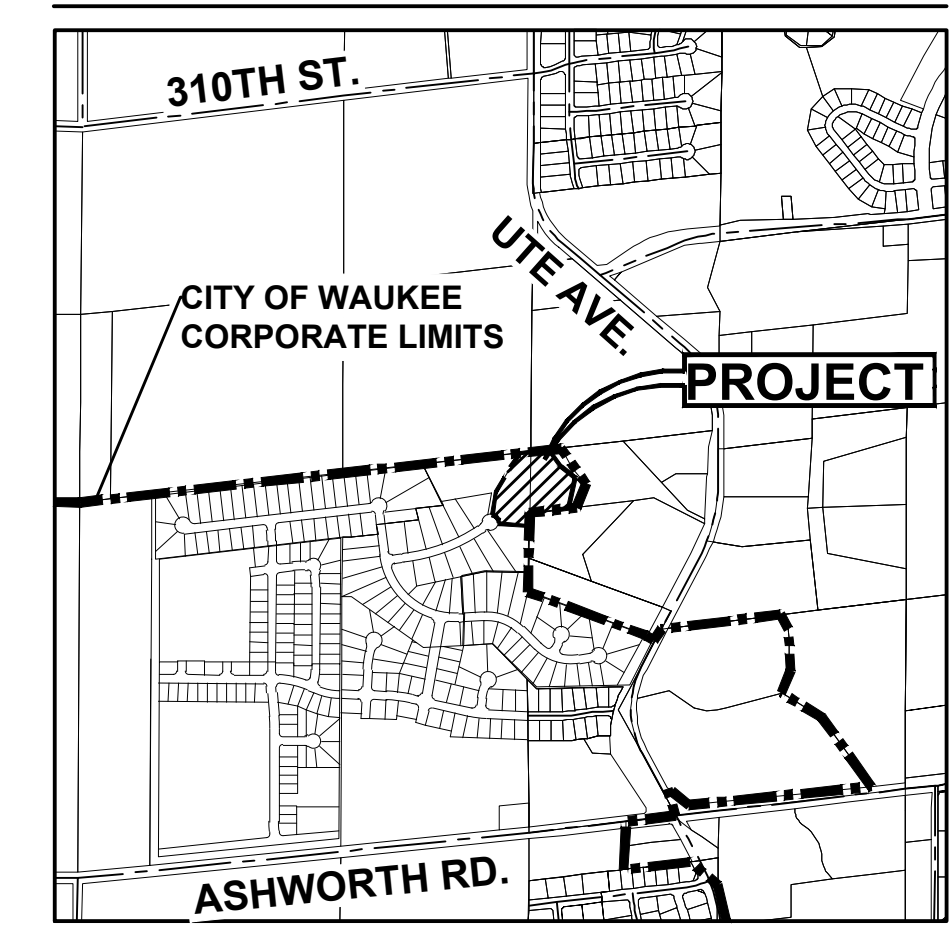
THE RESERVE AT DAYBREAK PLAT 4

FINAL PLAT

DETAIL 'A'



VICINITY MAP (NOT TO SCALE)



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

PLAT DESCRIPTION

ALL OF LOT 7 AND OUTLOT 'X', THE RESERVE AT DAYBREAK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 5.44 ACRES (236,880 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

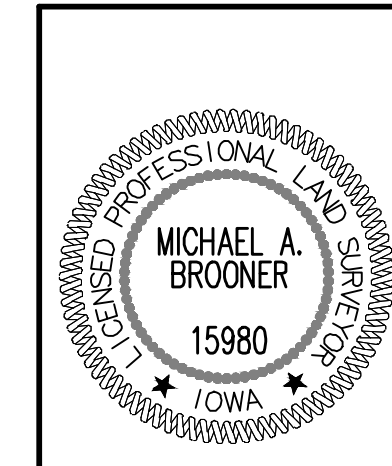
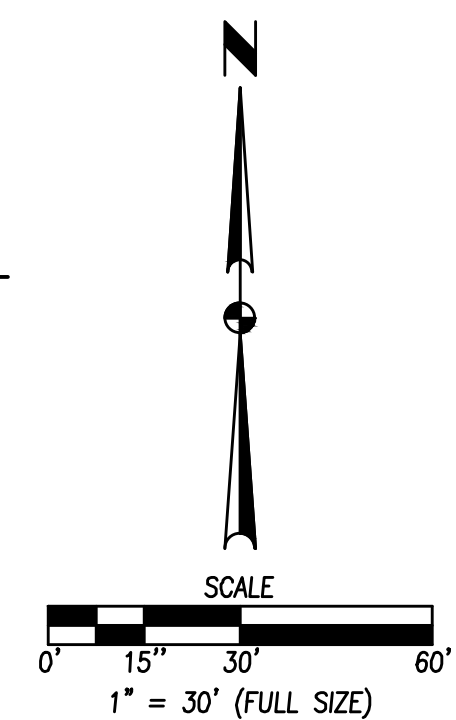
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- OUTLOT 'Y' SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2.

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	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	86°12'20"	55.50'	83.50'	N38°11'18"W	75.85'
C2	30°51'02"	55.50'	29.88'	N10°30'39"W	29.52'
C3	27°27'41"	55.50'	26.60'	N39°40'00"W	26.35'
C4	27°53'38"	55.50'	27.02'	N67°20'39"W	26.75'



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

FILE: H:\2019\190419\190419-FINAL PLAT.DWG
 DATE: 11/22/2019 2:11 PM
 USER: MAB
 PLOT: 11/22/2019 2:11 PM

DATE: 11/22/19 08/19/19 08/07/19

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

ENGINEER: JM TECH: JM REVIEW: JE

CIVIL DESIGN ADVANTAGE

THE RESERVE AT DAYBREAK PLAT 4

FINAL PLAT

WAUKEE, IOWA

1/1

1904.159