

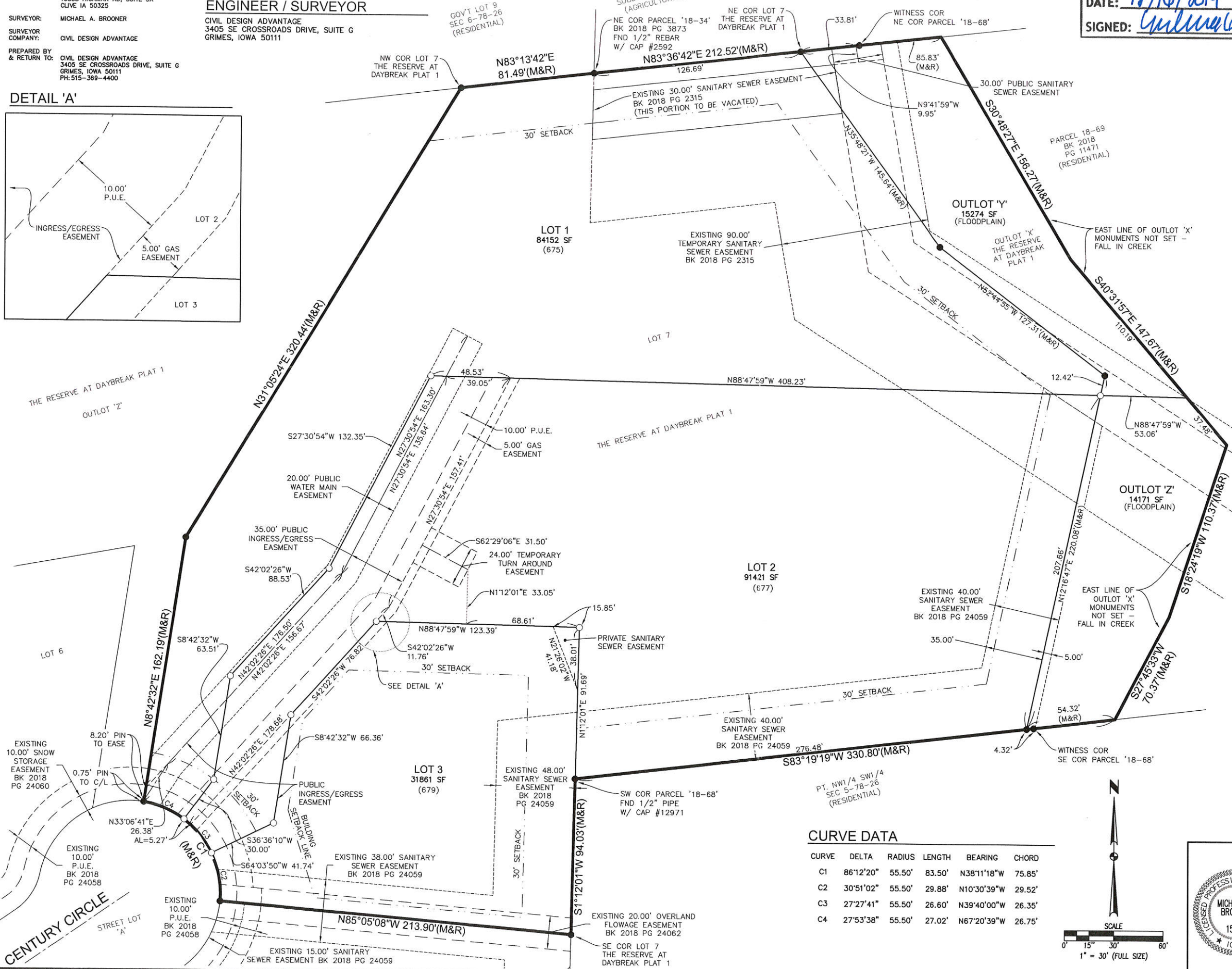
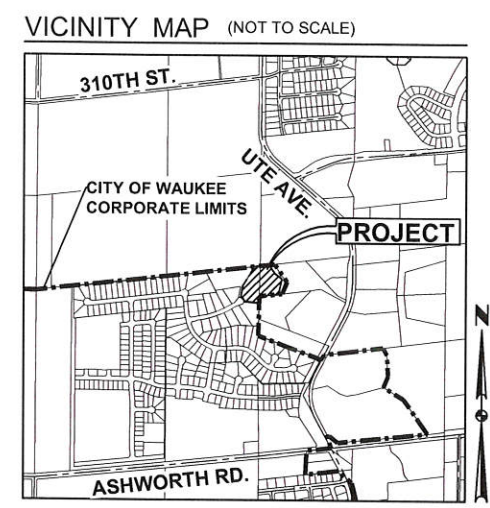
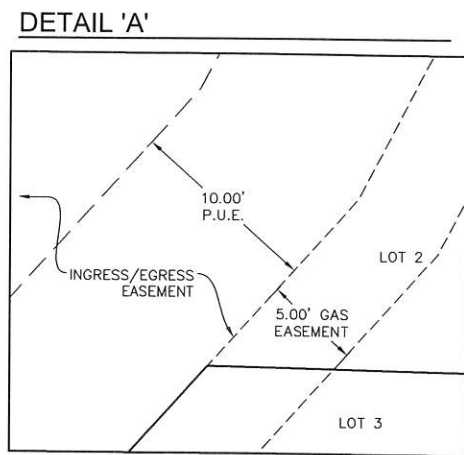
BK2020 PG 344  
Slide F198

**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  
 10888 HICKMAN RD, SUITE 3A  
 CLIVE, IA 50325  
 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**  
**APPROVED BY: Waukee City Council**  
 DATE: 12/10/2019  
 SIGNED: *Michael A. Brooner*



**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**

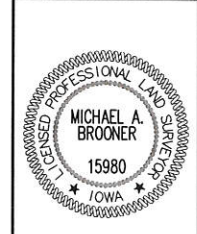
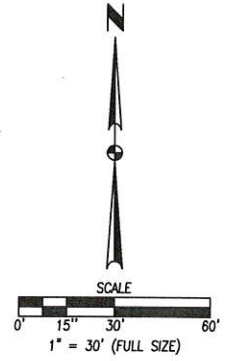
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 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* 1-2-2020  
 MICHAEL A. BROONER, P.L.S. DATE

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

**THE RESERVE AT DAYBREAK PLAT 4**  
**FINAL PLAT**

3405 S.E. CROSSROADS DRIVE, SUITE G  
 WAUKEE, IOWA  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JM TECH: JM REVIEW: JE

DATE: 01/02/20  
 08/19/19  
 08/07/19

REVISIONS: FINAL SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL

1 / 1  
 1904.159