



Doc ID: 007362440038 Type: PLAT  
 Recorded: 11/29/2017 at 09:32:46 AM  
 Fee Amt: \$192.00 Page 1 of 38  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK 2017 PG 23277

# DAYBREAK PLAT 2 FINAL PLAT WAUKEE, IOWA

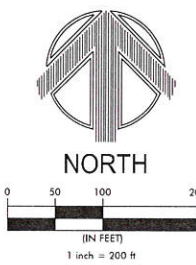


building strong communities

1360 NW 121<sup>st</sup> Street  
 Clive, Iowa 50325  
 515-964-1229  
 fax 515-964-2370

INDEX LEGEND	
CITY: WAUKEE	COUNTY: DALLAS
TRS: SECTION 6, T78N, R26W	
ALIQUOT PART: SESE, NWSE	
PROPRIETOR: DAYBREAK WAUKEE, LLC	
REQUESTED BY: DAYBREAK WAUKEE, LLC	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE ENGINEERING COMPANY	
RETURN TO: JOHN DEWEY 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

IQBAL, DR MS, CUSTODIAN FOR IMRAN J ABBASI  
 UNDER THE IOWA TRANSFERS TO MINORS ACT  
 (DEED BK 2007, PG 2793)  
 PARCEL ID: 16-06-401-003  
 ZONING: A-1



**OWNERS:**  
 DAYBREAK WAUKEE, LLC  
 12119 STRATFORD DRIVE, SUITE B  
 CLIVE, IA 50325  
 STEVE BRUERE  
 515-222-1347  
 STEVE@PEOPLES COMPANY.COM

**ENGINEER:**  
 MCCLURE ENGINEERING  
 1360 NW 121ST STREET  
 CLIVE, IA 50325  
 (515) 964-1229  
 CSMITH@MECRESULTS.COM  
 ATTN: CALEB SMITH

**SETBACK SUMMARY:**  
 FRONT= 30'  
 SIDE= 15' TOTAL, 7' MINIMUM PER SIDE  
 REAR= 30'

**ZONING:**  
 (R-1)- SINGLE-FAMILY RESIDENTIAL DISTRICT

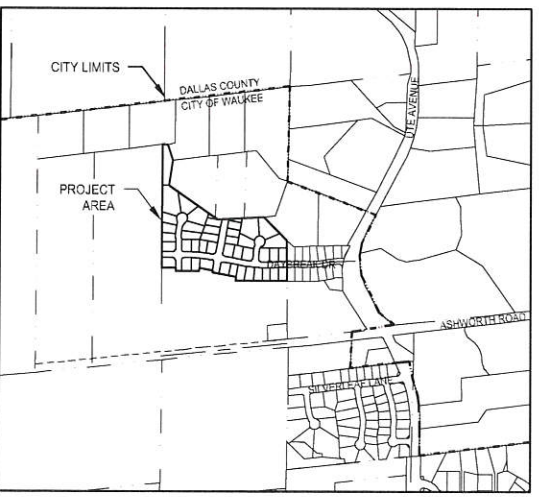
- GENERAL NOTES:**
- TOTAL ACRES PLATTED IS 20.23 ACRES PER THE RECORDED PARCEL 17-166 PLAT OF SURVEY AT BK 2017 PG 13385.
  - LOT A SHALL BE DEDICATED TO THE CITY FOR PUBLIC RIGHT OF WAY PURPOSES.
  - OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

**UTILITIES:**  
 WATER: CITY OF WAUKEE  
 SEWER: CITY OF WAUKEE  
 NATURAL GAS: CITY OF WAUKEE  
 ELECTRIC: MIDAMERICAN ENERGY COMPANY  
 PHONE/CABLE: CENTURYLINK LOCAL NETWORK  
 MEDIACOMMUNICATIONS CORP

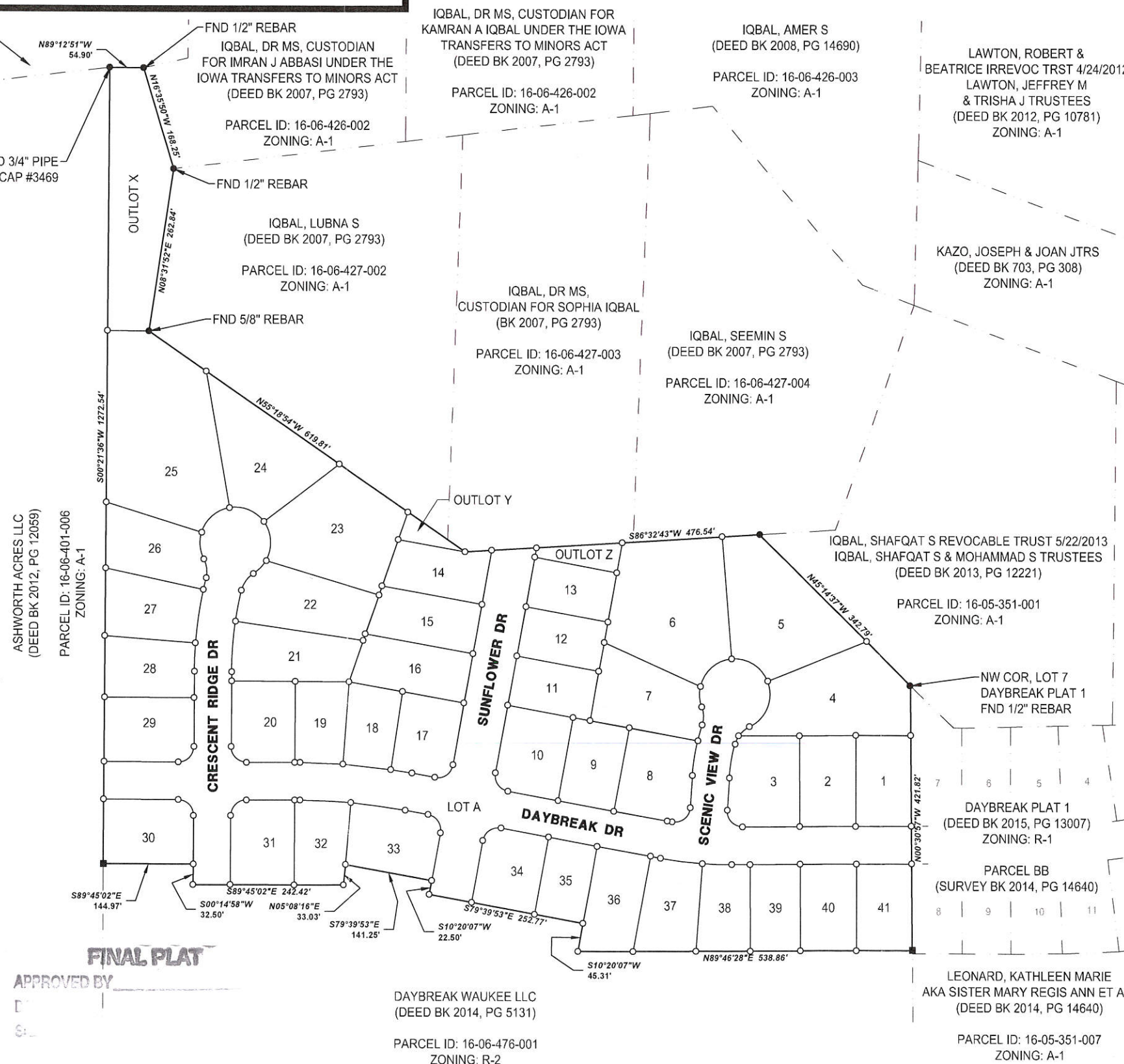
**LEGAL DESCRIPTION:**  
 PARCEL 17-166, AS RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2017, PAGE 13385, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 26TH 5TH P.M., CITY OF WAUKEE, IOWA. PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### GENERAL LEGEND

- BOUNDARY LINE
  - PROPERTY LINE
  - SECTION LINE
  - EASEMENT LINE
  - FIELD FENCE
- CORNERS FOUND:
- SECTION CORNER (TYPE AS NOTED)
  - FOUND IRON ROD 1/2" REBAR W/YPC #16747 (UNLESS NOTED OTHERWISE)
  - FOUND IRON ROD 1/2" REBAR W/OPC #20907 (UNLESS NOTED OTHERWISE)
- CORNERS SET:
- BOUNDARY CORNER 1/2" REBAR OPC #23252
  - CUT X
  - SECTION CORNER 1/2" REBAR OPC #23252
- ABBREVIATIONS:
- ROW - RIGHT-OF-WAY
  - BK, PG - BOOK AND PAGE
  - (M) - MEASURED DISTANCE/ANGLE
  - (R) - RECORD DISTANCE/ANGLE
  - PUE - PUBLIC UTILITY EASEMENT
  - YPC - YELLOW PLASTIC CAP
  - OPC - ORANGE PLASTIC CAP
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT



VICINITY MAP - 1"=2000'

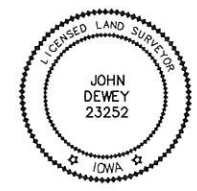


FINAL PLAT

APPROVED BY

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY, PLS  
 NO. 23252  
 DATE 11/27/17

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1-3

### DAYBREAK PLAT 2 FINAL PLAT

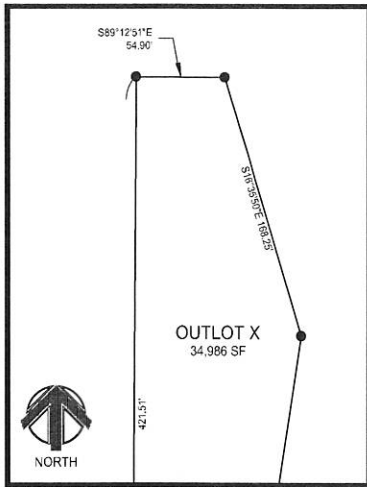
WAUKEE, IOWA  
 2213010  
 07/21/2017

REVISIONS  
 8.8.17  
 8.14.17  
 9.15.17  
 11/27/2017

ENGINEER: C. SMITH  
 DRAWN BY: C. CARLETON

CHECKED BY: P. SHELQUIST  
 FIELD BOOK NO: ----

DRAWING NO: FP-02  
 SHEET NO: 01/03



ALIGN WITH MATCH LINE A  
SCALE 1" = 120'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	40.98	25.00	93°55'35"	S43°15'45"E	36.55
C2	55.07	270.00	11°41'11"	S09°32'39"W	54.98
C3	14.25	43.00	18°59'17"	S24°52'53"W	14.19
C4	22.96	43.00	30°35'21"	S49°40'12"W	22.69
C5	86.21	57.00	86°39'13"	N21°38'16"E	78.22
C6	72.69	57.00	73°04'06"	N58°13'24"W	67.86
C7	71.89	57.00	72°15'49"	S49°06'38"W	67.22
C8	29.10	43.00	38°46'18"	N01°21'43"W	28.55
C9	26.10	330.00	4°31'55"	S15°45'29"W	26.09
C10	56.39	330.00	9°47'29"	S08°35'47"W	56.33
C11	41.80	25.00	95°47'31"	N51°35'49"E	37.10
C12	8.38	570.00	0°50'33"	S80°05'09"E	8.38
C13	39.27	25.00	90°00'00"	S34°39'53"E	35.36
C14	39.27	25.00	90°00'00"	N55°20'07"E	35.36
C15	34.16	1030.00	1°54'00"	N80°36'53"W	34.15

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C17	77.71	1030.00	4°19'22"	N83°43'33"W	77.69
C18	69.45	1030.00	3°51'48"	N87°49'08"W	69.44
C19	39.27	25.00	90°00'00"	S44°45'02"E	35.36
C20	80.56	570.00	8°05'53"	S04°17'55"W	80.50
C21	50.41	570.00	5°04'01"	S10°52'52"W	50.39
C22	34.22	43.00	45°35'59"	S36°12'51"W	33.33
C23	28.87	57.00	29°00'59"	N44°30'21"E	28.56
C24	66.73	57.00	67°04'33"	N03°32'25"W	62.98
C25	62.47	57.00	62°47'35"	N68°28'29"W	59.39
C26	62.47	57.00	62°47'35"	S48°43'55"W	59.39
C27	44.23	57.00	44°27'18"	S04°53'31"E	43.12
C28	30.83	43.00	41°05'00"	N06°34'39"W	30.18
C29	19.19	630.00	1°44'44"	S13°05'29"W	19.19
C30	85.81	630.00	7°48'14"	S08°19'00"W	85.74
C31	45.80	630.00	4°09'55"	S02°19'55"W	45.79

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C32	39.27	25.00	90°00'00"	N45°14'58"E	35.36
C33	39.27	25.00	90°00'00"	N44°45'02"W	35.36
C34	39.27	25.00	90°00'00"	N44°45'02"W	35.36
C35	39.27	25.00	90°00'00"	S45°14'58"W	35.36
C36	82.76	970.00	4°53'18"	N87°18'23"W	82.73
C37	87.99	970.00	5°11'51"	N82°15'48"W	87.96
C38	39.27	25.00	90°00'00"	N34°39'53"W	35.36
C39	39.27	25.00	90°00'00"	S55°20'07"W	35.36
C40	67.95	630.00	6°10'48"	S82°45'17"E	67.92
C41	48.17	630.00	4°22'51"	S88°02'06"E	48.16
C42	41.12	600.00	3°55'35"	S88°15'45"E	41.11
C43	106.75	300.00	20°23'15"	N13°53'41"E	106.19
C44	69.48	600.00	6°38'04"	S82°58'55"E	69.44
C45	176.03	1000.00	10°05'09"	S84°42'27"E	175.81
C46	170.99	600.00	16°19'43"	N08°24'50"E	170.42



### GENERAL LEGEND

——— BOUNDARY LINE  
 - - - - - PROPERTY LINE  
 - - - - - SECTION LINE  
 - - - - - EASEMENT LINE  
 - - - - - FIELD FENCE

**CORNERS FOUND:**  
 ▲ - SECTION CORNER (TYPE AS NOTED)  
 ● - FOUND IRON ROD 1/2" REBAR W/ YPC #16747 (UNLESS NOTED OTHERWISE)  
 ■ - FOUND IRON ROD 1/2" REBAR W/ OPC #20907 (UNLESS NOTED OTHERWISE)

**CORNERS SET:**  
 ○ - BOUNDARY CORNER 1/2" REBAR OPC #23252  
 ✕ - CUT X  
 △ - SECTION CORNER 1/2" REBAR OPC #23252

**ABBREVIATIONS:**  
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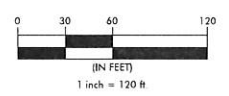


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**DAYBREAK PLAT 2  
FINAL PLAT**

WAUKEE, IOWA  
2213010  
07/21/2017

REVISIONS  
8.8.17  
8.14.17  
9.15.17

ENGINEER  
C. SMITH

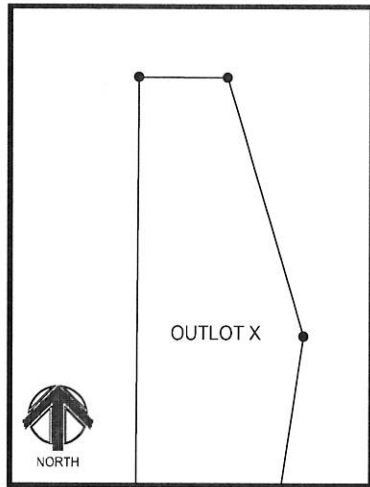
DRAWN BY  
C. CARLETON

CHECKED BY  
P. SHELIQUIST

FIELD BOOK NO.  
----

DRAWING NO.  
FP-02

SHEET NO.  
02/03



ALIGN WITH MATCH LINE A  
SCALE 1" = 120'

Curve #	Length	Radius	Delta	CHD B	CHD L
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C48	15.18	57.00	15°15'27"	S87°07'44"E	15.13
C49	15.18	57.00	15°15'27"	N77°36'49"E	15.13
C50	15.18	57.00	15°15'27"	N72°29'59"E	15.13
C51	15.18	57.00	15°15'27"	N87°45'27"E	15.13
C52	19.19	630.00	1°44'44"	N13°05'29"E	19.19
C53	30.83	43.00	41°05'00"	N06°34'39"W	30.18
C54	5.79	57.00	5°49'10"	N24°12'35"W	5.79
C55	52.47	645.00	4°39'40"	S14°32'57"W	52.46
C56	26.10	330.00	4°31'55"	N15°45'29"E	26.09
C57	29.10	43.00	38°46'18"	N01°21'43"W	28.55
C58	28.29	57.00	28°26'29"	N06°31'37"W	28.00
C59	82.05	355.00	13°14'34"	S19°53'27"W	81.87
C60	27.84	25.00	63°47'47"	N68°26'14"E	26.42

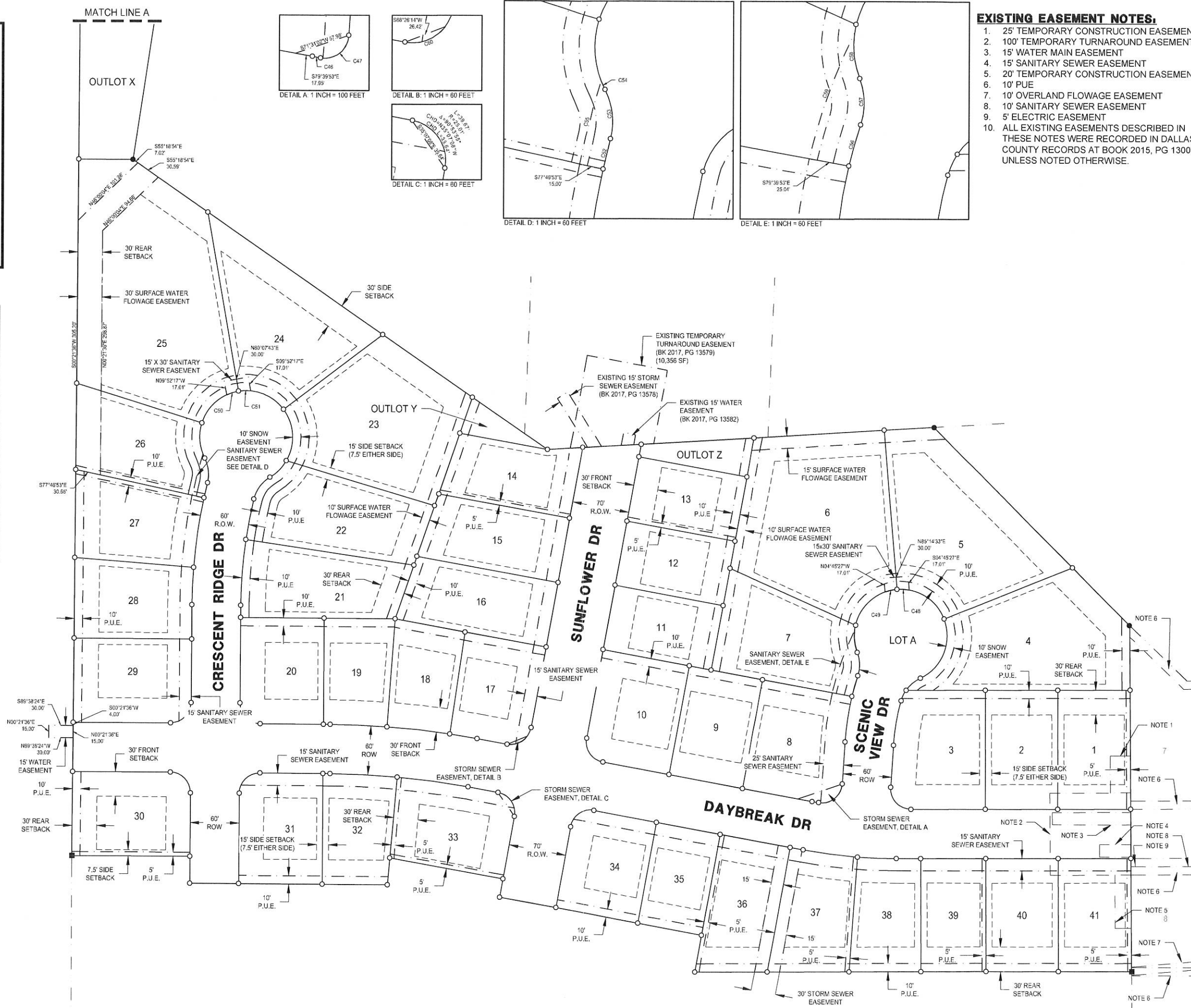
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- ### EXISTING EASEMENT NOTES:
- 25' TEMPORARY CONSTRUCTION EASEMENT
  - 100' TEMPORARY TURNAROUND EASEMENT
  - 15' WATER MAIN EASEMENT
  - 15' SANITARY SEWER EASEMENT
  - 20' TEMPORARY CONSTRUCTION EASEMENT
  - 10' PUE
  - 10' OVERLAND FLOWAGE EASEMENT
  - 10' SANITARY SEWER EASEMENT
  - 5' ELECTRIC EASEMENT
  - ALL EXISTING EASEMENTS DESCRIBED IN THESE NOTES WERE RECORDED IN DALLAS COUNTY RECORDS AT BOOK 2015, PG 13007 UNLESS NOTED OTHERWISE.

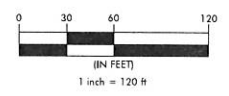


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C. SMITH

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SHEET NO  
03/03