

Recorded: 4/14/2021 at 10:04:02.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202100038509
BK: 18474 PG: 286

INDEX LEGEND	
COUNTY:	POLK
SUBDIVISION:	BROOK RUN VILLAGE PLAT 7
LOT:	30
CITY:	DES MOINES
PROPRIETOR (S):	BROOK RUN VILLAGE HOMEOWNERS ASSOC. INC
REQUESTED BY:	BROOK RUN VILLAGE HOMEOWNERS ASSOC. INC
COMPANY LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

LEGEND	
●	FOUND CORNERS (5/8" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
— — — — —	PROPERTY BOUNDARY LINES
— — — — —	PARCEL LINES
— — — — —	EXISTING LOT OR TAX PARCEL LINES
— — — — —	ORIGINAL PLAT LOT LINES
— — — — —	EASEMENT LINES
— ○ — ○ — ○ — ○ —	CHAIN LINK FENCE
— □ — □ — □ —	WOOD FENCE
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
930	ADDRESS



VICINITY SKETCH

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	RETRACEMENT SURVEY

RETRACEMENT SURVEY
LOT 30
BROOK RUN VILLAGE PLAT 7

PROPERTY OWNER:
BROOK RUN HOMEOWNERS
ASSOCIATION INC.
POB 51273
DES MOINES, IA 50317

PROPERTY ADDRESS:
BROOK VIEW DRIVE
DES MOINES, IA 50317

PREPARED FOR:
BROOK RUN HOMEOWNERS
ASSOCIATION INC.
POB 51273
DES MOINES, IA 50317

PROFESSIONAL
LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION: WARRANTY DEED BK. 9113 PG. 923
LOT 30 AND 31 IN BROOK RUN VILLAGE PLAT 7, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

NOTES:
1. THE PLAT OF SURVEY BEARINGS ARE BASED ON THE NAD 1983 IOWA STATE PLANE SOUTH ZONE GRID NORTH CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.

PURPOSE FOR RETRACEMENT SURVEY:
THIS SURVEY IS BEING PREPARED TO ESTABLISH PROPERTY BOUNDARIES.

CERTIFICATION

PROFESSIONAL LAND SURVEYOR

PATRICK J. SHEPARD
12265

IOWA

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.

April 1, 2021

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE MY LICENSE RENEWAL DATE 15 DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 2

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@ceclac.com

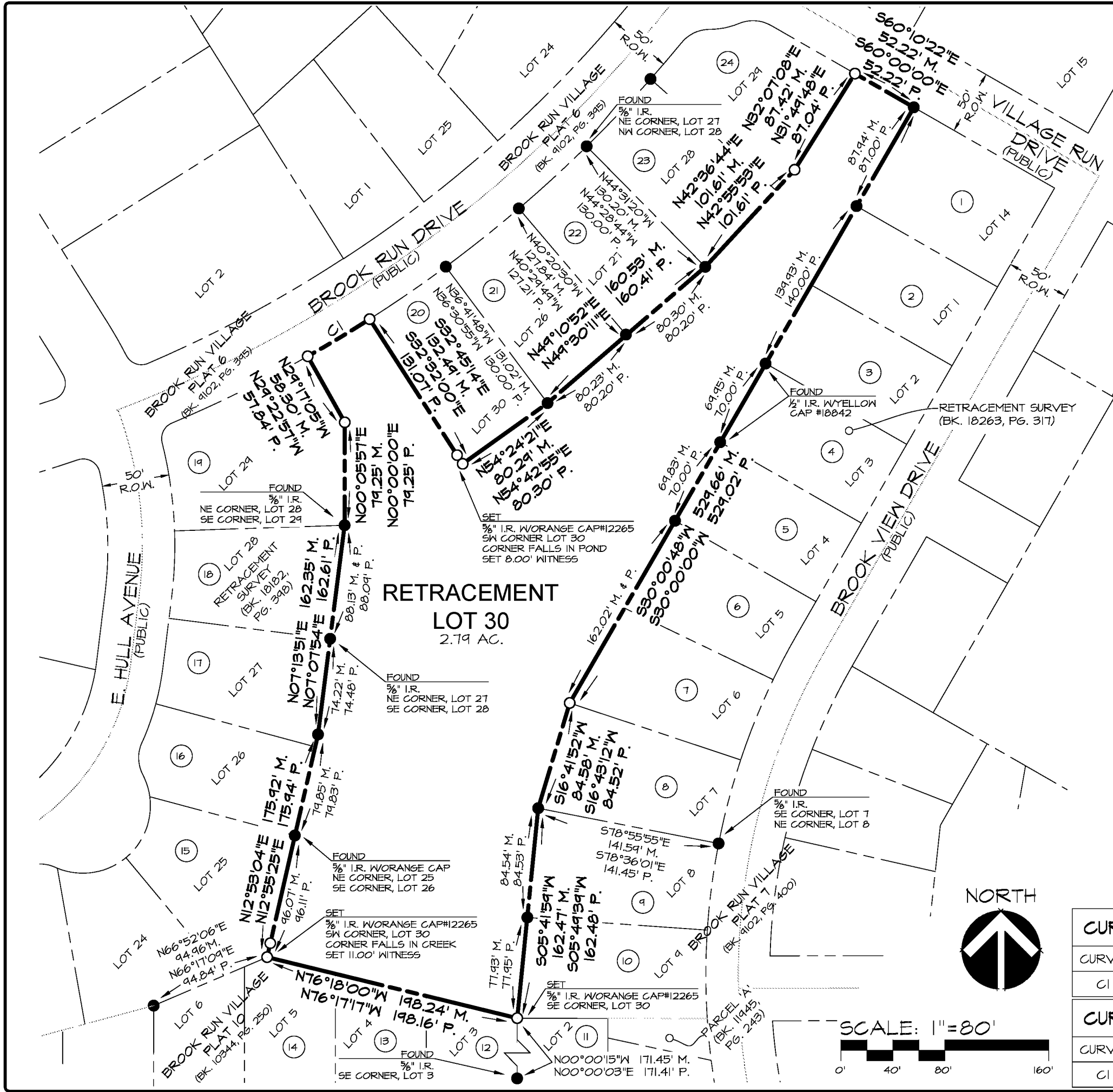
CEC

DATE:	MAR 23, 2021
DATE OF SURVEY:	MAR 14, 2021
DESIGNED BY:	PJS
DRAWN BY:	LJH

LOT 30
BROOK RUN VILLAGE PLAT 7
VILLAGE RUN DRIVE, DES MOINES, IOWA
COVER

SHEET
OF 2

E-8580



OWNER TABLE

NUMBER	OWNER
1	DOUG K WERTHMANN 3210 BROOK VIEW DR
2	TIMOTHY A DEVINE 3206 BROOK VIEW DR
3	DAN L PLADNA 3200 BROOK VIEW DR
4	ROY E MILLS JR 3122 BROOK VIEW DR
5	NHEUNE BACCAM 3116 BROOK VIEW DR
6	JOHN D RUSINKO JR 3112 BROOK VIEW DR
7	CALVIN L NGUYEN 3108 BROOK VIEW DR
8	CALVIN L NGUYEN 3108 BROOK VIEW DR
9	CLAY TARBELL 3102 BROOK VIEW DR
10	HAROLD L CROSS 3100 BROOK VIEW DR
11	RYAN RUMP 5000 STREAM SIDE CIR
12	AARON DOUGLAS BROWN 4962 STREAM SIDE CIR
13	STEVE WALLACE 4954 STREAM SIDE CIR
14	JOSEPH G KOHLER 4948 STREAM SIDE CIR
15	KHONESAVANH KEOOUTHAI 4935 E HULL AVE
16	JOSEPH R WEDUM 4939 E HULL AVE
17	CHORN DA 4943 E HULL AVE
18	JONATHAN THAYER 4947 E HULL AVE
19	EDWARD BEARD 4951 E HULL AVE
20	JOHN F KING (TRUSTEE) JR 3307 BROOK RUN DR
21	PHILLIP B THIEN 3313 BROOK RUN DR
22	WILLIAM H JOHNSON 3319 BROOK RUN DR
23	CHARLES BOGWILL 3325 BROOK RUN DR
24	BROOK RUN TRUST 3331 BROOK RUN DR
ALL IN DES MOINES, IA 50317	

CURVE DATA (M.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
CI	3°06'31"	1025.00'	55.61'	27.81'	55.61'	N59°01'02"E

CURVE DATA (P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
CI	3°09'03"	1025.00'	56.37'	28.19'	56.36'	N59°02'29"E

Civil Engineering Consultants, Inc.

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CEC

DATE: MAR. 23, 2021

DATE OF SURVEY: MAR. 14, 2021

DESIGNED BY: PJS

DRAWN BY: LJB

LOT 30

BROOK RUN VILLAGE PLAT 7

VILLAGE RUN DRIVE, DES MOINES, IOWA

RETRACEMENT SURVEY

SHEET

2

OF 2

E-8560