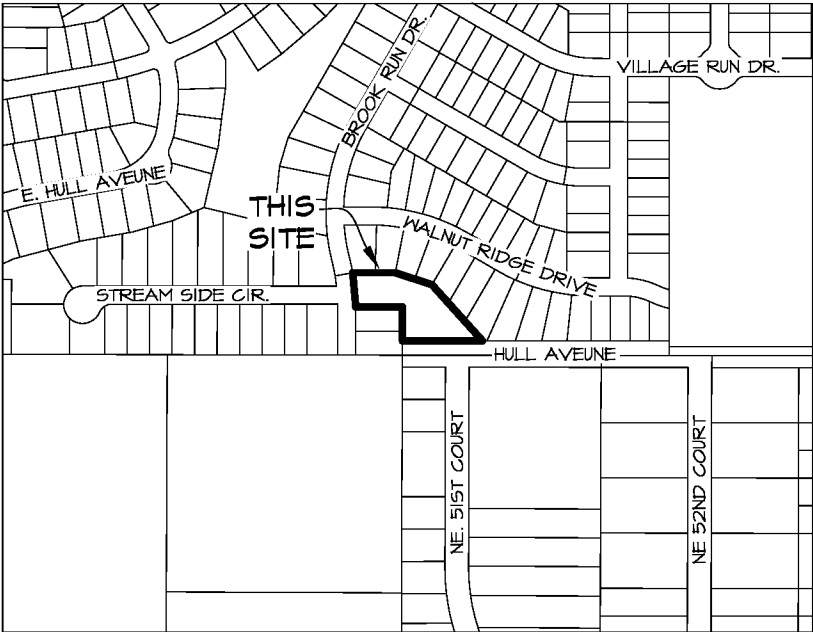


Recorded: 4/14/2021 at 10:05:07.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202100038515
BK: 18474 PG: 299

INDEX LEGEND	
COUNTY:	POLK
SUBDIVISION:	BROOK RUN VILLAGE PLAT 7
LOT:	31
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 31
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

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.

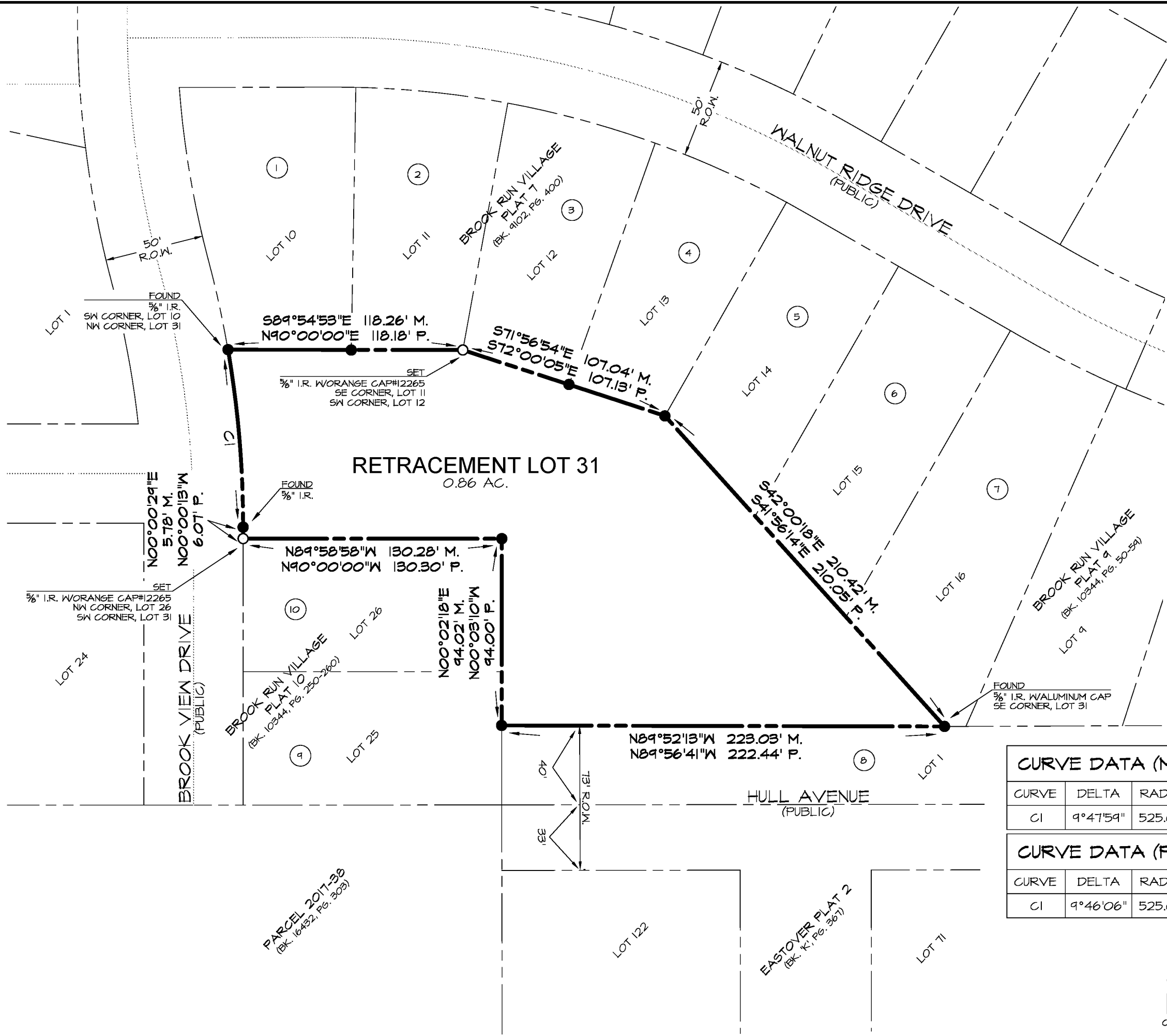
April 13, 2021

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

q:\E-FILES\B-8000\B8580_c3d drawings\Plat\RETRACEMENTS\B8580 RETRACEMENT LOT 31.dwg 4/13/2021 4:40:56 PM jsmith, L1



OWNER TABLE

NUMBER	OWNER
1	JASON M JEWETT 3049 BROOK VIEW DR
2	RACHEL E BRECHT 5019 WALNUT RIDGE DR
3	SARAH WADDEN 5101 WALNUT RIDGE DR
4	CHRISTOPHER MURPHY 5109 WALNUT RIDGE DR
5	ROGER K BROWN 5111 WALNUT RIDGE DR
6	JASON A BAHR 5115 WALNUT RIDGE DR
7	RONALD TERRELL 5119 WALNUT RIDGE DR
8	CITY OF DES MOINES 400 ROBERT D RAY DR
9	CLINTON J BROWN 3041 BROOK VIEW DR
10	VINCINT SOUN 3045 BROOK VIEW DR ALL IN DES MOINES, IA 50317

CURVE DATA (M.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	9°47'59"	525.00'	89.79'	45.01'	89.69'	N04°51'38"W

CURVE DATA (P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	9°46'06"	525.00'	89.51'	44.86'	89.40'	N04°53'16"W

SCALE: 1"=50'



NORTH



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

CEC

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

LOT 31
BROOK RUN VILLAGE PLAT 7
BROOK VIEW DRIVE, DES MOINES, IOWA

RETRACEMENT SURVEY

SHEET
2
OF 2

E-8580