

Recorded: 4/14/2021 at 10:02:54.0 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: 202100038504
BK: 18474 PG: 257

INDEX LEGEND	
COUNTY:	POLK
SUBDIVISION:	BROOK RUN VILLAGE PLAT I
LOT:	'L'
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. 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 'L'
BROOK RUN VILLAGE PLAT I

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

PROPERTY ADDRESS:
POND VIEW CIRCLE
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. 8414 PG. 736
LOT 'L' IN BROOK RUN VILLAGE PLAT I, 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

	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 IS DECEMBER 31, 2021
	PAGES OR SHEETS COVERED BY THIS SEAL:
	SHEETS 1 - 2

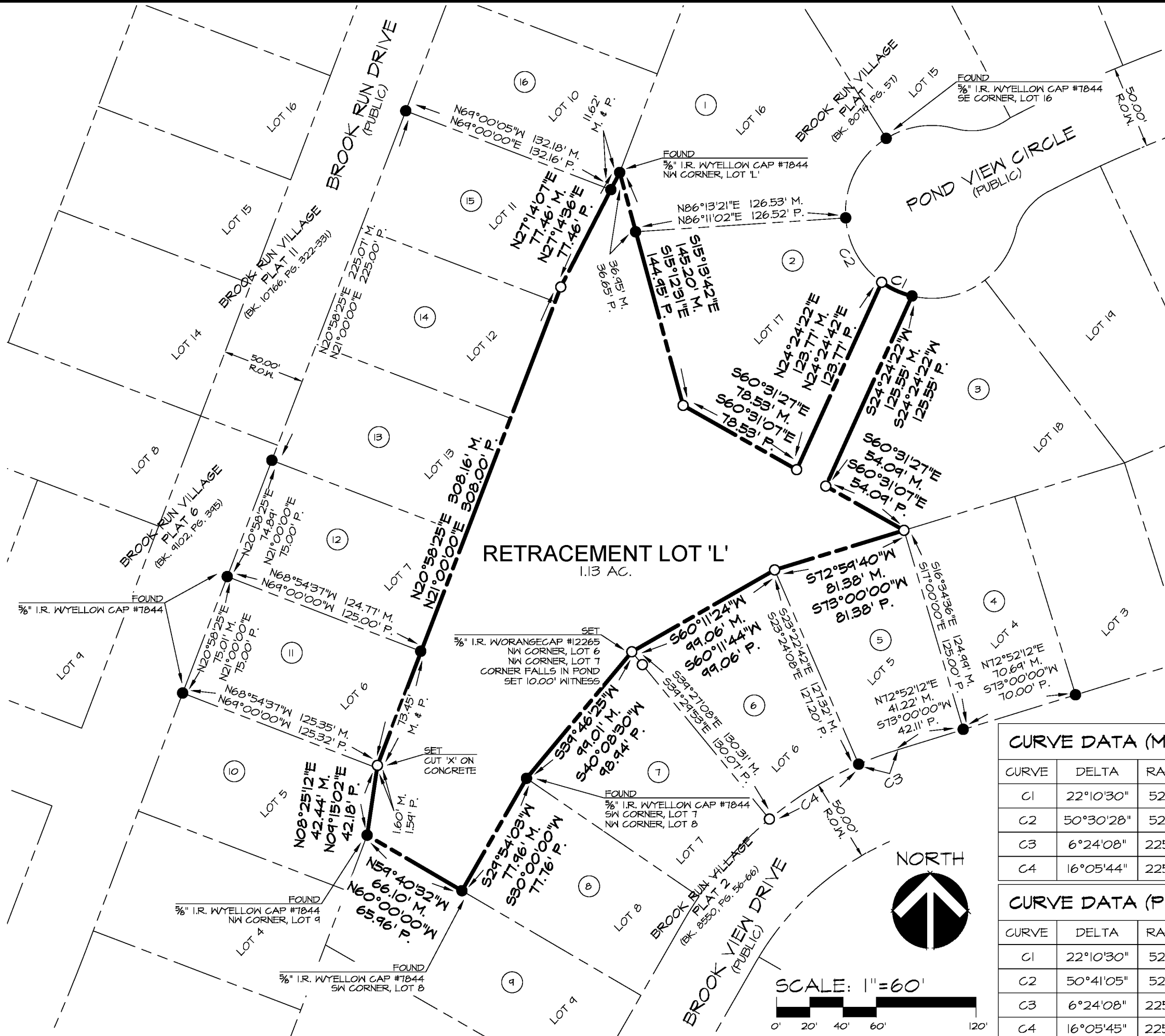
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



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

LOT 'L'
BROOK RUN VILLAGE PLAT I
POND VIEW CIRCLE, DES MOINES, IOWA
COVER

q:\E-FILES\B-8000\B-8580_c3d drawings\Plat\RETRACEMENTS\B-8580 RETRACEMENT LOT L.dwg, 4/13/2021 4:45:32 PM, jsmith, 1:1



OWNER TABLE

NUMBER	OWNER
1	RICARDO ROCHA 5134 POND VIEW CIR
2	MICHAEL KULISKY 5133 POND VIEW CIR
3	MARK G SCHWEERS (TRUSTEE) 5141 POND VIEW CIR
4	VIRGINIA M ZIETLOW 3518 BROOK VIEW DR
5	HONG RUI HUANG 3512 BROOK VIEW DR
6	THOMAS G TURNER 3506 BROOK VIEW DR
7	VANHXY PATHAMMAVONG 3500 BROOK VIEW DR
8	TRAVIS WHITTINGTON 3418 BROOK VIEW DR
9	ROBERT R FARBER 3410 BROOK VIEW DR
10	THEODORE H ABEL 3501 BROOK RUN DR
11	PATRICK B HAVENS 3523 BROOK RUN DR
12	ARVIN D TARBELL 3535 BROOK RUN DR
13	JESSICA MARIE ROBINSON-RABON 3601 BROOK RUN DR
14	RANDY L WARDEN 3607 BROOK RUN DR
15	GARY D SCHWARTZ 3613 BROOK RUN DR
16	DOUGLAS J VAN WYK 3619 BROOK RUN DR
ALL IN DES MOINES, IA 50317	

CURVE DATA (M.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	22°10'30"	52.00'	20.13'	10.19'	20.00'	N65°35'38"W
C2	50°30'28"	52.00'	45.84'	24.53'	44.31'	N29°15'10"W
C3	6°24'08"	225.00'	25.14'	12.58'	25.13'	N69°40'08"E
C4	16°05'44"	225.00'	63.21'	31.81'	63.00'	S58°25'11"W

CURVE DATA (P.)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	22°10'30"	52.00'	20.13'	10.19'	20.00'	N65°35'18"W
C2	50°41'05"	52.00'	46.00'	24.63'	44.51'	N29°09'31"W
C3	6°24'08"	225.00'	25.14'	12.58'	25.13'	N69°47'56"E
C4	16°05'45"	225.00'	63.21'	31.81'	63.00'	N58°33'00"E