DAYBREAK PLAT 3
FINAL PLAT
WAUKEE, IOWA

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

OWNERS:
ATI DAYBREAK LLC
110 SE GRANT STREET, STE #101
ANKENY, IOWA
319-560-5428
CASEY@ATIREALTY.COM
ATTN: CASEY SCHAFBUCH

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
JBECKER@MECRESULTS.COM
ATTN: JAKE BECKER

ZONING:
(R-2)- ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

SETBACK SUMMARY:
FRONT= 30'
SIDE= 15' (7.5' EACH SIDE)
REAR= 30'

GENERAL NOTES:
1) TOTAL ACRES PLATTED IS 22.20 ACRES
2) LOT 'A' & LOT 'B' SHALL BE DEDICATED TO THE CITY FOR PUBLIC RIGHT OF WAY PURPOSES.
3) OUTLOT 'Z' TO BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND DEDICATION
4) OWNERSHIP AND MAINTENANCE OF THE DETENTION BASIN WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

UTILITIES:
WATER: CITY OF WAUKEE
SEWER: CITY OF WAUKEE
NATURAL GAS: CITY OF WAUKEE
ELECTRIC: MIDAMERICNA ENERGY COMPANY
PHONE/CABLE: CENTURYLINK LOCAL NETWORK
MEDIACOMM COMMUNICATIONS CORP

LEGAL DESCRIPTION:
(PER WARRANTY DEED FILED IN BOOK 2020, PAGE 21724)

PART OF THE SE ¼ OF THE SE ¼ SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, THENCE ALONG THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 6 S84°13'58"W, 208.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE S84°13'58"W, 1114.73 FEET TO THE SOUTHEAST CORNER OF PARCEL "B" AS RECORDED IN DALLAS COUNTY RECORDS IN BOOK 1998, PAGE 360; THENCE ALONG THE EAST LINE OF SAID PARCEL "B" N00°21'36"E, 914.90 FEET; THENCE S89°45'02"E, 144.97 FEET; THENCE S00°14'58"W, 32.50 FEET; THENCE S89°45'02"E, 242.42 FEET; THENCE N05°08'16"E, 33.03 FEET; THENCE S79°39'53"E, 141.25 FEET; THENCE S10°20'07"W, 22.50 FEET; THENCE S79°39'53"E, 252.77 FEET; THENCE S10°20'07"W, 45.31 FEET; THENCE N89°46'28"E, 538.86 FEET TO THE EAST LINE OF SAID SE ¼; THENCE ALONG SAID EAST LINE S00°30'57"E, 437.38 FEET; THENCE S84°13'45"W, 208.04 FEET; THENCE S00°30'57"E, 208.03 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

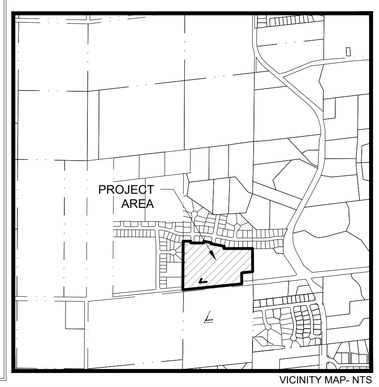
GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- ■ 1/2" REBAR W/RPC #20907
- ● 1/2" REBAR W/RPC #23252 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- △ SECTION CORNER 1/2" REBAR W/OPC #24477
- ○ 1/2" REBAR W/OPC #24477
- ⌘ CUT X

FND	FOUND
PC	PLASTIC CAP
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



VICINITY MAP- NTS

McCLURE™
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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.

NAME:
PATRICK SHELQUIST, PLS
NO. 24477

DATE:
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:

4 SHEETS

NORTH

0 30 60 120
(IN FEET)
1 inch = 60 ft.

DAYBREAK PLAT 3
FINAL PLAT
COVER SHEET

WAUKEE, IOWA
DALLAS COUNTY
2213010
06/29/2020

REVISIONS
08/14/2020
09/29/2020
11/6/2020

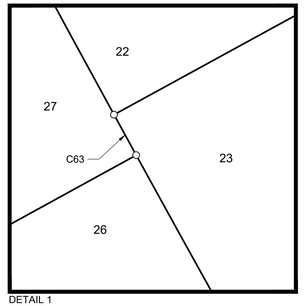
ENGINEER	DRAWN BY
J.BECKER	C.CARLETON
SURVEYOR	CREW CHIEF
P.SHELQUIST	----

DRAWING NO.	SHEET NO.
FP-03	01/04

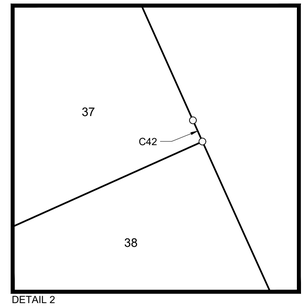
DRAWING PATH: N:\Projects\WAK 2213010\Design\Dwgs\Plans\Final Plat\Daybreak-3 Final Plat.dwg PLOT DATE: 12/8/2020 2:08 PM PLOTTED BY: CONNOR CARLETON

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.27'	25.00'	90°00'00"	S50°46'02"E	35.36'
C2	19.28'	335.00'	3°17'50"	N07°24'57"W	19.28'
C3	96.78'	335.00'	16°33'07"	N17°20'26"W	96.44'
C4	35.44'	25.00'	81°12'43"	S14°59'23"W	32.54'
C5	99.37'	245.00'	23°14'23"	S67°12'56"W	98.70'
C6	46.78'	245.00'	10°56'20"	S84°18'18"W	46.70'
C7	11.83'	43.00'	15°45'37"	N82°20'44"W	11.79'
C8	20.53'	43.00'	27°21'12"	N60°47'19"W	20.33'
C9	52.26'	57.00'	52°32'08"	S73°22'47"E	50.45'
C10	44.86'	57.00'	45°05'40"	N57°48'18"E	43.71'
C11	44.86'	57.00'	45°05'40"	N12°42'38"E	43.71'
C12	44.86'	57.00'	45°05'40"	N32°23'02"W	43.71'
C13	50.93'	57.00'	51°11'32"	N80°31'39"W	49.25'
C14	27.08'	57.00'	27°12'56"	S60°16'07"W	26.82'
C15	32.36'	43.00'	43°06'49"	N68°13'03"E	31.60'
C16	53.21'	305.00'	9°59'43"	S84°46'36"W	53.14'
C17	71.29'	305.00'	13°23'29"	S73°05'00"W	71.12'
C18	57.45'	305.00'	10°47'31"	S60°59'30"W	57.36'
C19	35.44'	25.00'	81°12'43"	S83°47'54"E	32.54'
C20	45.31'	335.00'	7°44'58"	N47°04'01"W	45.28'
C21	58.47'	265.00'	12°38'33"	S44°37'14"E	58.35'
C22	124.70'	265.00'	26°57'43"	S24°49'06"E	123.56'
C23	100.24'	265.00'	21°40'22"	S00°30'04"E	99.64'
C24	30.40'	335.00'	5°12'00"	S07°44'07"W	30.39'
C25	65.92'	335.00'	11°16'30"	S00°30'08"E	65.82'
C26	65.92'	335.00'	11°16'30"	S11°46'38"E	65.82'
C27	65.92'	335.00'	11°16'30"	S23°03'09"E	65.82'
C28	65.92'	335.00'	11°16'30"	S34°19'39"E	65.82'
C29	64.18'	335.00'	10°58'36"	S45°27'12"E	64.08'
C30	15.21'	265.00'	3°17'22"	N49°17'50"W	15.21'
C31	45.05'	25.00'	103°14'53"	N03°58'18"E	39.20'
C32	109.96'	70.00'	90°00'00"	S79°24'16"E	98.99'
C33	59.01'	600.00'	5°38'06"	S31°35'13"E	58.99'
C34	48.56'	600.00'	4°38'14"	S26°27'03"E	48.55'
C35	36.53'	470.00'	4°27'14"	S21°54'19"E	36.53'
C36	89.02'	470.00'	10°51'06"	S14°15'09"E	88.88'
C37	74.45'	470.00'	9°04'34"	S04°17'19"E	74.37'
C38	25.42'	530.00'	2°44'54"	S01°07'29"E	25.42'
C39	67.14'	530.00'	7°15'28"	S06°07'40"E	67.09'
C40	67.14'	530.00'	7°15'28"	S13°23'08"E	67.09'
C41	65.84'	530.00'	7°07'04"	S20°34'23"E	65.80'
C42	0.32'	660.00'	0°01'41"	S24°08'46"E	0.32'
C43	67.87'	660.00'	5°53'32"	S27°06'23"E	67.84'
C44	50.13'	660.00'	4°21'07"	S32°13'42"E	50.12'
C45	15.23'	130.00'	6°42'40"	S37°45'36"E	15.22'
C46	49.35'	130.00'	21°45'07"	S51°59'30"E	49.06'
C47	57.05'	130.00'	25°08'44"	S75°26'25"E	56.60'
C48	57.05'	130.00'	25°08'44"	N79°24'51"E	56.60'
C49	25.52'	130.00'	11°14'45"	N61°13'07"E	25.48'
C50	45.05'	25.00'	103°14'53"	N72°46'49"W	39.20'
C51	71.18'	265.00'	15°23'21"	N13°27'42"W	70.96'
C52	39.27'	25.00'	90°00'00"	N39°13'58"E	35.36'
C53	31.04'	265.00'	6°42'40"	S37°45'36"E	31.02'
C54	60.39'	795.00'	4°21'07"	S32°13'42"E	60.37'
C55	81.76'	795.00'	5°53'32"	S27°06'23"E	81.72'
C56	0.39'	795.00'	0°01'41"	S24°07'55"E	0.39'
C57	27.44'	465.00'	3°22'53"	S01°26'28"E	27.44'
C58	24.41'	465.00'	3°00'29"	S04°38'09"E	24.41'
C59	44.06'	465.00'	5°25'46"	S08°51'17"E	44.05'
C60	47.44'	465.00'	5°50'44"	S14°29'32"E	47.42'
C61	24.35'	465.00'	3°00'02"	S18°54'55"E	24.35'
C62	67.15'	465.00'	8°16'28"	S24°33'10"E	67.09'
C63	0.64'	465.00'	0°04'46"	S28°43'47"E	0.64'
C64	45.73'	465.00'	5°38'06"	S31°35'13"E	45.71'
C65	149.94'	300.00'	28°38'14"	S20°05'09"E	148.39'
C66	86.59'	300.00'	16°32'15"	S42°40'23"E	86.29'
C67	320.85'	300.00'	61°16'38"	S20°18'12"E	305.77'
C68	164.05'	275.00'	34°10'44"	S72°41'06"W	161.62'
C69	112.95'	630.00'	10°16'20"	N29°16'06"W	112.80'
C70	157.08'	100.00'	90°00'00"	N79°24'16"W	141.42'
C71	212.77'	500.00'	24°22'53"	N11°56'29"W	211.17'

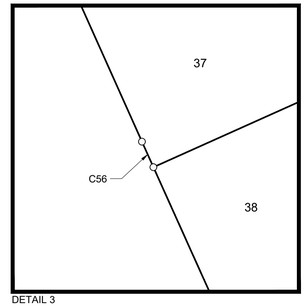
Line Table		
Line #	Direction	Length
L1	N34°24'16"W	70.79'
L2	S34°24'16"E	70.79'
L3	S10°20'07"W	15.77'
L4	S55°35'44"W	60.56'
L5	N00°14'58"E	11.63'
L6	S34°24'16"E	70.79'



DETAIL 1
1"=1'



DETAIL 2
1"=1'



DETAIL 3
1"=1'

McCLURE™
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NORTH

0 25 50 100
(IN FEET)
1 inch = 50 ft.

DAYBREAK PLAT 3 FINAL PLAT LOT DIMENSIONS

WAUKEE, IOWA

DALLAS COUNTY

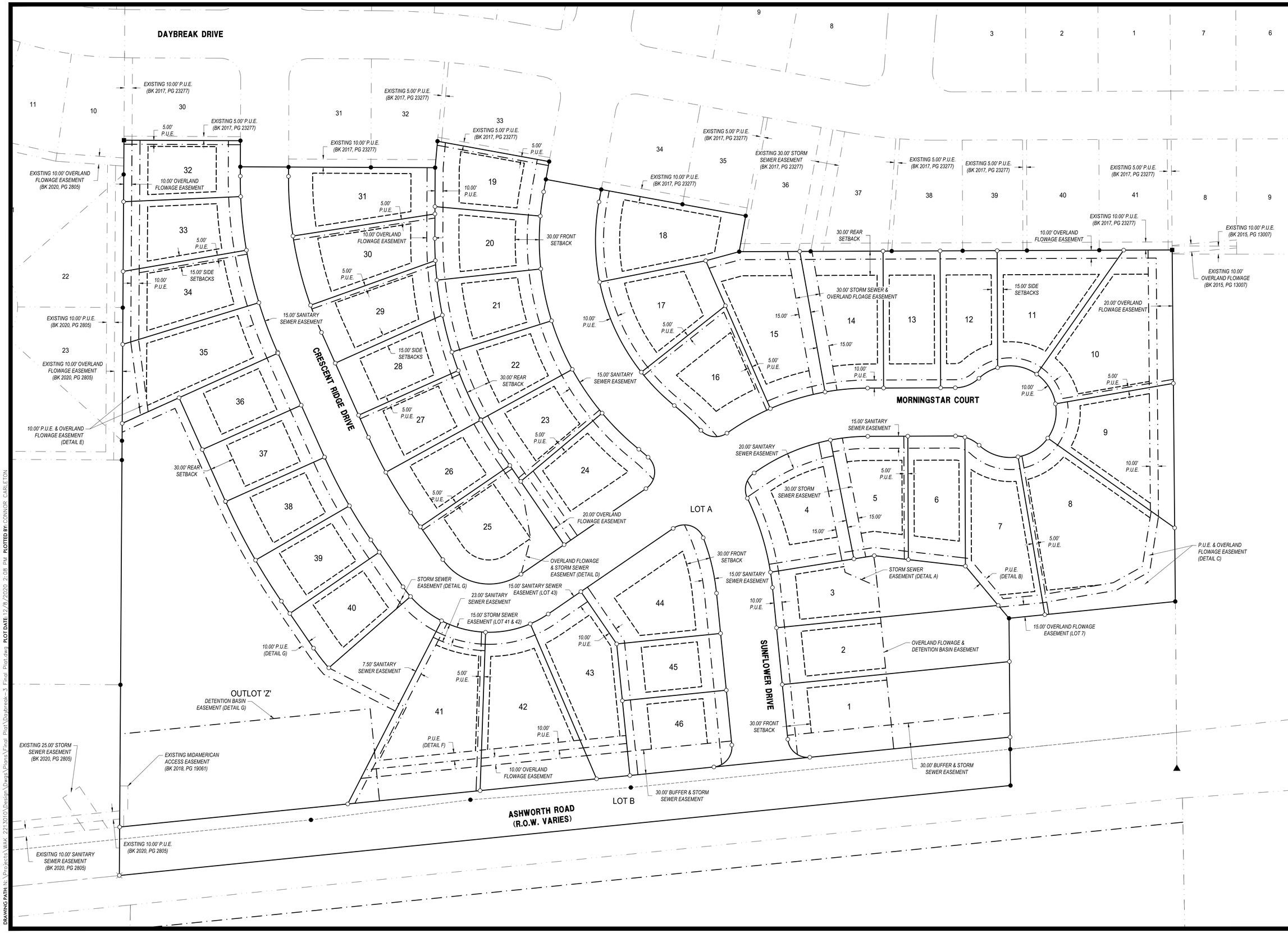
2213010

06/29/2020

REVISIONS
08/14/2020
09/29/2020
11/6/2020

ENGINEER	DRAWN BY
J.BECKER	C.CARLETON
SURVEYOR	CREW CHIEF
P.SHELQUIST	----
DRAWING NO.	SHEET NO.
FP-03	02/04

DRAWING PATH: N:\Projects\WAK 2213010\Design\Dwgs\Plans\Final Plat\Daybreak-3 Final Plat.dwg PLOT DATE: 12/8/2020 2:08 PM PLOTTED BY: CONNOR CARLETON



McCLURE™
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NORTH

0 25 50 100
(IN FEET)
1 inch = 50 ft.

DAYBREAK PLAT 3 FINAL PLAT EASEMENTS & SETBACKS

WAUKEE, IOWA

DALLAS COUNTY

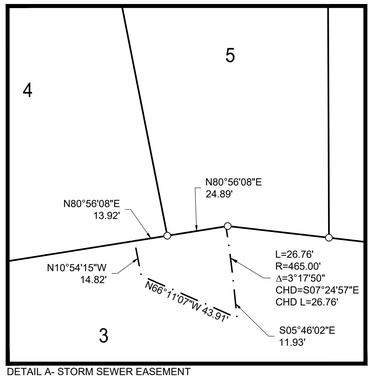
2213010

06/29/2020

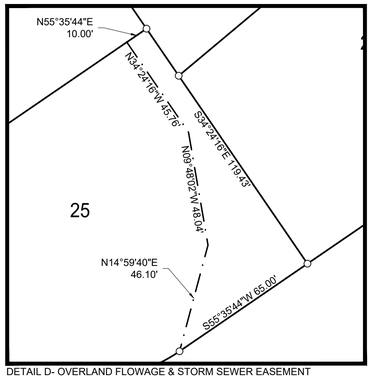
REVISIONS
08/14/2020
09/29/2020
11/6/2020

ENGINEER	DRAWN BY
J.BECKER	C.CARLETON
SURVEYOR	CREW CHIEF
P.SHELQUIST	----
DRAWING NO.	SHEET NO.
FP-03	03/04

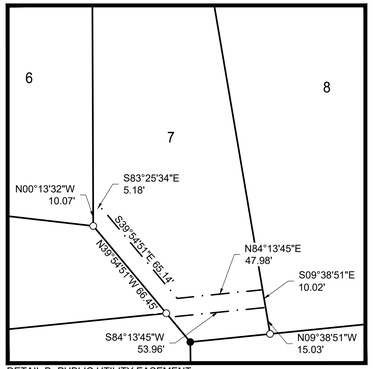
DRAWING PATH: N:\Projects\WAK 2213010\Design\Dwgs\Plans\Final Plat\Daybreak-3 Final Plat.dwg PLOT DATE: 12/8/2020 2:08 PM PLOTTED BY: CONNOR CARLETON



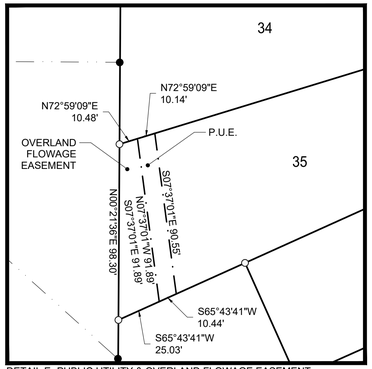
DETAIL A- STORM SEWER EASEMENT
1"=30'



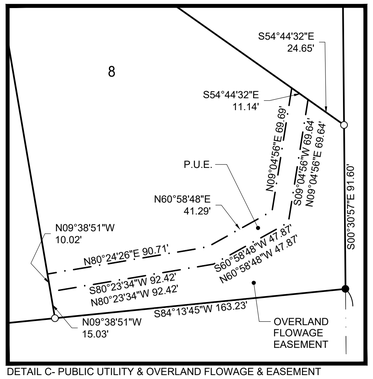
DETAIL D- OVERLAND FLOWAGE & STORM SEWER EASEMENT
1"=30'



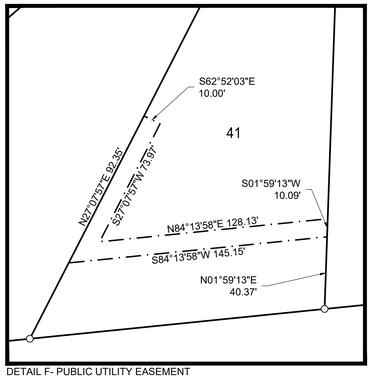
DETAIL B- PUBLIC UTILITY EASEMENT
1"=30'



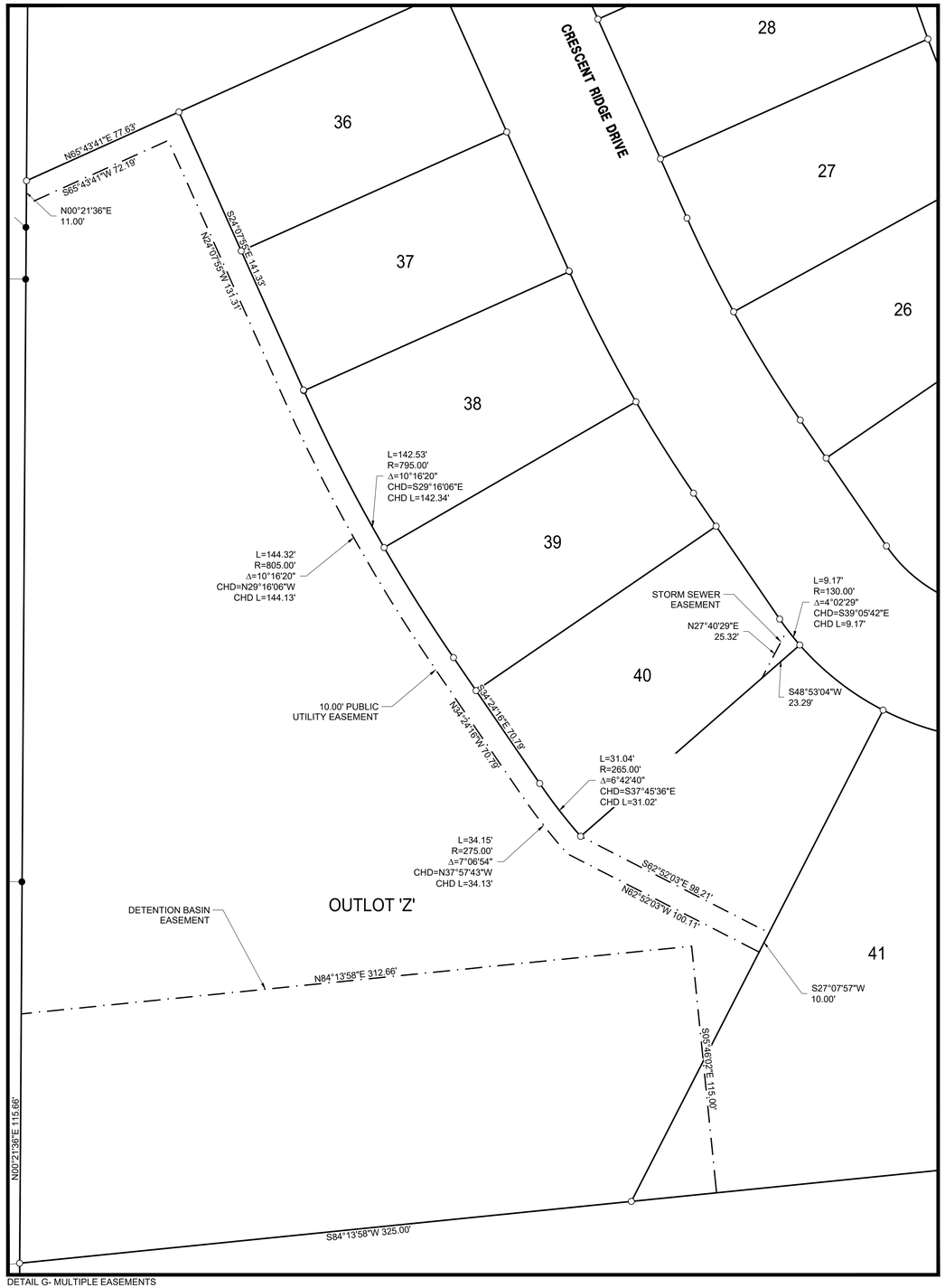
DETAIL E- PUBLIC UTILITY & OVERLAND FLOWAGE EASEMENT
1"=30'



DETAIL C- PUBLIC UTILITY & OVERLAND FLOWAGE & EASEMENT
1"=30'



DETAIL F- PUBLIC UTILITY EASEMENT
1"=40'



DETAIL G- MULTIPLE EASEMENTS
1"=30'

McCLURE™
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NORTH

0 15 30 60
(IN FEET)
1 inch = 30 ft

DAYBREAK PLAT 3 FINAL PLAT EASEMENT DETAILS

WAUKEE, IOWA

DALLAS COUNTY

2213010

06/29/2020

REVISIONS
08/14/2020
09/29/2020
11/6/2020

ENGINEER	DRAWN BY
J.BECKER	C.CARLETON
SURVEYOR	CREW CHIEF
P.SHELQUIST	----
DRAWING NO.	SHEET NO.
FP-03	04/04

DRAWING PATH: N:\Projects\WAK 2213010\Design\Dwgs\Plans\Final Plat\Daybreak-3 Final Plat.dwg PLOT DATE: 12/8/2020 2:08 PM PLOTTED BY: CONNOR CARLETON