

INDEX LEGEND	
CITY: WAUKEE	
COUNTY: DALLAS	
TRS: SECTION 6, T8N, 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	

DAYBREAK PLAT 3 FINAL PLAT WAUKEE, IOWA

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

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

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
JBECKER@MECRERESULTS.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.

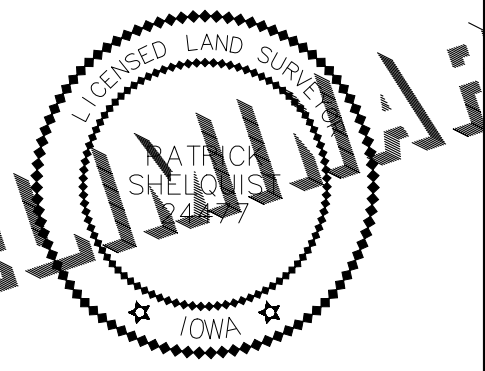
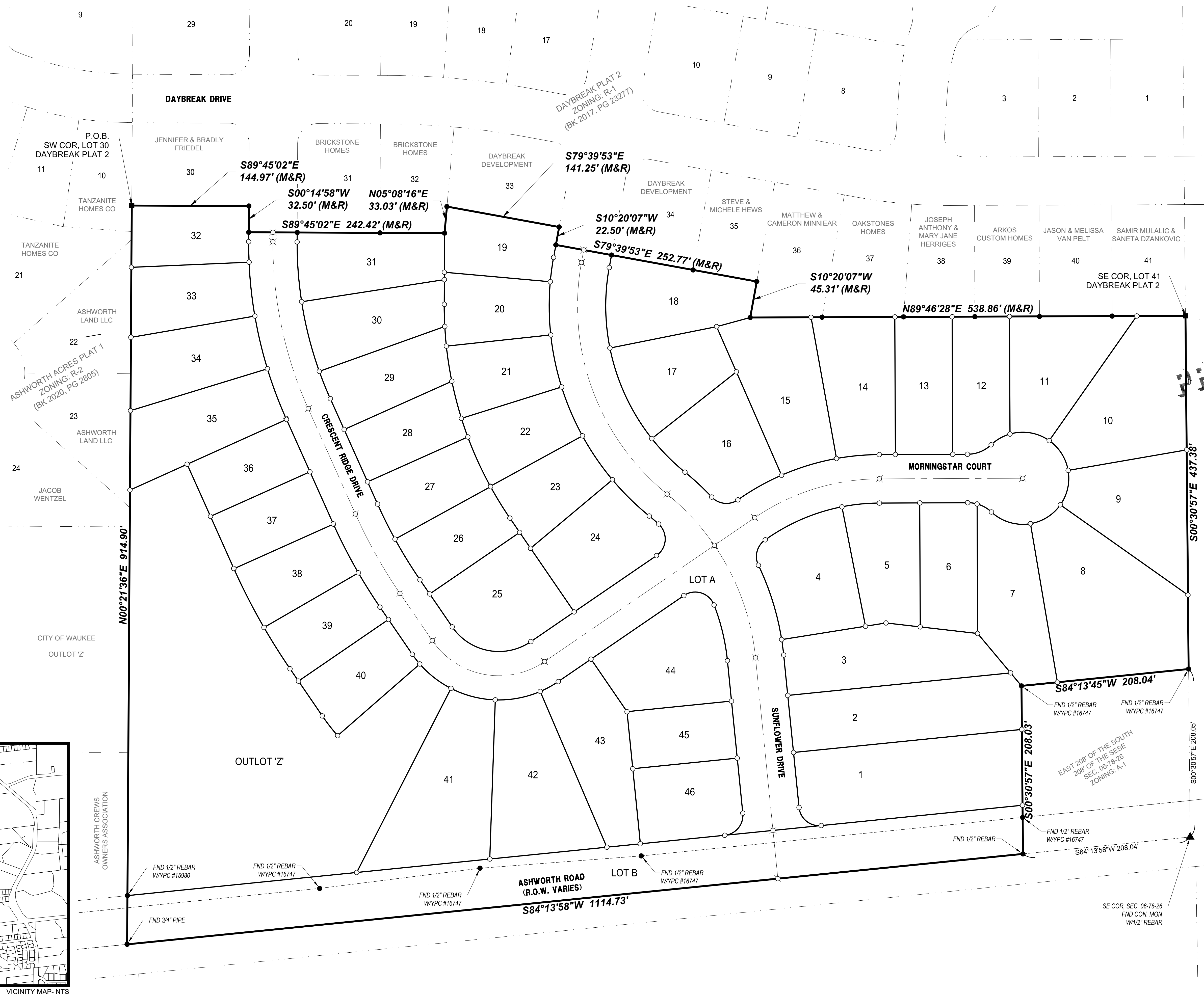
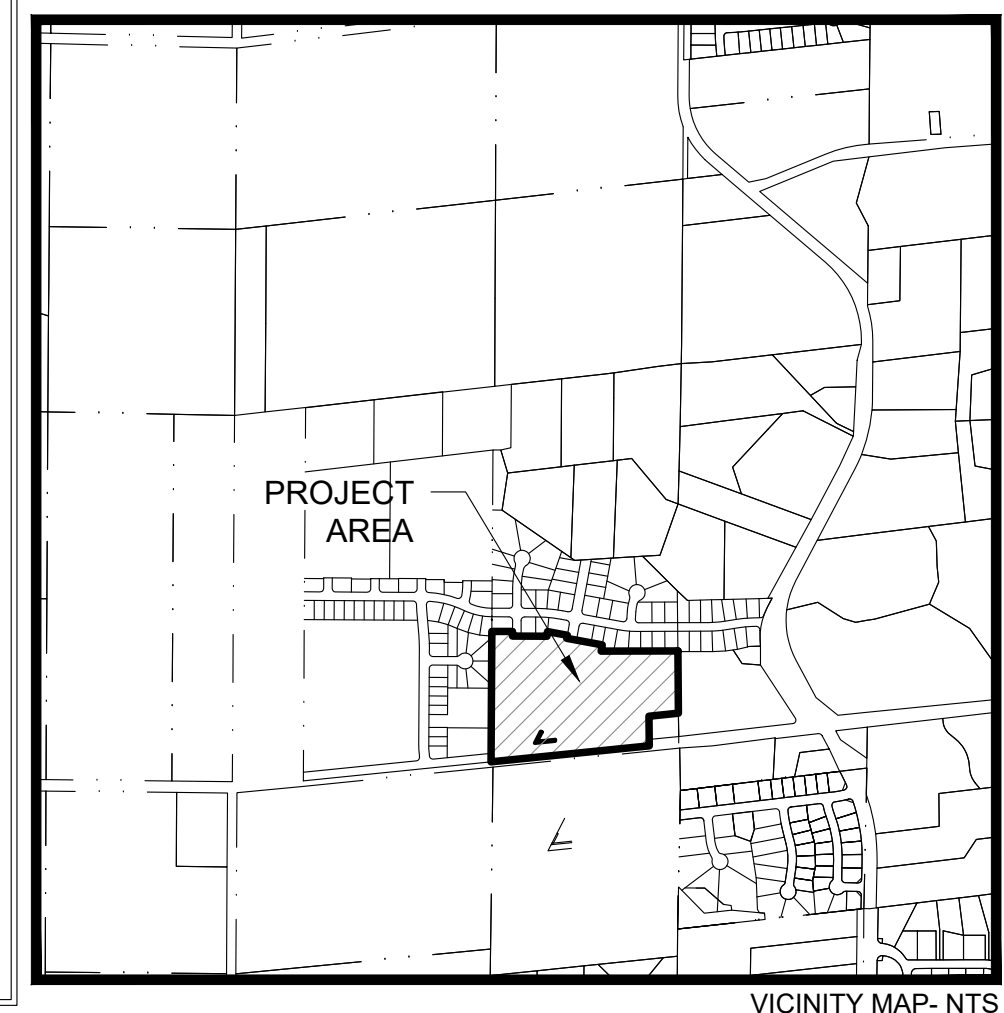
UTILITIES:
WATER: CITY OF WAUKEE
SEWER: CITY OF WAUKEE
NATURAL GAS: CITY OF WAUKEE
ELECTRIC: MIDAMERICA ENERGY COMPANY
PHONE/CABLE: CENTURYLINK LOCAL NETWORK
MEDIACOMMUNICATIONS CORP

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST, OF THE 5TH P.M., CITY OF WAUKEE, COUNTY OF DALLAS, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 30 OF DAYBREAK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, COUNTY OF DALLAS, STATE OF IOWA, THENCE ALONG THE SOUTH LINE OF SAID LOT 30 S89°45'02"E, 144.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30; THENCE S00°14'58"W, 32.50 FEET; THENCE S89°45'02"E, 242.42 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF SAID DAYBREAK PLAT 2; THENCE N05°08'16"E, 33.03 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF SAID DAYBREAK PLAT 2; THENCE S79°39'53"E, 141.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE S10°20'07"W, 22.50 FEET; THENCE S79°39'53"E, 252.77 FEET TO THE SOUTHWEST CORNER OF LOT 35 OF SAID DAYBREAK PLAT 2; THENCE S10°20'07"W, 45.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE N89°46'28"E, 538.86 FEET TO THE SOUTHWEST CORNER OF LOT 41 OF SAID DAYBREAK PLAT 2; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 S00°30'57"E 437.38 FEET; THENCE S84°13'45"W, 208.04 FEET; THENCE S00°30'57"E, 208.03 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE S84°13'58"W, 1114.73 FEET; THENCE N00°21'36"E, 914.90 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 22.20 ACRES AND IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

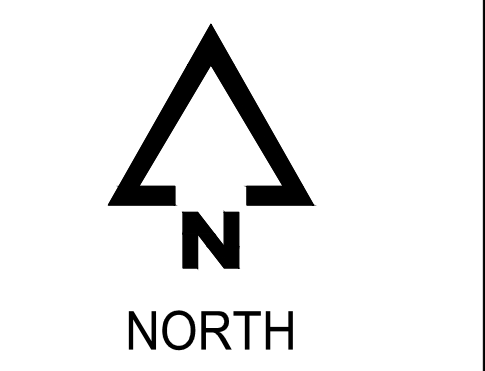
GENERAL LEGEND

- 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/ RCP #20907
 - 1/2" REBAR W/ RCP #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



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



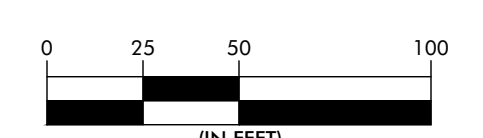
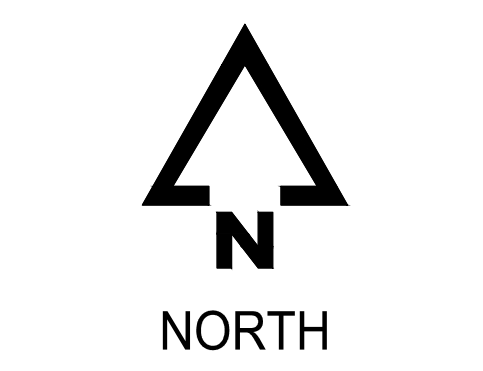
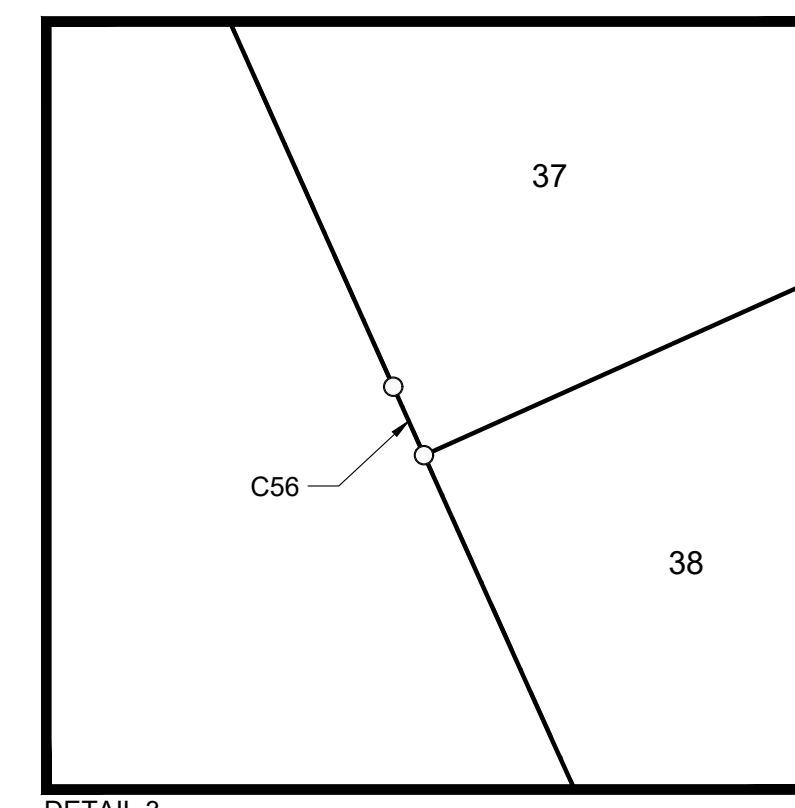
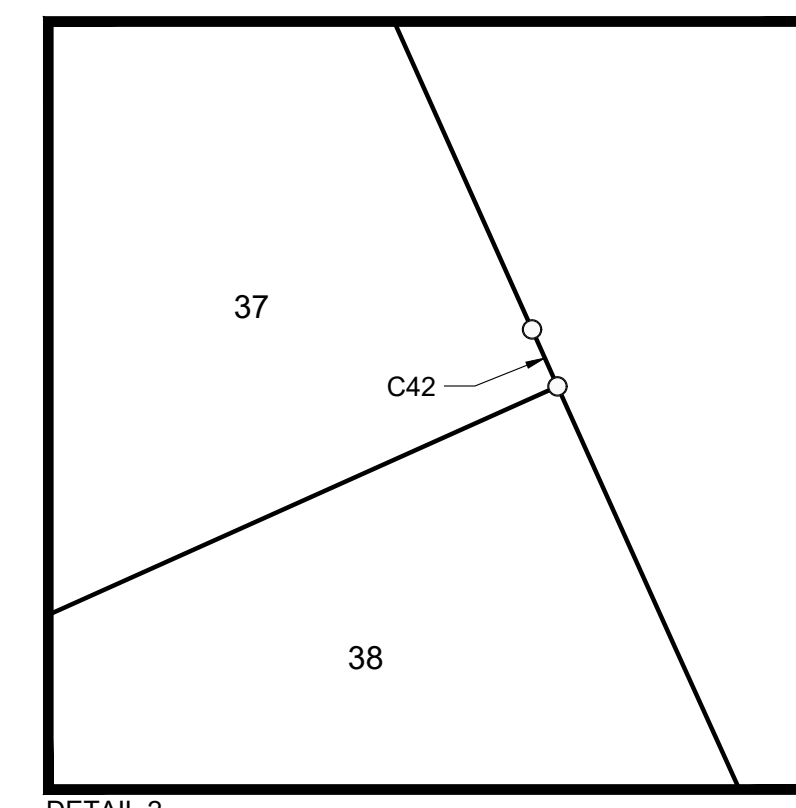
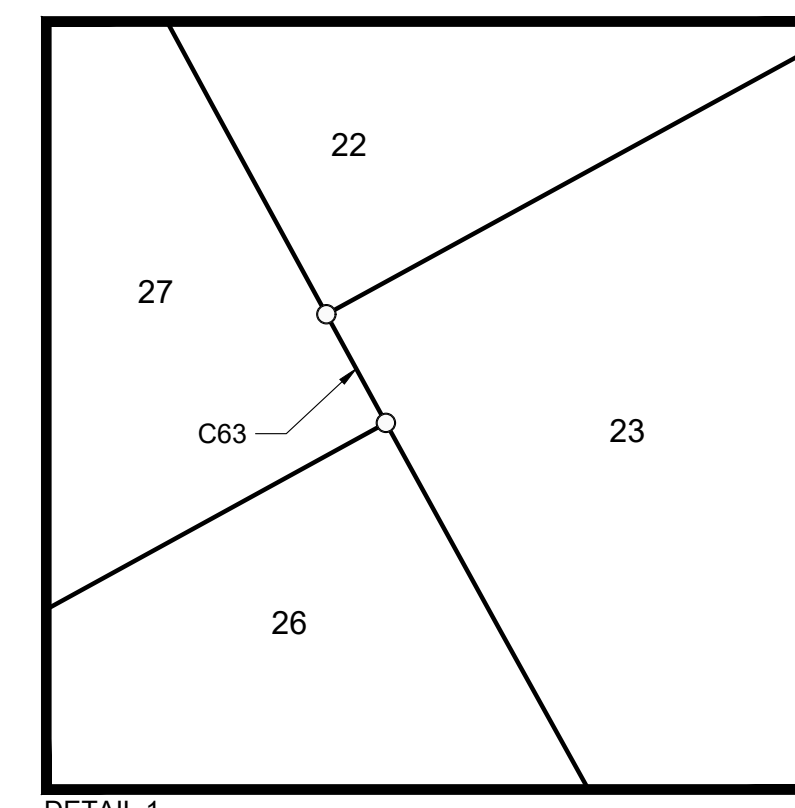
0 30 60 90 120
(IN FEET)
1 inch = 60 ft
**DAYBREAK PLAT 3
FINAL PLAT
COVER SHEET**
WAUKEE, IOWA
DALLAS COUNTY
2213010
06/29/2020
REVISIONS
08/14/2020

ENGINEER: J. BECKER
DRAWN BY: C. CARLETON
SURVEYOR: P. SHELQUIST
CREW CHIEF: ---
DRAWING NO: FP-03
SHEET NO: 01/04

DRAWING PATH: \\Projects\Wak_2213010\Design\Drawings\Plans\Daybreak-3_Final_Plat.dwg, PLOT DATE: 10/6/2020, 9:36 AM, PLOTTED BY: CONNOR CARLETON

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°58'20"	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°49'08"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°58'20"	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 #	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'

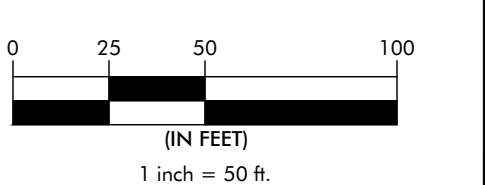
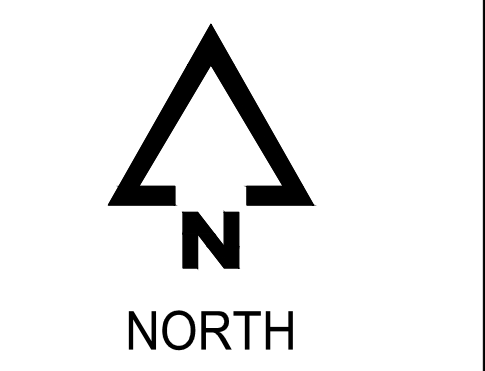
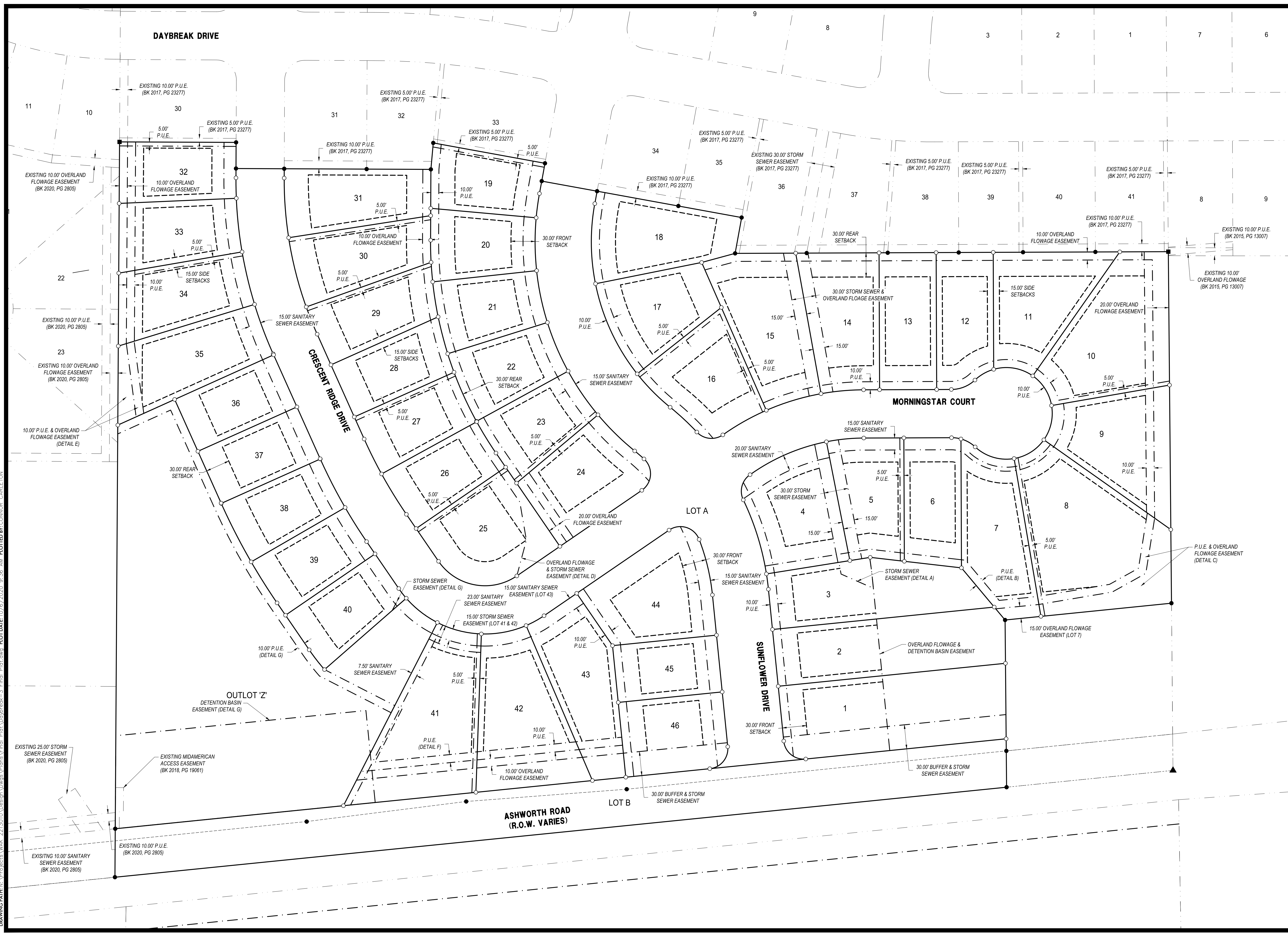


1 inch = 50 ft
DAYBREAK PLAT 3
FINAL PLAT
LOT DIMENSIONS
WAUKEE, IOWA
DALLAS COUNTY
2213010
06/29/2020
REVISIONS
08/14/2020

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

DRAWING NO: **FP-03**
SHEET NO: **02/04**

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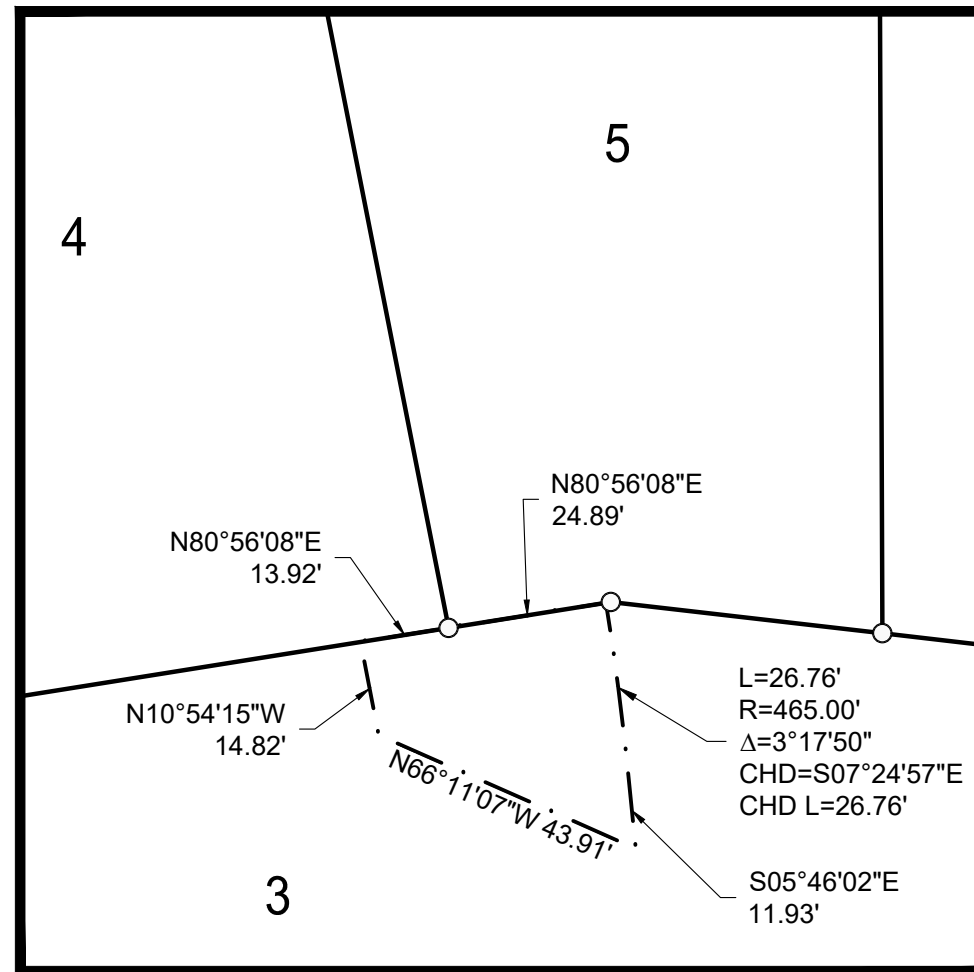


**DAYBREAK PLAT 3
FINAL PLAT
EASEMENTS & SETBACKS**

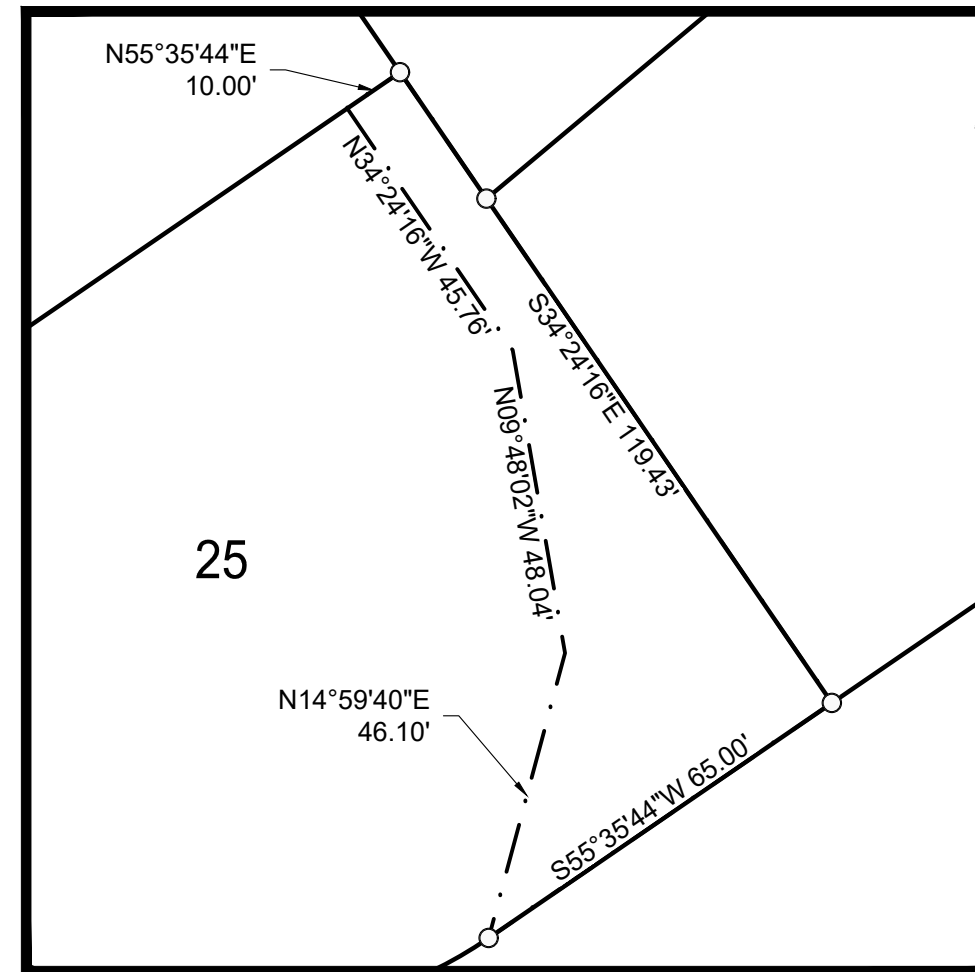
WAUKEE, IOWA
DALLAS COUNTY
2213010
06/29/2020
REVISIONS
08/14/2020

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

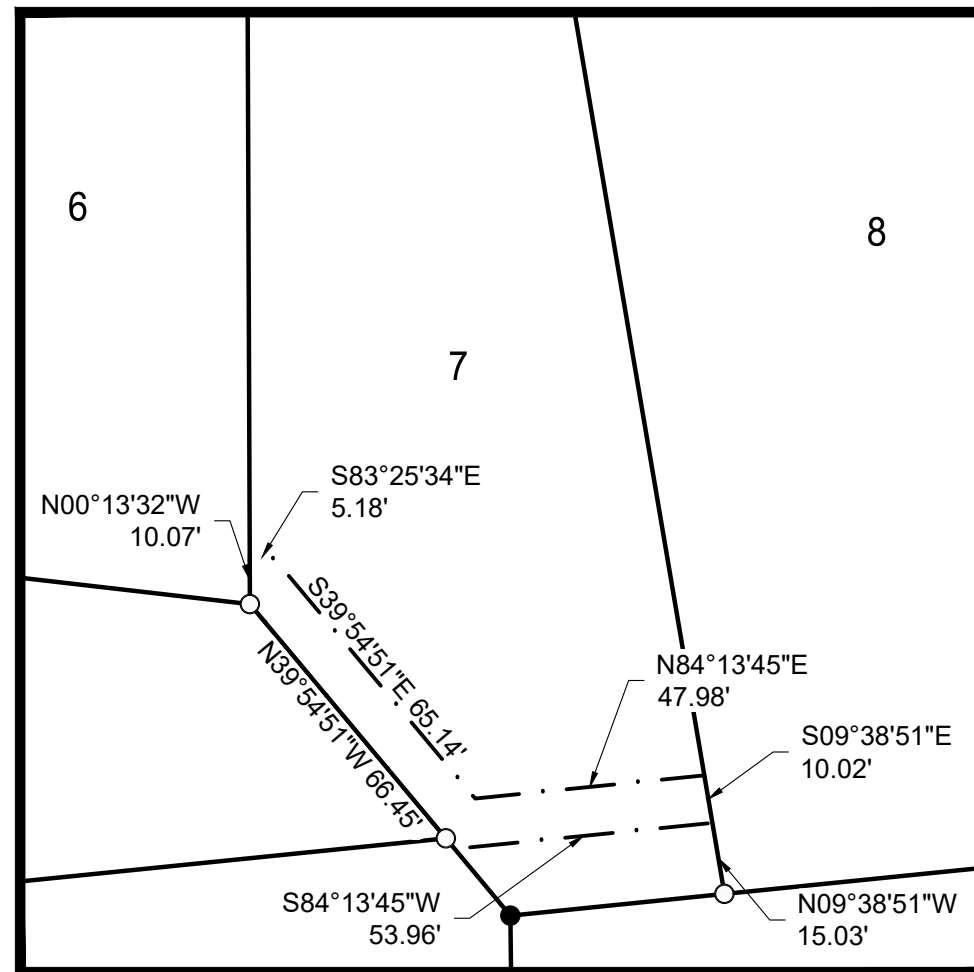
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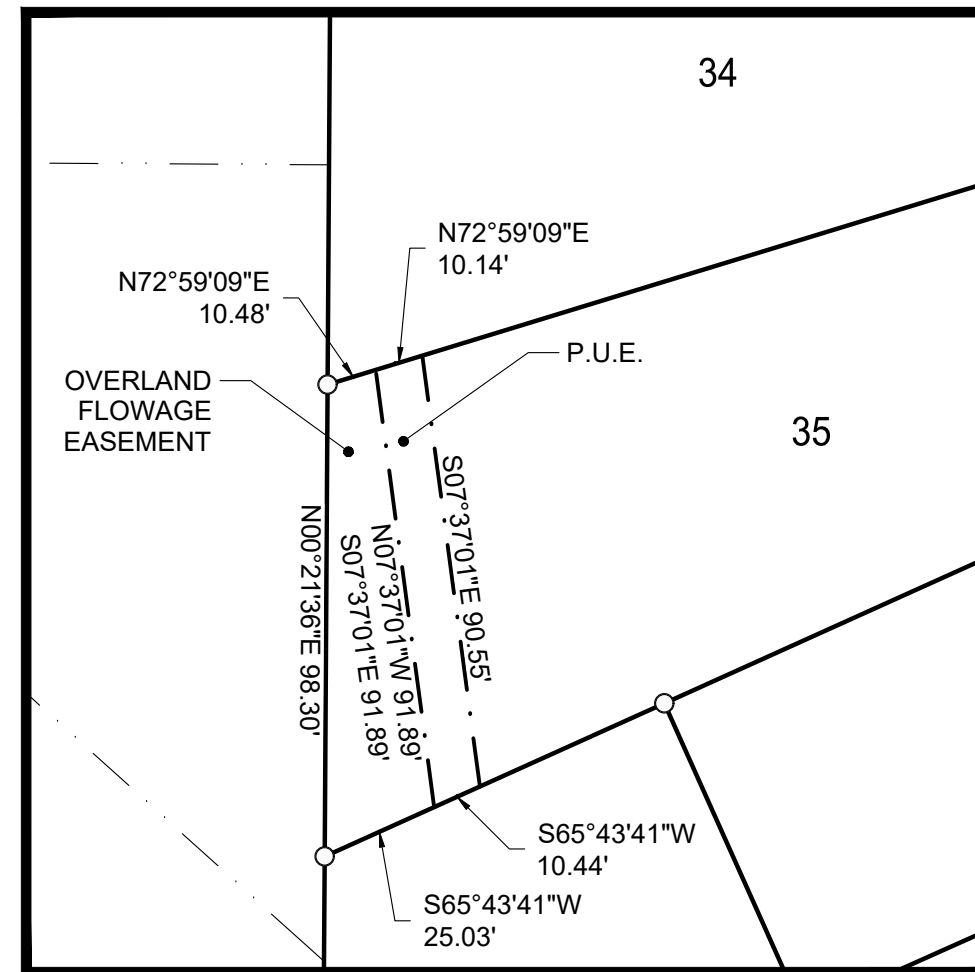
DETAIL A- STORM SEWER EASEMENT
1"=30'



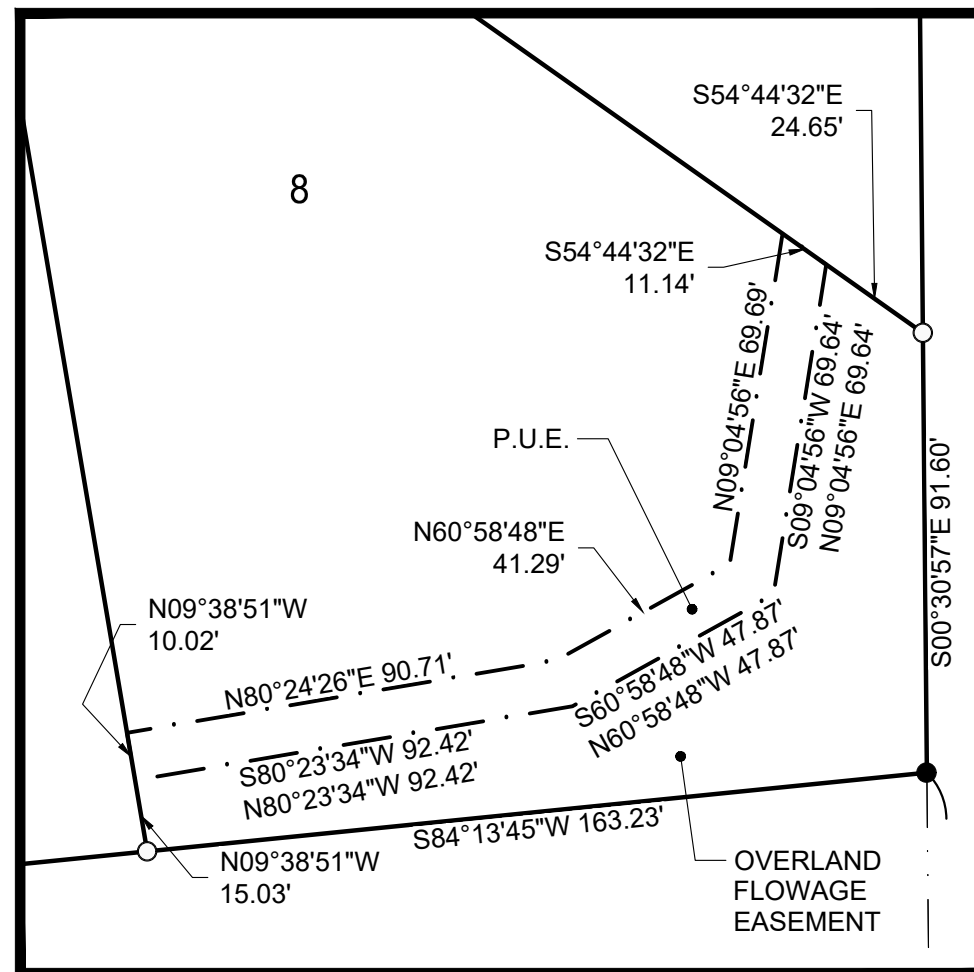
DETAIL D- OVERLAND FLOWAGE & STORM SEWER EASEMENT
1"=30'



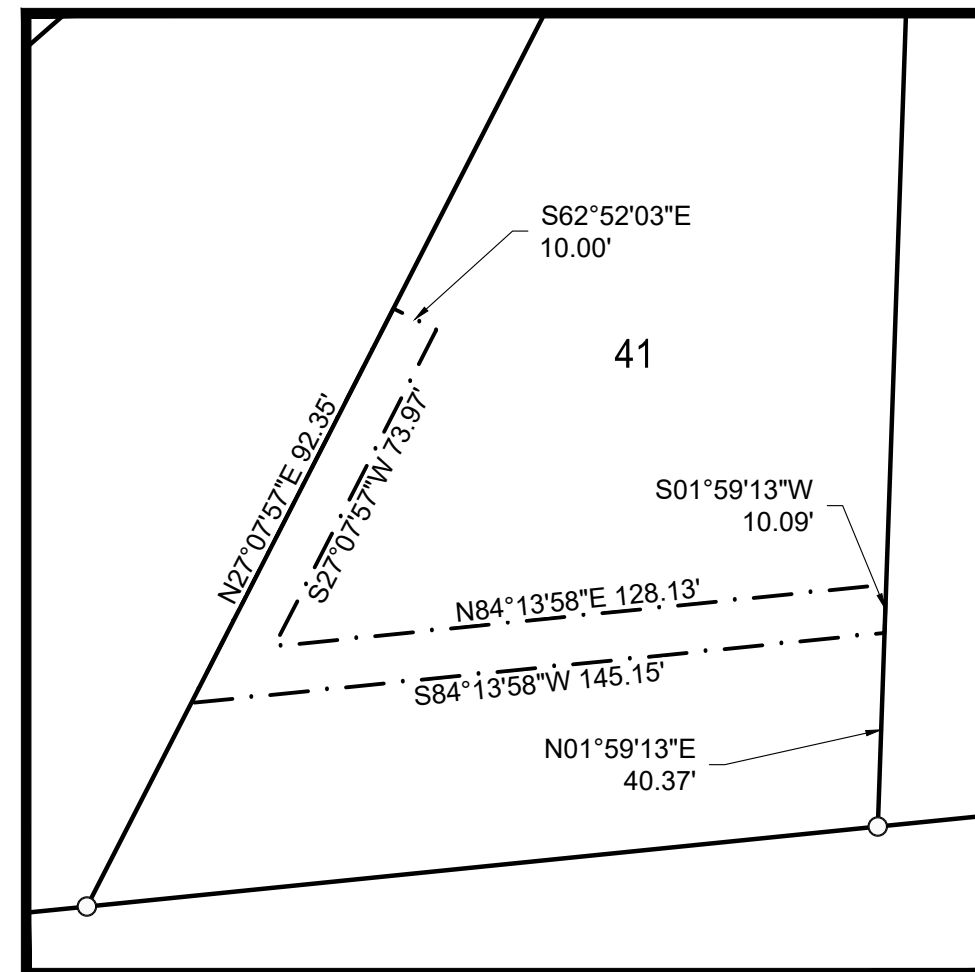
DETAIL B- PUBLIC UTILITY EASEMENT
1"=30'



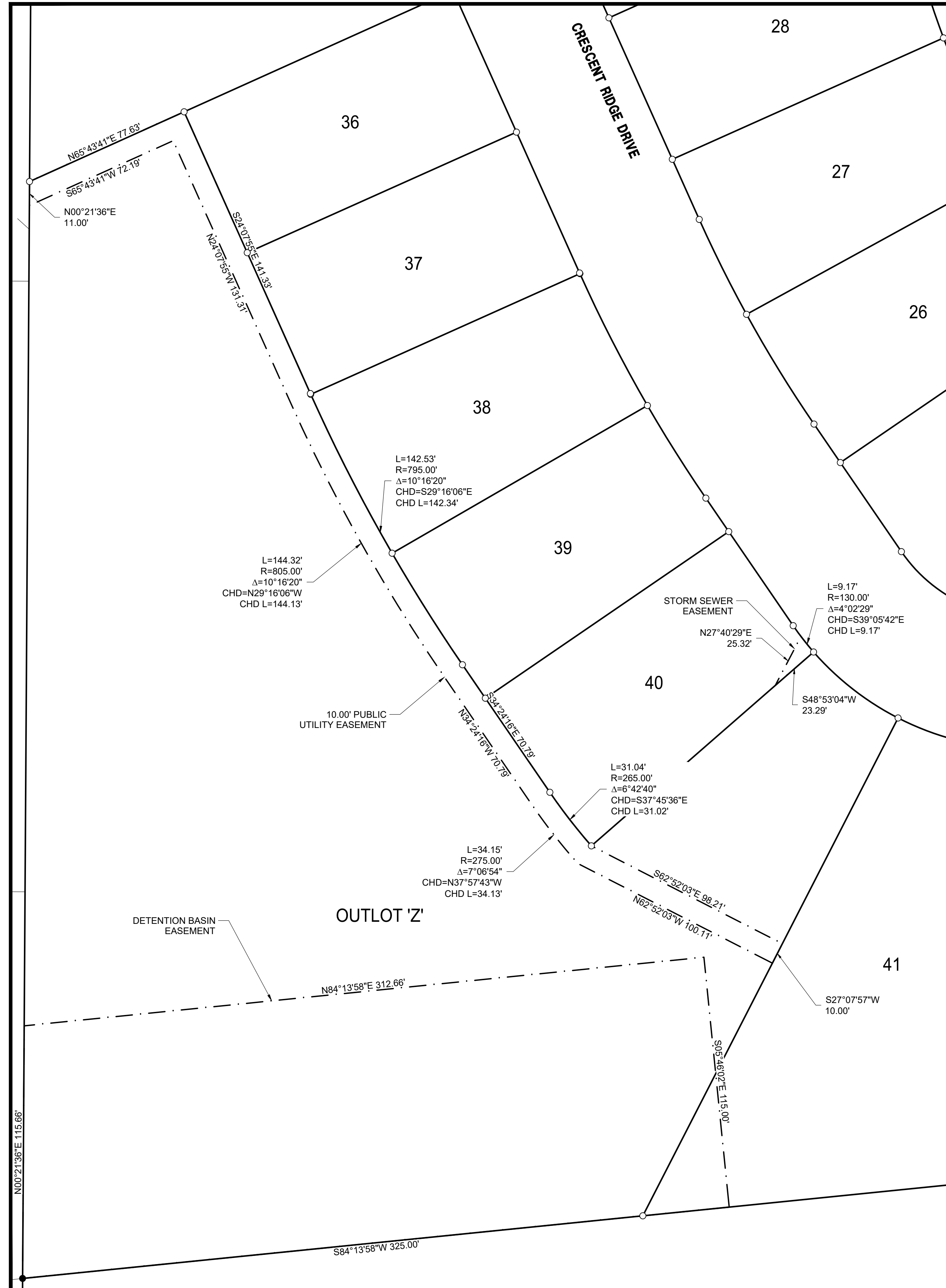
DETAIL E- PUBLIC UTILITY & OVERLAND FLOWAGE EASEMENT
1"=30'



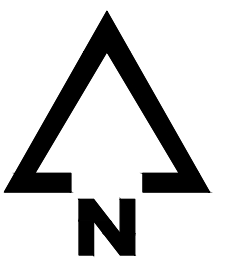
DETAIL C- PUBLIC UTILITY & OVERLAND FLOWAGE & EASEMENT
1"=30'



DETAIL F- PUBLIC UTILITY EASEMENT
1"=40'



DETAIL G- MULTIPLE EASEMENTS
1"=30'



NORTH



1 inch = 30 ft

**DAYBREAK PLAT 3
FINAL PLAT
EASEMENT DETAILS**

WAUKEE, IOWA
DALLAS COUNTY
2213010
06/29/2020
REVISIONS
08/14/2020

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

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

DRAWING PATH: N:\Projects\2213010\Design\Draws\Plans\Daybreak-3_Final_Plat.dwg, PLOT DATE: 10/6/2020 9:37 AM, PLOTTED BY: CONNOR CARLETON