

BROOKHAVEN ESTATES PLAT 1

FINAL PLAT

INDEX LEGEND
LOCATION: PT NW/4 SE1/4 SEC 25-79-23 ALTOONA, IOWA
REQUESTOR: DIAMOND DEVELOPMENT LLC
PROFESSOR: DIAMOND DEVELOPMENT LLC
SUPERVISOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IA 50111 PH:515-389-4400

DATE: 08/14/2017
TIME: 10:32:33 AM
PROJECT: 16603-248258
DRAWN BY: MICHAEL LEE
CHECKED BY: MICHAEL LEE
DATE: 08/14/2017
TIME: 10:32:33 AM
PROJECT: 16603-248258
DRAWN BY: MICHAEL LEE
CHECKED BY: MICHAEL LEE

BOUNDARY CLOSURE:

LINE - COURSE: N0° 10' 21"E LENGTH: 575.63'
LINE - COURSE: S89° 49' 39"E LENGTH: 135.00'
LINE - COURSE: N0° 10' 21"E LENGTH: 59.32'
LINE - COURSE: S89° 49' 39"E LENGTH: 60.00'
LINE - COURSE: S0° 10' 21"W LENGTH: 38.20'
LINE - COURSE: S89° 49' 39"E LENGTH: 135.00'
LINE - COURSE: S0° 10' 21"W LENGTH: 119.49'
LINE - COURSE: S89° 49' 39"E LENGTH: 46.56'
LINE - COURSE: N61° 39' 34"E LENGTH: 72.00'
LINE - COURSE: N64° 11' 15"E LENGTH: 81.79'
LINE - COURSE: N69° 57' 19"E LENGTH: 82.54'
LINE - COURSE: N75° 45' 38"E LENGTH: 82.54'
LINE - COURSE: N81° 33' 57"E LENGTH: 82.54'
LINE - COURSE: N87° 18' 29"E LENGTH: 81.44'
LINE - COURSE: N89° 40' 04"E LENGTH: 295.68'
LINE - COURSE: N17° 04' 26"W LENGTH: 19.37'
CURVE - LENGTH: 78.41' RADIUS: 680.00'
DELTA: 6°38'23" TANGENT: 39.25'
CHORD: 78.36' COURSE: N13° 46' 15"W
LINE - COURSE: N79° 31' 57"E LENGTH: 60.00'
CURVE LENGTH: 71.49' RADIUS: 620.00'
DELTA: 6°38'23" TANGENT: 35.78'
CHORD: 71.45' COURSE: S13° 46' 15"E
LINE - COURSE: S17° 04' 26"E LENGTH: 37.42'
LINE - COURSE: N89° 40' 04"E LENGTH: 123.00'
LINE - COURSE: S0° 09' 53"W LENGTH: 605.68'
LINE - COURSE: S89° 40' 16"W LENGTH: 1315.16'
PERIMETER: 4258.27' AREA: 772765.36 SQ. FT.
ERROR CLOSURE: 0.0041' COURSE: N88° 30' 17"W
ERROR NORTH: 0.00037' EAST: -0.01410'
PRECISION 1: 301998

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:

DIAMOND DEVELOPMENT LLC
309 EAST 1ST STREET
ANKENY, IOWA 50021

DATE OF SURVEY:

NOVEMBER 9, 2016

ZONING:

PLD W/ UNDERLYING R-2 SINGLE
FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 7' (14' TOTAL)
REAR YARD SETBACK = 35'

AREA SUMMARY:

NW1/4 SE1/4 = 707.007
NW1/4 SE1/4 = 65.256
TOTAL = 772.263

BENCHMARKS

CITY BENCHMARKS:
CPI0 BRASS DISC IN CONCRETE @ SE CORNER 8TH AVENUE SE AND 8TH STREET SE. ELEVATION=958.78
CPI4 BRASS DISC IN CONCRETE NE CORNER OF NE 27TH AVENUE & NE 64TH STREET. ELEVATION=937.48
PROJECT BENCHMARKS:
--- ARROW ON HYDRANT SOUTH SIDE OF 30TH STREET SW @ HOUSE #316, 200 FEET +/- WEST OF 3RD AVENUE SW. ELEVATION=958.01
--- BRASS DISC IN CONCRETE NE CORNER OF NE 27TH AVENUE & NE 64TH STREET. ELEVATION=937.48

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFORM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- NO DRIVEWAYS WILL BE ALLOWED ON 36TH STREET SW.

State of Iowa, Polk County ss
I certify that the attached plat name has been approved as being correct in Polk County and the plat has been entered of record in the office of the Polk County Auditor
the 14 day of August 2017
JAMES FITZGERALD, County Auditor
By: [Signature]

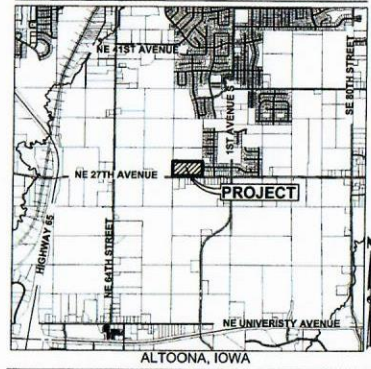
PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 79, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00°10'21" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 575.63 FEET; THENCE SOUTH 89°49'39" EAST, 135.00 FEET; THENCE NORTH 00°10'21" EAST, 59.32 FEET; THENCE SOUTH 89°49'39" EAST, 60.00 FEET; THENCE SOUTH 00°10'21" WEST, 38.20 FEET; THENCE SOUTH 89°49'39" EAST, 135.00 FEET; THENCE SOUTH 00°10'21" WEST, 119.49 FEET; THENCE SOUTH 89°49'39" EAST, 46.56 FEET; THENCE NORTH 61°39'34" EAST, 72.00 FEET; THENCE NORTH 64°11'15" EAST, 81.79 FEET; THENCE NORTH 69°57'19" EAST, 82.54 FEET; THENCE NORTH 75°45'38" EAST, 82.54 FEET; THENCE NORTH 81°33'57" EAST, 82.54 FEET; THENCE NORTH 87°18'29" EAST, 81.44 FEET; THENCE NORTH 89°40'04" EAST, 295.68 FEET; THENCE NORTH 17°04'26" WEST, 19.37 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 680.00 FEET, WHOSE ARC LENGTH IS 78.41 FEET AND WHOSE CHORD BEARS SOUTH 13°46'15" WEST, 78.36 FEET; THENCE NORTH 79°31'57" EAST, 60.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 71.49 FEET AND WHOSE CHORD BEARS SOUTH 13°46'15" WEST, 71.45 FEET; THENCE SOUTH 17°04'26" EAST, 37.42 FEET; THENCE NORTH 89°40'04" EAST, 123.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°09'53" WEST ALONG SAID EAST LINE, 605.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALSO KNOWN AS THE SOUTHWEST CORNER OF LORRAINE'S ACRES, AN OFFICIAL PLAT; THENCE SOUTH 89°40'16" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1315.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.74 ACRES (772,765 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°50'21"	650.00'	43.55'	N88°15'11"E	43.54'	C20	5°39'04"	680.00'	67.07'	S68°05'56"W	67.04'
C2	24°40'28"	650.00'	279.92'	N73°59'47"E	277.76'	C21	5°48'46"	680.00'	68.99'	S73°49'51"W	68.98'
C3	28°30'47"	650.00'	323.47'	N75°54'58"E	320.14'	C22	5°48'19"	680.00'	68.90'	S79°38'23"W	68.87'
C4	28°00'29"	650.00'	317.74'	N75°39'49"E	314.59'	C23	5°48'46"	680.00'	68.99'	S85°26'56"W	68.98'
C5	6°38'23"	650.00'	74.95'	N13°46'15"W	74.91'	C24	1°49'03"	680.00'	21.57'	N89°15'50"E	21.57'
C6	16°44'42"	650.00'	189.97'	N84°05'5"W	189.29'	C25	90°00'00"	25.00'	39.27'	N45°10'21"E	35.36'
C7	90°00'00"	25.00'	39.27'	S45°19'44"E	35.36'	C26	9°31'51"	620.00'	103.13'	N85°24'26"E	103.02'
C8	88°59'47"	25.00'	39.27'	N44°40'10"E	35.35'	C27	10°07'19"	620.00'	109.53'	N75°34'50"E	109.39'
C9	82°55'32"	25.00'	36.16'	S48°52'10"E	33.11'	C28	8°51'36"	620.00'	95.88'	N66°05'22"E	95.78'
C10	9°40'02"	680.00'	114.73'	S12°14'25"E	114.60'	C29	5°23'35"	680.00'	64.01'	N64°21'22"E	63.88'
C11	8°21'02"	620.00'	90.36'	N12°53'55"W	90.28'	C30	5°48'19"	680.00'	68.90'	N69°57'19"E	68.87'
C12	98°23'27"	25.00'	42.93'	N40°28'20"E	37.85'	C31	5°48'19"	680.00'	68.90'	N75°45'38"E	68.87'
C13	8°23'40"	620.00'	90.84'	N4°31'34"W	90.76'	C32	5°48'19"	680.00'	68.90'	N81°33'57"E	68.87'
C14	90°00'13"	25.00'	39.27'	N45°19'50"W	35.36'	C33	5°11'57"	680.00'	61.71'	N87°04'05"E	61.68'
C15	63°8'02"	620.00'	71.78'	S86°21'03"W	71.74'	C34	90°00'00"	25.00'	39.27'	N44°40'16"E	35.36'
C16	7°25'57"	620.00'	80.43'	S79°19'04"W	80.37'	C35	2°48'36"	650.00'	31.88'	N144°02'W	31.88'
C17	7°25'57"	620.00'	80.43'	S71°53'07"W	80.37'	C36	13°56'06"	650.00'	158.09'	N100°06'23"W	157.70'
C18	6°30'34"	620.00'	70.44'	S64°54'51"W	70.40'	C37	99°31'51"	25.00'	43.43'	S49°35'34"E	38.17'
C19	3°36'49"	680.00'	42.89'	S63°27'59"W	42.88'						

VICINITY MAP:



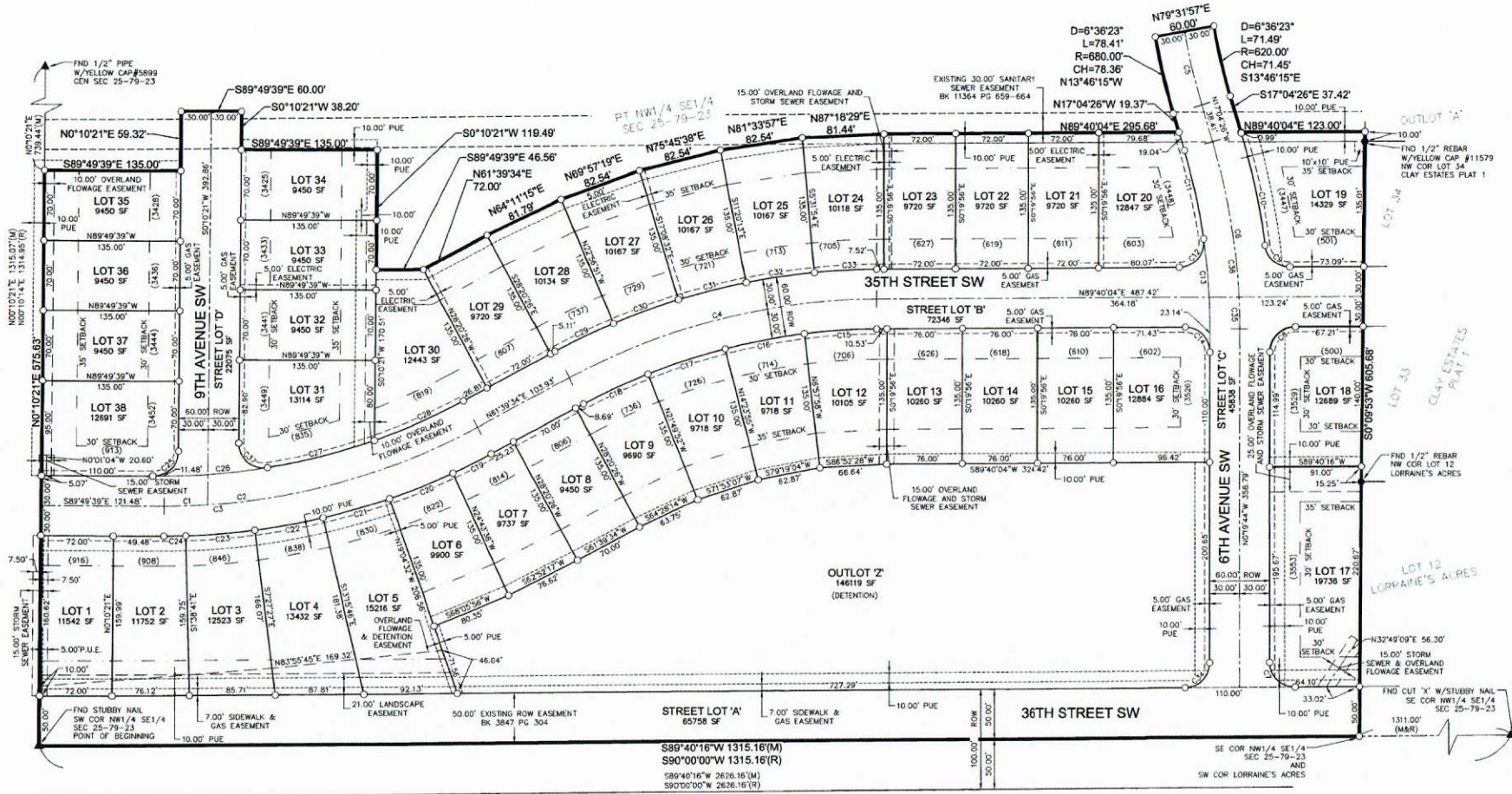
ALTOONA, IOWA
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
MICHAEL D. LEE
16747
DATE: 8-17-17
MICHAEL D. LEE, P.L.S.
MY LICENSE RENEWAL DATE IS FEBRUARY 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS ONE AND TWO



BROOKHAVEN ESTATES PLAT 1
FINAL PLAT
1609.482
CIVIL DESIGN ADVANTAGE ENGINEER
ALTOONA, IOWA
3405 SE. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 389-4400 FAX: (515) 389-4410
TECH: [Signature]

BROOKHAVEN ESTATES PLAT 1

FINAL PLAT



LEGEND:

FOUND	SET
●	○
▲	△
P	P
M	M
R	R
D	D
MPE	MPE
P.U.E.	P.U.E.
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SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #47
 (UNLESS OTHERWISE NOTED)
 PLATTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 MINIMUM PROTECTION ELEVATION
 PUBLIC UTILITY EASEMENT
 CENTERLINE
 SECTION LINE
 EASEMENT LINE

REVISIONS	DATE
1	06/27/2017
2	07/10/2017
3	07/10/2017
4	07/10/2017
5	07/10/2017
6	07/10/2017
7	07/10/2017
8	07/10/2017
9	07/10/2017
10	07/10/2017

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410



BROOKHAVEN ESTATES PLAT 1
FINAL PLAT

2
 2
 1609.482