

Doc ID: 034472360018 Type: PLT
 Kind: PLAT
 Recorded: 10/17/2019 at 03:53:05 PM
 Fee Amt: \$92.00 Page 1 of 18
 Polk County, Iowa
 JULIE M. MAGERTY RECORDER
 Filed: 2019-10-03 03:55
 BK 17548 Pg 228-245

MAJOR FINAL PLAT

BROOKE FIELD ESTATES

NORTHWEST PLAT 1

POLK COUNTY, IOWA

BROOKEFIELD ENTERPRISES, L.L.C., 11720 NW OAKTREE DR., GRIMES, IOWA 50111

Final Plat - APPROVED
 Project Number: CECPL-2019-07831
 Date: 10/15/19
 Polk County Chairman, Board of Supervisors



VICINITY SKETCH SCALE: 1" = 1000'

ZONING
 RR - RURAL RESIDENTIAL DISTRICT
 AG - AGRICULTURAL DISTRICT

ZONING REQUIREMENTS
 RR MINIMUM BULK REQUIREMENTS:
 LOT SIZE - 40,000 S.F.
 LOT WIDTH AT FRONT YARD SETBACK - 140 FEET
 MIN. FRONT YARD SETBACK - 50 FEET
 MIN. SIDE YARD SETBACK - 15 FEET
 MIN. REAR YARD SETBACK - 50 FEET
 MAX. BUILDING COVERAGE - 15%
 MIN. R.O.N. WIDTH - 60 FEET
 PAVEMENT WIDTH - 26' B/B

FLOOD ZONE DESIGNATION
 SUBJECT PROPERTY IS LOCATED IN ZONE X (OUTSIDE 100 YEAR FLOODPLAIN) ON FEMA FLOOD INSURANCE RATE MAP 19158C0160F C WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.

LAND TITLE NOTES:
 PARCEL 2018-60, AN OFFICIAL PARCEL RECORDED IN BOOK 16845, PAGE 234 AT THE POLK COUNTY RECORDER'S OFFICE, IS PERMANENTLY DEEDED AND TIED TO OUTLOT 'X', TIMBERBROOKE PLAT 2 AND RECORDED IN BOOK 16845, PAGE 231 AT THE POLK COUNTY RECORDER'S OFFICE.

SHEET INDEX
 SHEET # SHEET TITLE
 1 COVER
 2 PLAT DIMENSIONS
 3 EAST EASEMENTS
 4 WEST EASEMENTS

COUNTY:	POLK			
SECTION	TOWNSHIP	RANGE	1/4	1/4
20	80	25	SE1/4	SE1/4
PARCEL (S):	2018-60			
COUNTY:	POLK COUNTY			
SUBDIVISION:	TIMBERBROOKE PLAT 2			
LOTS:	OUTLOT 'X' & 'Y'			
PROPRIETOR (S):	BROOKEFIELD ENTERPRISES, L.L.C. 11720 NW OAKTREE DR. GRIMES, IOWA 50111			
REQUESTED BY:	FRIEDRICH TROST			
LAND SURVEYOR:	JEFFREY A. GADDIS, PLS			
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS, PLS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322			
RETURN TO:	515-276-4884			

- NOTES:**
- LOTS 'A' AND 'B' TO BE DEEDED TO POLK COUNTY, IOWA FOR STREET PURPOSES.
 - IF IN THE FUTURE THIS PROJECT IS ANNEXED INTO THE CITY OF JOHNSTON OR GRIMES, THE RESIDENTS OF THIS PLAT SHALL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
 - ALL MAILBOXES LOCATED WITHIN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
 - ACCESS TO EACH LOT IS RESTRICTED TO THE PUBLIC STREETS IDENTIFIED AS LOTS 'A' & 'B'.
 - MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - AFTER THE ROAD IS CONSTRUCTED, ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - THE PLAT BOUNDARY AND ALL LOTS MEET THE CODE OF IOWA CLOSURE REQUIREMENTS.
 - LOT 1 SHALL TAKE ACCESS FROM NW BROOKEFIELD COURT.
 - LOT ACCESS CANNOT BE LOCATED WITHIN 15 FEET OF THE CENTERLINE OF MINOR ROAD INTERSECTIONS.
 - A RESIDENTIAL DEVELOPMENT SIGN IS LOCATED ON OUTLOT 'Y'. THE BROOKEFIELD PLAT 1 HOMEOWNER'S ASSOCIATION OWNS AND MAINTAINS THIS SIGN.
 - POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN PLAT BY ANY HOMEOWNER. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN STATE OF IOWA.
 - THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE PRIVATE STORM WATER DETENTION BASINS AND PRIVATE OUTLET PIPES WITHIN THE PRIVATE STORM WATER DETENTION BASIN EASEMENTS AND PRIVATE STORM SEWER EASEMENTS ON LOT 1, 2, 4, 10 AND 11. ACCESS TO THE EAST DETENTION POND SHALL BE OBTAINED FROM THE 30.00' STORM SEWER AND DETENTION ACCESS EASEMENT FROM THE NORTH EAST CORNER OF LOT 1. ACCESS TO THE WEST DETENTION POND SHALL BE OBTAINED FROM THE 30.00' STORM SEWER AND DETENTION ACCESS EASEMENT LOCATED ALONG SHARED PROPERTY LINE OF LOTS 4 & 10. THE ACCESS EASEMENTS PROVIDED ARE FOR THE HOMEOWNER'S ASSOCIATION TO ACCESS THE DETENTION BASIN FACILITIES FOR MAINTENANCE PURPOSES.
 - OUTLOT 'Z' SHALL BE USED AS A DRAINAGE EASEMENT AND FOR TREE CONSERVATION. THIS ONE LOT WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION IF IT CANNOT BE SOLD TO THE HOMEOWNERS OF LOT 15, TIMBERBROOKE PLAT 2.
 - OUTLOT 'X' & OUTLOT 'Y' SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNTIL SUCH A TIME THAT THE PROPERTY TO THE NORTH CAN BE DEVELOPED. IT WILL BE USED AS GREEN SPACE IN THE INTERIM.
 - WATER SERVICES SHALL BE YET TAPPED BY XENIA RURAL WATER DISTRICT AT THE TIME OF HOME CONSTRUCTION.
 - A COMBINED ALTERNATIVE WASTEWATER TREATMENT SYSTEM & SUMP PUMP SERVICE SHALL BE PROVIDED TO EACH LOT. THE SERVICE FOR LOTS 3-8 AND LOTS 11-14 SHALL OUTLET TO THE PRIVATE REAR YARD DRAIN TILE LOCATED WITHIN THE PRIVATE SEPTIC DISCHARGE COLLECTOR LINE EASEMENTS. THE PRIVATE REAR YARD DRAIN TILE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE SERVICE FOR LOTS 1, 2, 4 & 10 SHALL OUTLET INTO THE DETENTION BASINS ON THESE LOTS.
 - THE EXISTING 10' UNDERGROUND ELECTRIC EASEMENT ON LOTS 6 AND 7 (BOOK 12055, PAGE 434) WILL BE VACATED WITH THIS PLAT.
 - PARCEL 2018-60, AN OFFICIAL PARCEL RECORDED IN BOOK 16845, PAGE 234 AT THE POLK COUNTY RECORDER'S OFFICE, IS PERMANENTLY DEEDED AND TIED TO OUTLOT 'X', TIMBERBROOKE PLAT 2 AND RECORDED IN BOOK 16845, PAGE 231 AT THE POLK COUNTY RECORDER'S OFFICE.

- UTILITY NOTES:**
- WATER WILL BE PROVIDED BY XENIA RURAL WATER DISTRICT.
 - WASTEWATER TREATMENT WILL BE ON-SITE WASTEWATER TREATMENT SYSTEM.

PROFESSIONAL LAND SURVEYOR:
 JEFF GADDIS, PLS
 CIVIL ENGINEERING CONSULTANTS, INC.
 2400 86TH STREET #12
 DES MOINES, IOWA 50322
 515-276-4884 x221

PROPERTY OWNERS/DEVELOPER:
 BROOKEFIELD ENTERPRISES, L.L.C.
 11720 NW OAKTREE DR.
 GRIMES, IOWA 50111
 ATTN: FRIEDRICH TROST
 PH: 515-718-7448

LEGAL DESCRIPTION
 PARCEL 2018-60 OF THE SE1/4 SE1/4 OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 16845, PAGE 234 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA
 AND
 OUTLOT 'X' & 'Y', TIMBERBROOKE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 8028, PAGE 6 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA.

AREA
 154,254 SQ. FT. / 11.32 ACRES

- LEGEND**
- PLAT BOUNDARY
 - LOT LINES
 - SECTION LINES
 - CENTERLINE
 - ▲ SECTION CORNER
 - FOUND CORNER 1/4 5/8" I.R. W/YELLOW CAP #1844
 - SET CORNER 1/4 5/8" I.R. W/BLEW CAP #18381
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - D. DEEDED BEARING & DISTANCE
 - M. MEASURED BEARING & DISTANCE
 - P. PREVIOUSLY RECORDED BEARING & DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - 1234 ADDRESS
 - B.S.L. BUILDING SETBACK LINE

CERTIFICATIONS

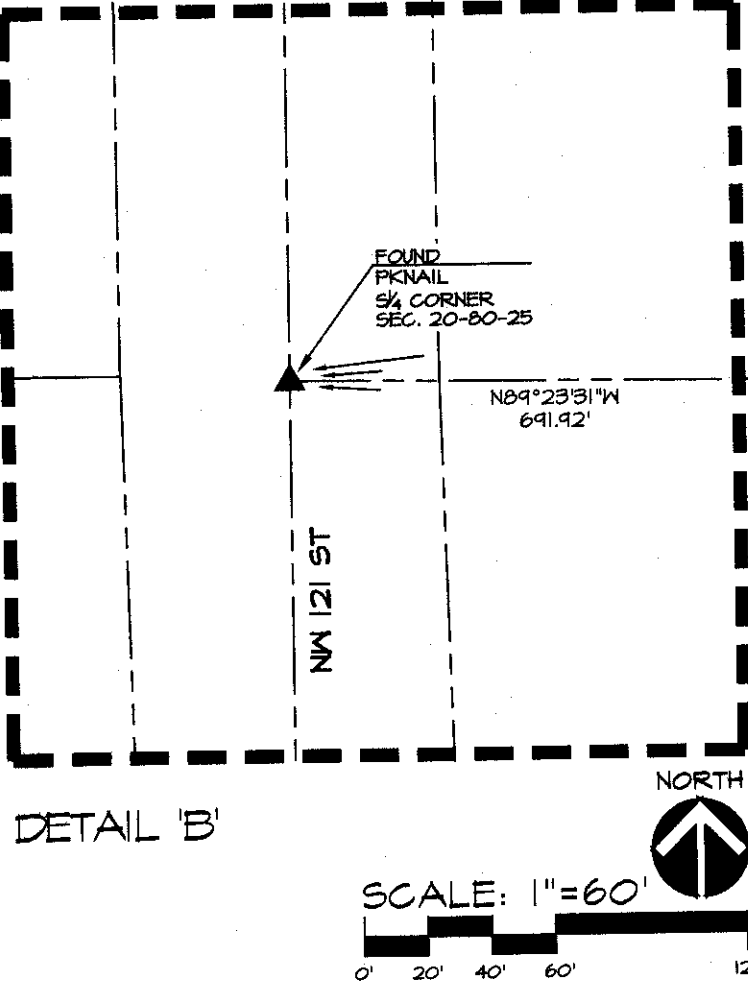
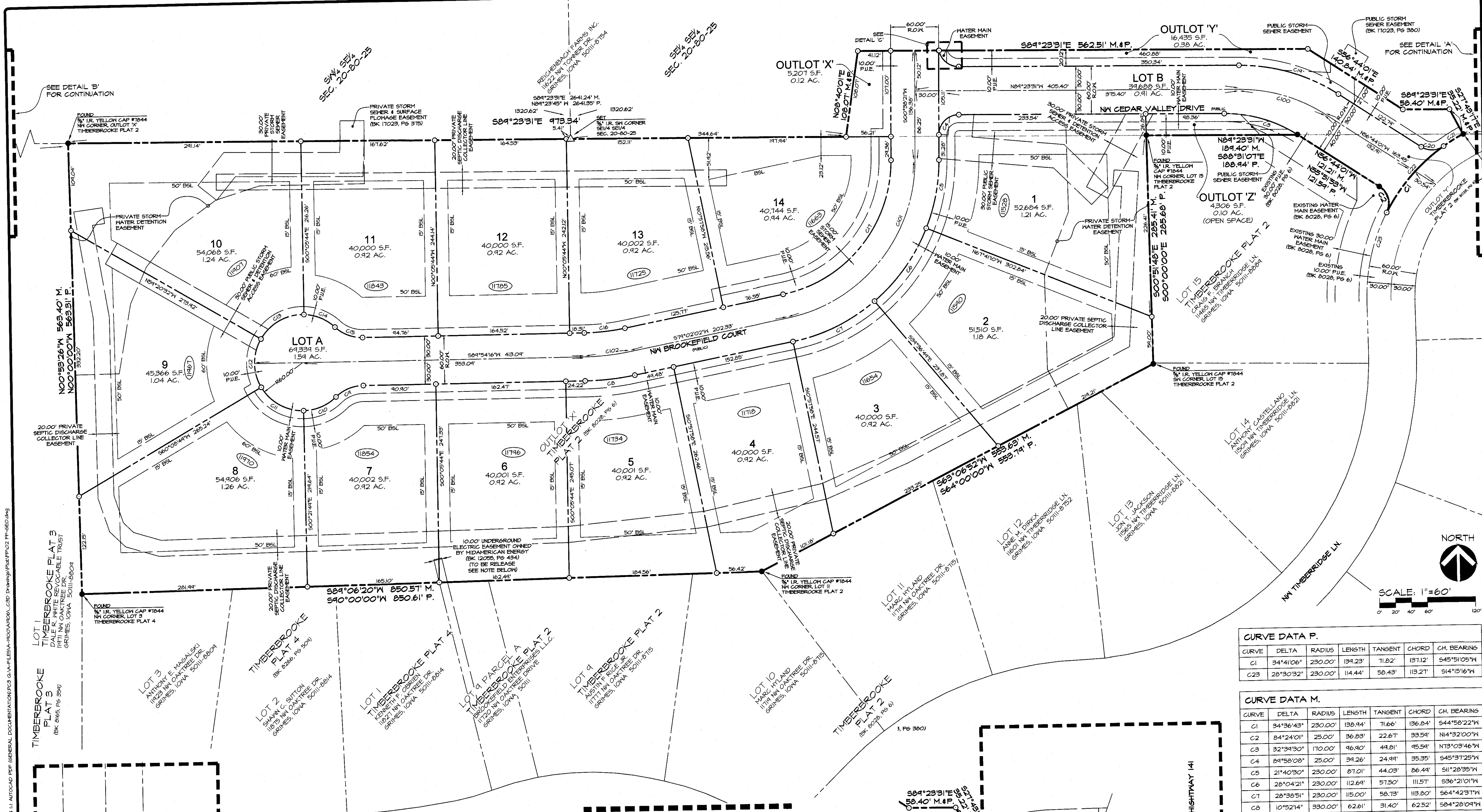
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

October 4, 2019
 JEFFREY A. GADDIS, PLS
 IOWA LICENSE NO. 18381 DATE
 MY LICENSES EXPIRE ON DECEMBER 31, 2020
 PAGES 5 SHEETS COVERED BY THIS SEAL
 SHEETS 1 - 4



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: 04/16/2019
 07/02/2018
 10/04/2018
 3/12/2018
 DATE OF SURVEY: 10/15/19
 DESIGNED BY: JMG
 DRAWN BY: CM
BROOKE FIELD ESTATES NORTHWEST PLAT 1
 POLK COUNTY, IOWA
COVER
 SHEET 1 OF 4
 A-1906

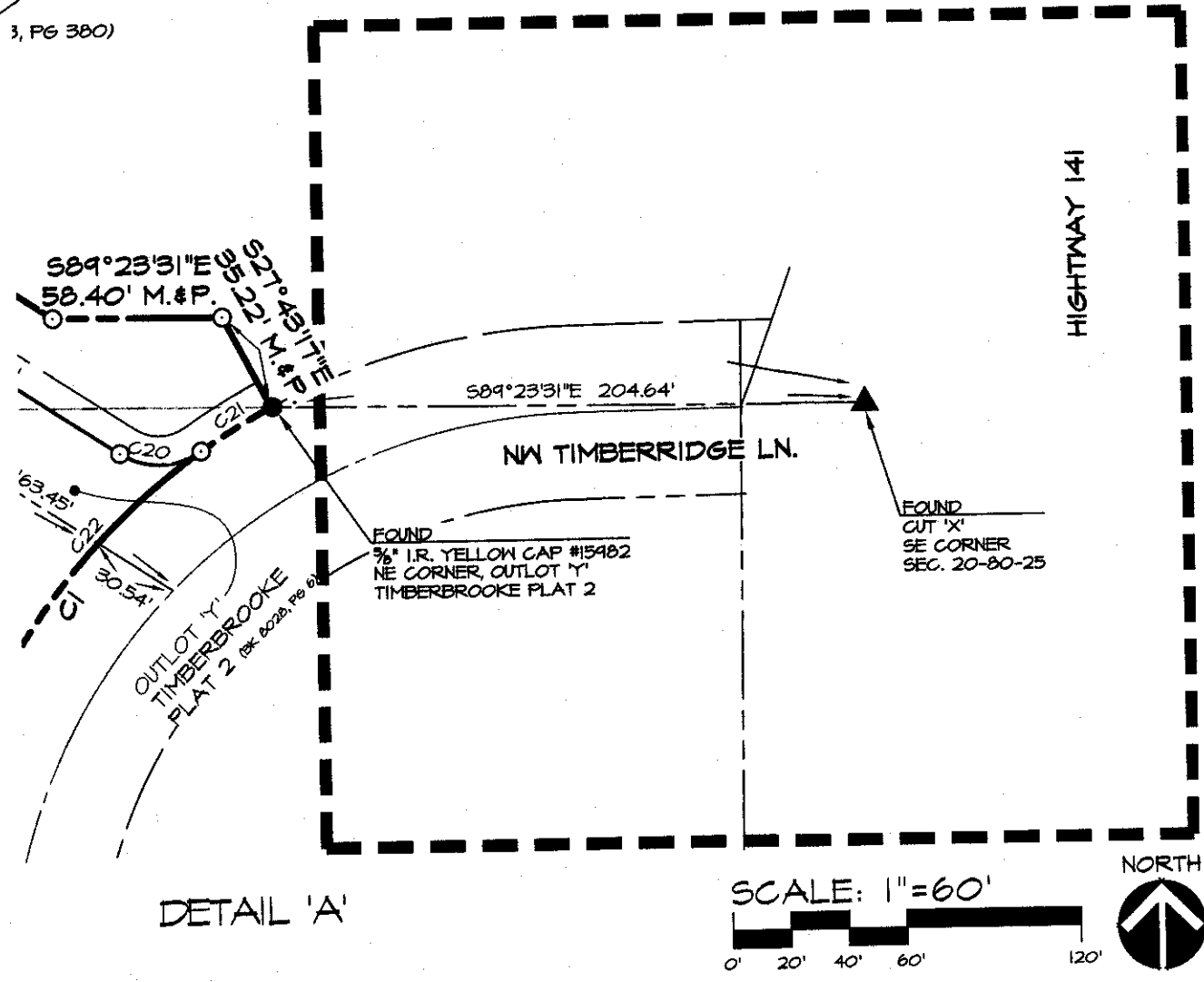
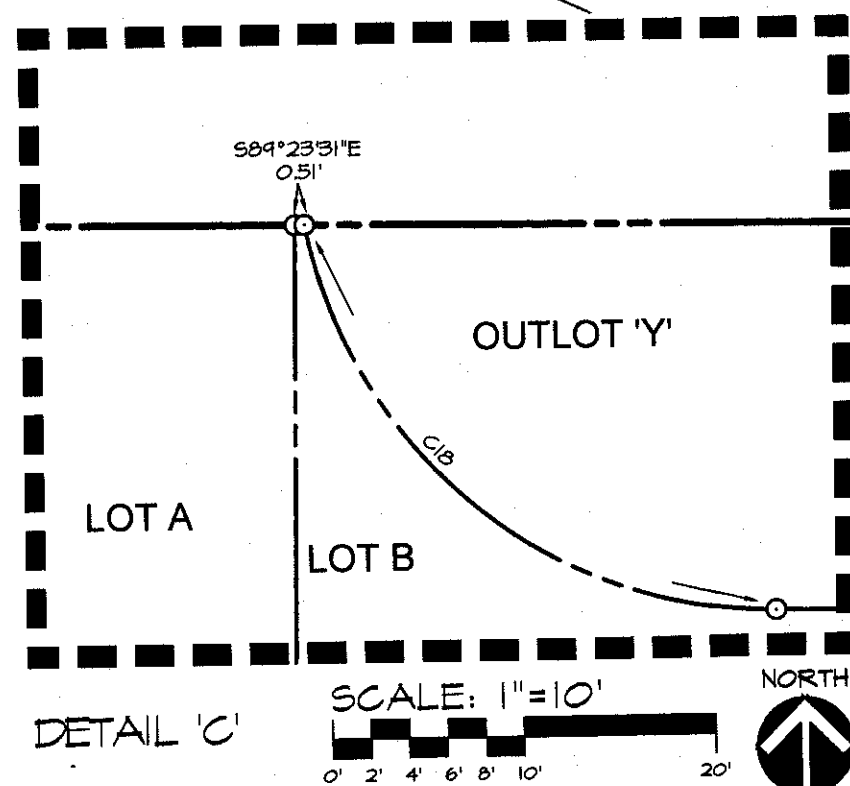
PLOT BY: CARL MCCANN AND EXPAND D (84-00 X 22-00 INCHES) 2009-10-04 11:02:00 FOR GENERAL DOCUMENT PURPOSES ONLY. FILES: A-1000-A001, CAD: D:\DWG\1001\1001.DWG, PLOT: 1001.DWG



UNDERGROUND ELECTRIC EASEMENT NOTE:
 THE UNDERGROUND ELECTRIC EASEMENT RECORDED IN BOOK 12055, PAGE 434 HAS PARTIALLY RELEASED BY MIDAMERICAN ENERGY COMPANY ON OCTOBER 01, 2014. THIS DOCUMENT WILL BE RECORDED AFTER THE OFFICIAL FILING OF THIS FINAL PLAT.

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	32°34'30"	200.00'	114.00'	58.54'	112.46'	N73°03'46"W
C101	78°23'42"	200.00'	273.65'	163.10'	252.80'	S34°50'11"W
C102	10°52'14"	300.00'	56.92'	28.54'	56.83'	S64°28'04"W



CURVE DATA P.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	34°41'06"	230.00'	134.23'	71.82'	137.12'	S45°51'05"W
C23	28°30'32"	230.00'	114.44'	58.43'	113.27'	S14°15'16"W

CURVE DATA M.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	34°36'43"	230.00'	138.94'	71.66'	136.84'	S44°58'22"W
C2	84°24'01"	25.00'	36.83'	22.67'	33.54'	N4°32'00"W
C3	32°34'30"	170.00'	96.90'	44.81'	95.54'	N73°03'46"W
C4	84°58'08"	25.00'	34.26'	24.94'	35.35'	S45°31'25"W
C5	21°40'30"	230.00'	87.01'	44.03'	86.44'	S11°28'35"W
C6	28°04'21"	230.00'	112.64'	57.50'	111.57'	S36°21'07"W
C7	28°38'51"	230.00'	115.00'	58.73'	113.80'	S64°42'37"W
C8	10°52'14"	330.00'	62.61'	31.40'	62.52'	S64°28'04"W
C9	43°20'30"	50.00'	37.82'	19.87'	36.43'	S68°14'01"W
C10	43°04'25"	60.00'	45.11'	23.68'	44.05'	S68°05'58"W
C11	60°30'38"	60.00'	63.37'	35.00'	60.46'	N60°06'30"W
C12	60°30'38"	60.00'	63.37'	35.00'	60.46'	N00°24'04"E
C13	61°46'31"	60.00'	64.64'	35.84'	61.60'	N61°32'44"E
C14	40°48'47"	60.00'	42.74'	22.32'	41.84'	S67°04'37"E
C15	43°20'30"	50.00'	37.82'	19.87'	36.43'	S68°25'29"E
C16	10°52'14"	270.00'	51.23'	25.64'	51.15'	N64°28'04"E
C17	78°23'42"	170.00'	232.60'	138.64'	214.88'	N34°50'11"E
C18	78°45'07"	25.00'	34.36'	20.52'	31.72'	S50°00'58"E
C19	32°34'30"	230.00'	131.10'	67.38'	124.33'	N73°03'46"W
C20	68°05'55"	25.00'	24.71'	16.84'	28.00'	S64°18'02"W
C21	7°06'34"	230.00'	28.54'	14.24'	28.53'	S58°43'24"W
C22	27°30'04"	230.00'	110.40'	56.28'	104.34'	S41°25'02"W
C23	28°31'42"	230.00'	114.52'	58.47'	113.34'	S13°24'04"W

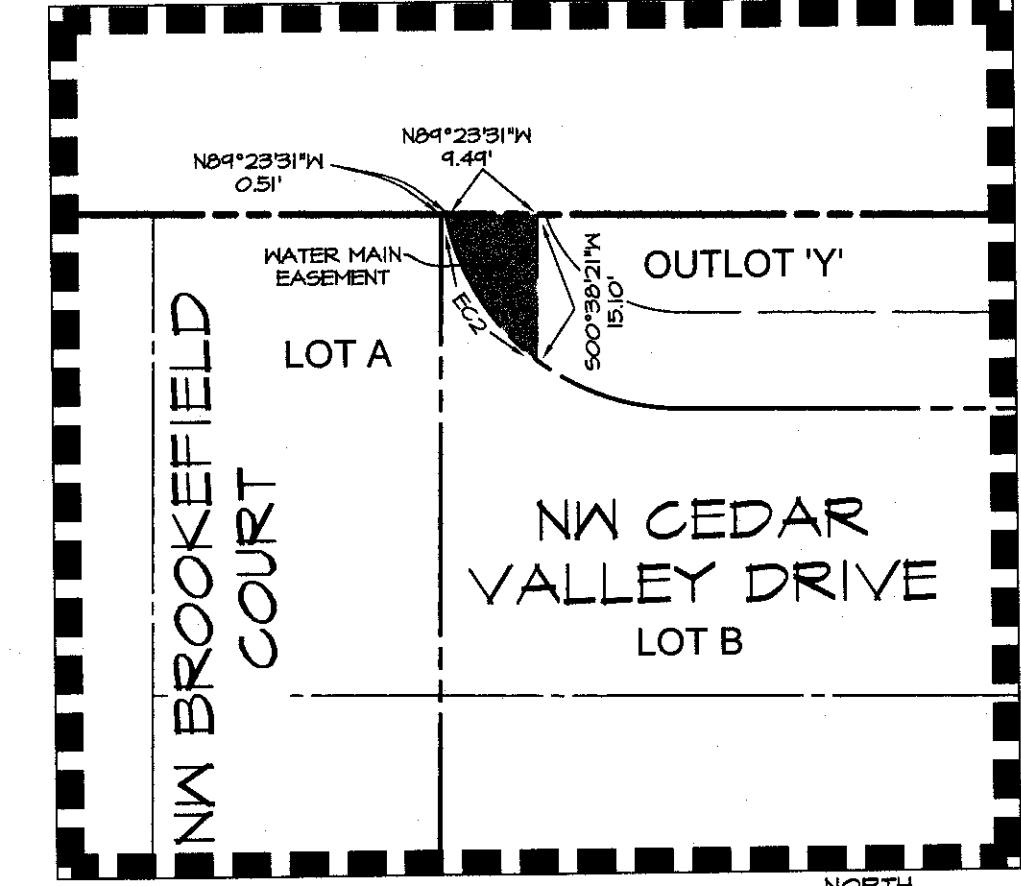
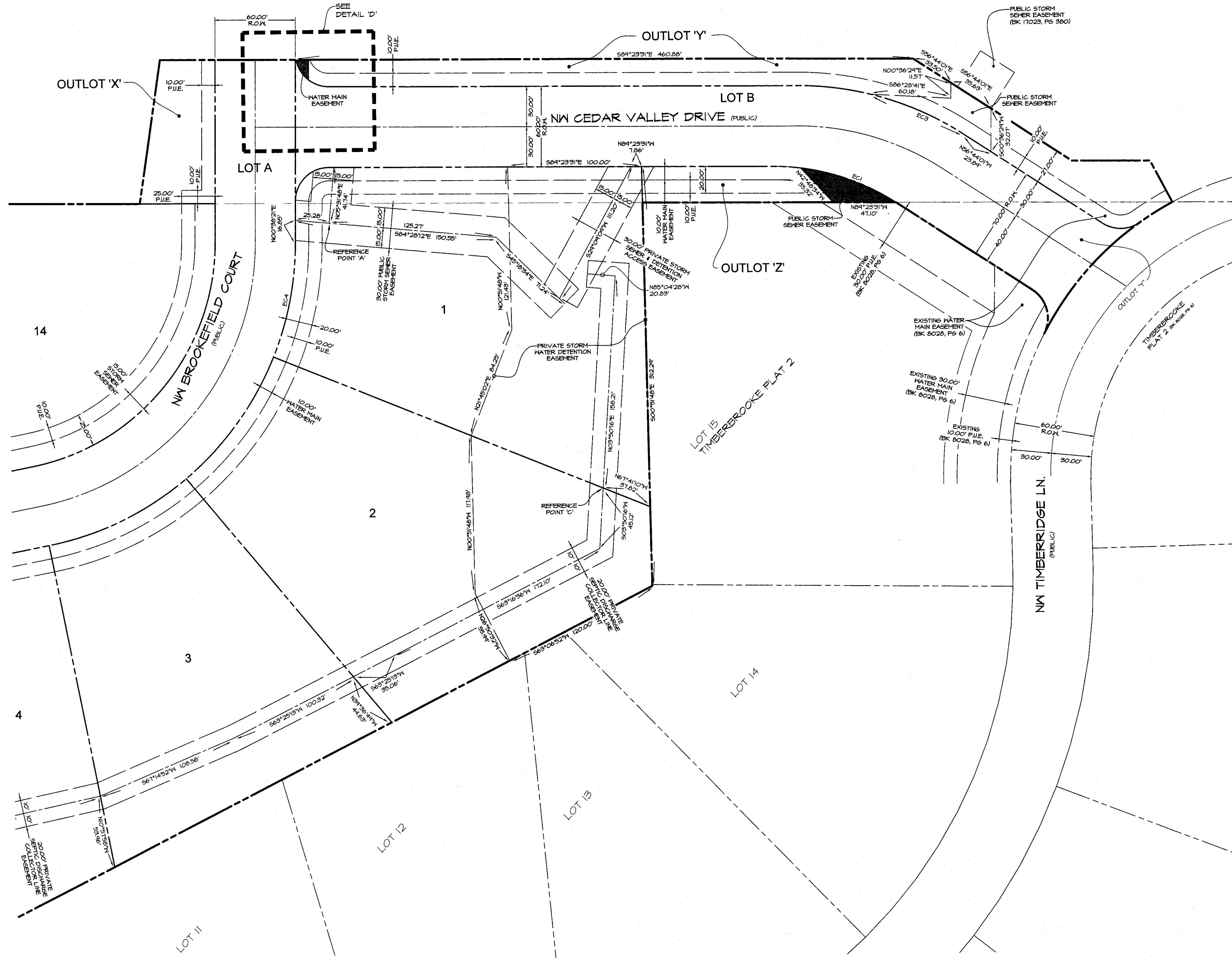
CEC Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

DATE: 04/16/2014
 07/02/2014
 07/11/2014
 10/04/2014
 3/12/2016
 MHT
 CMT

DESIGNED BY:
 DRAWN BY:

BROOKFIELD ESTATES NORTHWEST PLAT 1
 POLK COUNTY, IOWA
 PLAT DIMENSIONS

SHEET OF 4
 A-1906



SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

SCALE: 1"=40'
0' 10' 20' 30' 40' 60'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	25°46'48"	170.00'	76.44'	39.90'	75.84'	S64°31'22"E
EC2	41°46'24"	25.00'	18.23'	4.54'	17.83'	N31°31'37"W
EC3	1°1'02"54"	230.00'	76.46'	38.59'	76.11'	N66°15'28"W
EC4	21°40'30"	230.00'	81.01'	44.03'	86.44'	N11°28'35"E

BROOKE FIELD ESTATES NORTHWEST PLAT 1
FOLK COUNTY, IOWA

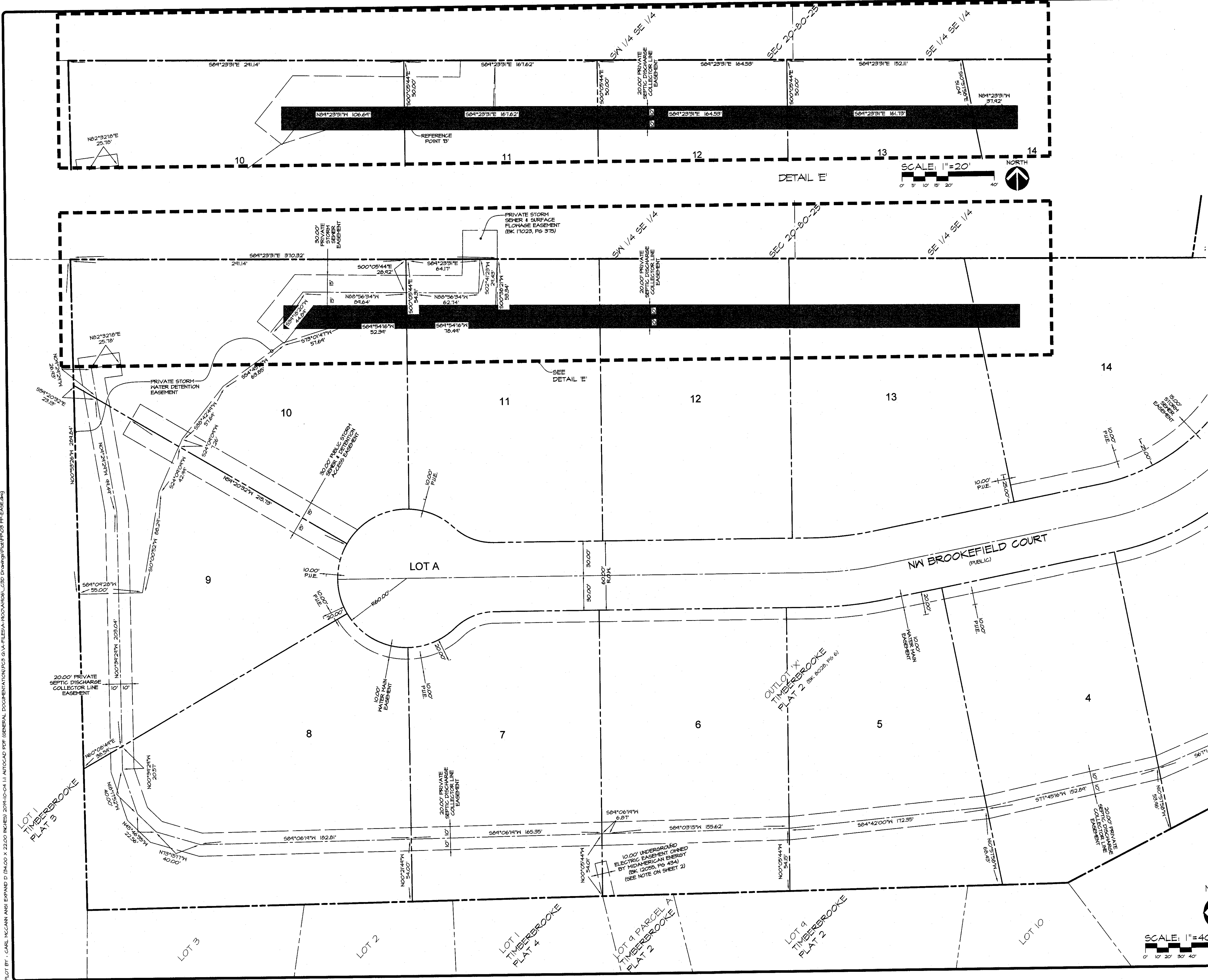
EAST EASEMENTS

DATE: 04/16/2018
07/02/2018
07/17/2018
10/04/2018
3/12/2018

DESIGNED BY: MMH
DRAWN BY: CHH

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

A-1906



DATE:	DATE:
04/16/2014	07/02/2014
07/02/2014	10/04/2014
10/04/2014	3/12/2016
3/12/2016	

BROKEFIELD ESTATES NORTHWEST PLAT 1
POLK COUNTY, IOWA
WEST EASEMENTS

90-14
 4
 4

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

RETURN TO:
PREPARER: RETURN TO: DAVID WETSCH, 699 Walnut Street, Suite 1600, Des Moines, IA 50309 (515) 246-4555

CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS:

That Community State Bank, the holder of a Mortgage dated April 9, 2019, executed by Brookefield Enterprises, L.L.C., and recorded in the office of the Recorder of Polk County, Iowa, April 11, 2019, in Book 17287, Page 438, in the amount of \$2,782,000.00, on the following described real estate, to-wit:

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

does hereby authorize Brookefield Enterprises, L.L.C., the owner of said real estate, to plat said real estate to be known as:

BROOKE FIELD ESTATES NORTHWEST PLAT 1, an Official Plat, now included in and forming a part of Polk County, Iowa.

IN WITNES WHEREOF, the said Mortgagee, Community State Bank, has caused these presents to be executed this 21st day of August, 2019.

COMMUNITY STATE BANK

By: 

By: 

STATE OF IOWA)
)ss
COUNTY OF POLK)

On this 21 day of August, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith Christianson and Angie Bright, to me personally known, who being by me duly sworn, did say that they are the Loan officer and Loan officer, respectively, of the corporation executing the within and foregoing instrument; that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its board of Directors; and that Keith Christianson and Angie Bright, as such officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Molly Moman
NOTARY PUBLIC - STATE OF IOWA

DEDICATION OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

Brookefield Enterprises, L.L.C., an Iowa limited liability company, being the owner of the following described real estate, to-wit:

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

has caused a survey and subdivision of said real estate to be made, the lots to be marked, named and numbered as shown by a final plat subdivision, the same to be recorded and hereafter designated and known as:

BROOKE FIELD ESTATES NORTHWEST PLAT 1, an Official Plat, now included in and forming a part of Polk County, Iowa.

The owner does hereby acknowledge the plat of said real estate is prepared with its free consent and in accordance with its desires.

IN WITNESS WHEREOF, Brookefield Enterprises, L.L.C., has caused these presents to be executed this 21 day of August, 2019.

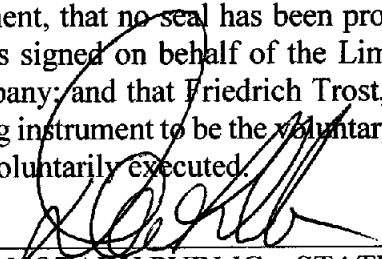
BROOKEFIELD ENTERPRISES, L.L.C.

By: _____

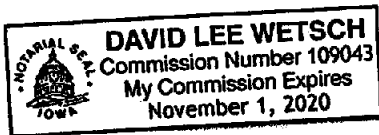
FRIEDRICH TROST, Manager

STATE OF IOWA)
)ss
COUNTY OF POLK)

On this 21 day of August, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Friedrich Trost, to me personally known, who being by me duly sworn, did say that he is the Operating Manager of the Limited Liability company executing the within and foregoing instrument, that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Friedrich Trost, as Operating Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by him voluntarily executed.



NOTARY PUBLIC - STATE OF IOWA





October 2, 2019

POLK COUNTY BOARD OF
SUPERVISORS
111 Court Avenue, Suite #300
Des Moines, IA 50309

Re: Attorney's Certificate of Title for Subdivision Purposes

To The Polk County Board of Supervisors::

Pursuant to Chapter 354 of the Code of Iowa, I have examined title to the property described as:

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

to be known and platted as:

BROOKE FIELD ESTATES NORTHWEST PLAT 1, an Official Plat,
now included in and forming a part of Polk County, Iowa;

as disclosed by an abstract, prepared pursuant to §614.29 through §614.38 of the Code of Iowa, by Iowa Title Company, extending from the root of title to August 23, 2019 at 6:00 A.M.

TITLE

I find marketable title of record in fee simple and free from material objections except as are hereinafter mentioned to be in:

Brookefield Enterprises, L.L.C.
an Iowa limited liability company

EXCEPTIONS

1. Entry No. 60 of the abstract shows the Official Plat of "TimberBrooke Plat 2". Said plat map was filed October 8, 1998, in Book 8028, Page 6 of the Polk County Recorder's Office. For your reference a copy of the plat map is attached to this opinion and is incorporated by this reference.

3. Entry No. 8 to Abstract No. 554381 shows an Underground Electric Line Easement to MidAmerican Energy company, dated January 15, 2007, filed February 1, 2007, in Book 12055, Page 434 of the Polk County Recorder's Office. Pursuant to the terms and conditions of the Agreement, MidAmerican Energy company is granted the perpetual right to lay, operate, and repair underground conduit, wires, and other necessary equipment incident thereto, over and across a 10-foot wide strip of Lot 9 and Outlot X, TimberBrooke Plat 2. An exhibit to this Easement Agreement depicts the exact location of the Easement, and for your reference a copy of that exhibit is attached to this opinion and is incorporated by this reference.

4. Entry No. 5 to Abstract No. 728639 shows a Lot Tie Agreement dated April 20, 2018, filed April 24, 2018, in Book 16895, Page 237 of the Polk County Recorder's Office. This instrument established a covenant with Polk County, Iowa, to tie Parcel 2018-6 set forth in the caption of this title opinion, to Outlot X described in the caption of this opinion. This Agreement remains in effect.

5. Entry No. 6 to Abstract No. 728639 shows a Plat of Survey for Parcel 2018-6 set forth in the caption of this opinion. This Plat of Survey was filed April 24, 2018, in Book 16895, page 239 of the Polk County Recorder's Office.

6. Entry No. 10 to Abstract No. 728639 shows a Private Storm Sewer and Surface Water Flowage Easement dated July 20, 2018, filed August 1, 2018, in Book 17023, Page 375 of the Polk County Recorder's Office. This Agreement establishes an Easement that is 25 feet by 30 feet on an adjoining parcel for purposes of a private storm sewer and surface water flowage agreement. This Easement is for the benefit of the property under examination and remains in effect.

7. Entry No. 11 to Abstract No. 728639 shows an Easement for Storm Sewer dated July 20, 2018, filed August 1, 2018, in Book 17023, Page 380 of the Polk County Recorder's Office. This Agreement establishes an Easement that is 32 feet by 30 feet on an adjoining parcel for purposes of a storm sewer. This easement is for the benefit of the property under examination and remains in effect.

8. Entry No. 20 to Abstract No. 728639 shows a Real Estate Mortgage instrument dated April 9, 2019, executed by Brookefield Enterprises, L.L.C., to Community State Bank for \$2,782,000.00, and filed for record in the office of the Recorder of Polk County, Iowa, April 11, 2019, in Book 17287, Page 438. This mortgage remains a first and paramount lien against the property under examination.

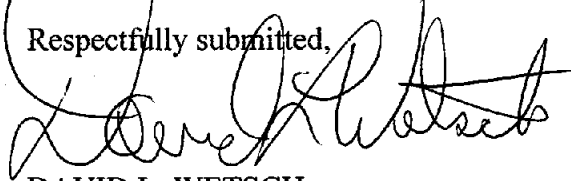
9. Entry No. 2 to Abstract No. 735179 shows real estate taxes for the property under examination as follows:

2018/2019 fiscal year taxes and all prior years – paid.

Parcels #240.00306.002.003; #240.00771.567.000

10. The abstract indicates that appropriate lien searches have been conducted for the current titleholder, with no judgments or lien shown except as noted above.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David L. Wetsch", written over the typed name below.

DAVID L. WETSCH

Iowa Title Guaranty Examiner No. 1253

DLW/bls

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

BROOKE FIELD ESTATES NORTHWEST PLAT 1 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,
special assessments and special rates and charges.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain,
Utilities or Buildings on Leased Land against

BROOKEFIELD ENTERPRISES, L.L.C.,

who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Friday, August 30, 2019 .

MARY MALONEY
POLK COUNTY TREASURER

by Jodi Schovel
Deputy

(Treasurer's Seal)

Subscribed and sworn to before me on this
30th day of August, 2019.

by Mary Mahnke
Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

EXHIBIT A

Parcel 2018-60 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 24, 2018, and recorded in Book 16895 Page 239, being a part of the SE ¼ SE ¼ of Section 20, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa; and Outlots "X" and "Y" in TIMBERBROOKE PLAT 2, an Official Plat, in Polk County, Iowa;

RESOLUTION NO. 18-86

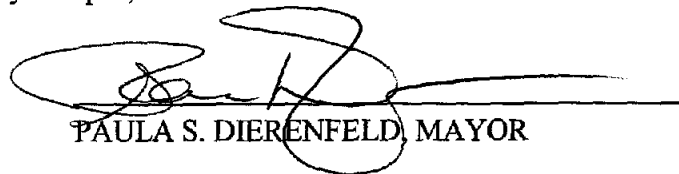
A RESOLUTION DEFERING THE CITY OF JOHNSTON'S REVIEW AUTHORITY TO POLK COUNTY FOR THE PRELIMINARY PLAT AND SUBSEQUENT FINAL PLAT FOR BROOKFIELD PLAT 1

WHEREAS, the Planning and Zoning Commission reviewed the proposed Preliminary Plat for Brookfield Plat 1 at their regular meeting on April 9th, 2018 and recommended deferring review of the preliminary plat for Brookfield Plat 1 to Polk County and recommended deferring review of the subsequent final plat for Brookfield Plat 1 to Polk County;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

Pursuant to Section 354.9 of the Iowa Code, the City of Johnston hereby defers the city's review authority to Polk County regarding the Preliminary Plat for the Brookfield Plat 1 and the City of Johnston hereby defers the city's review authority to Polk County on the subsequent Final Plat for Brookfield Plat 1 provided the subsequent final plat is in substantial conformance with the Preliminary Plat.

PASSED AND APPROVED this 16th day of April, 2018.


PAULA S. DIERENFELD, MAYOR

ATTEST:


BRETT KLEIN, DEPUTY CITY CLERK

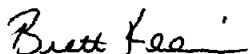
<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Brown	✓	—	—	—
Martin	✓	—	—	—
Cope	✓	—	—	—
Evans	✓	—	—	—
Temple	✓	—	—	—

CLERK'S CERTIFICATE

STATE OF IOWA)
)
COUNTY OF POLK)

I, Brett Klein, Deputy City Clerk of the City of Johnston, Iowa, do hereby certify that the attached is a true copy of Resolution No. 18-86 - **A RESOLUTION DEFERING THE CITY OF JOHNSTON'S REVIEW AUTHORITY TO POLK COUNTY FOR THE PRELIMINARY PLAT AND SUBSEQUENT FINAL PLAT FOR BROOKFIELD PLAT 1**

WITNESS my hand and the seal of said Municipality hereto affixed this 16th day of April, 2018



Brett Klein, Deputy City Clerk

(SEAL)

RESOLUTION

Moved by Brounell, Seconded by Van Dorst that the following Resolution be adopted:

WHEREAS, the owners of land located in Section 20, Township 80 North, Range 25 West of the 5th P.M. (Jefferson Township), Polk County, Iowa, wish to subdivide and plat their land into a major final subdivision plat known as Brooke Field Estates Northwest Plat 1; and

WHEREAS, the major final subdivision plat proposes 14 residential lots, three (3) outlots and (2) street lots on 17.32 acres of land; and

WHEREAS, the owner has complied with all codes and ordinances for the unincorporated territory of Polk County, Iowa, except the subdivision ordinance requirement for the maximum length of a cul-de-sac street; and

WHEREAS, the owner/developer requests the following waiver from the subdivision ordinance requirements: 1) Waiver from the maximum cul-de-sac length; and

WHEREAS, the Polk County Board of Supervisors on June 26, 2018 voted five (5) to zero (0), to approve the major subdivision preliminary plat of Brooke Field Estates Northwest Plat 1; and

WHEREAS, the Polk County Public Works Department has reviewed the major subdivision final plat and recommends that it be approved with the above noted waiver from the subdivision ordinance; and

WHEREAS, the new subdivision road right-of-ways, Lot 'A' (NW Brookefield Court) and Lot 'B' (NW Cedar Valley Drive) are proposed to be dedicated and deeded to Polk County for roadway purposes once all subdivision roadway construction improvement are completed and approved; and

WHEREAS, the Polk County Public Works Department inspected said construction under the Subdivision Inspection Agreement with Brookefield Enterprises, LLC, with said agreement stating that Polk County will accept the proposed roadway, storm sewer and associated appurtenances upon satisfactory completion of construction and upon receiving all required documentation; and

WHEREAS, the Polk County Public Works Department has conducted a traffic and engineering investigation and recommends that the following traffic control conditions be established on roadways within the Brooke Field Estates Northwest Plat 1 subdivision:

- 1) A "25 mph" speed limit on NW Brookefield Court and on NW Cedar Valley Drive; and,
- 2) A "STOP" condition be placed on NW Brookefield Court at the intersection with NW Cedar Valley Drive and on NW Cedar Valley Drive at the intersection with NW Timberridge Lane; and
- 3) A "NO PARKING" condition be established on the north side of NW Cedar Valley Drive and the north side and cul-de-sac of NW Brookefield Court; and
- 4) A "NO PARKING DURING SNOW REMOVAL" condition be established on the south side of NW Brookefield Court and NW Cedar Valley Drive.

NOW, THEREFORE, BE IT RESOLVED that the major subdivision final plat of Brooke Field Estates Northwest Plat 1, is hereby approved.

11

Sewer Service: On-site Wastewater Treatment Systems
 Water Service: Xenia Rural Water District
 Zoning: "RR" Rural Residential District
 Platted by: Brookefield Enterprises, LLC (developer and property owner)
 Engineer: Civil Engineering Consultants, Inc.
 Location: West of NW 114th Street and North of NW Oaktree Drive
 Township: Jefferson

BE IT FURTHER RESOLVED that Polk County, Iowa authorizes the Chairperson of the Polk County Board of Supervisors to approve the following:

- 1) Accept the new roadways shown as Lot 'A' (NW Brookefield Court) and Lot 'B' (NW Cedar Valley Drive) of the new interior subdivision roadways of Brooke Field Estates Northwest Plat 1 into the Polk County Secondary Roads System; and
- 2) Accept the warranty deed for said streets (Lot 'A' and Lot 'B') and authorize the Polk County Public Works Department to have the same recorded; and
- 3) Accept the 4-year maintenance bonds provided for the roadway and storm sewer improvements constructed as part of the Brooke Field Estates Northwest Plat 1 effective as of the date of this acceptance; and
- 4) Authorize the Polk County Public Works Department to initiate snow removal and maintenance services on said streets; and
- 5) Establish a "25 M.P.H." speed limit on NW Brookefield Court and on NW Cedar Valley Drive; and
- 6) Establish a "NO PARKING" condition on the north side of NW Cedar Valley Drive and the north side and cul-de-sac of NW Brookefield Court; and
- 7) Establish a "NO PARKING DURING SNOW REMOVAL" condition on the south side of NW Brookefield Court and NW Cedar Valley Drive.
- 8) Establish a "STOP" condition on NW Brookefield Court at the intersection with NW Cedar Valley Drive and on NW Cedar Valley Drive at the intersection with NW Timberridge Lane; and
- 9) Terminate the Brooke Field Estates Northwest Plat 1 Subdivision Inspection Agreement.

POLK COUNTY, IOWA:
Tom Hockensmith

Chairperson

RECOMMENDED FOR APPROVAL:

Robert Rice
 Robert Rice, Director
 Polk County Public Works

FISCAL NOTE: No cost to the County

ROLL CALL FOR ALLOWANCE

Steve Van Oort	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Robert Brownell	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Angela Connolly	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Matt McCoy	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
Tom Hockensmith	<input checked="" type="checkbox"/> Yea	<input type="checkbox"/> Nay
	Yea <u>5</u>	Nay <u>0</u>

OCT 15 2019

ALLOWED BY VOTE OF BOARD

Tom Hockensmith
 CHAIRPERSON

Above tabulation made by BD

Approval of Subdivision Plat Name


Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

BROOKE FIELD ESTATES NORTHWEST PLAT 1



Jamie Fitzgerald, Polk County Auditor

October 17, 2019
Date



By: Karl Althaus

MAJOR FINAL PLAT
BROOKE FIELD ESTATES
NORTHWEST PLAT 2
POLK COUNTY, IOWA
KIMBERLEY DEVELOPMENT CORP., P.O. BOX 369, ANKENY, IOWA 50021

INDEX LEGEND					
COUNTY:	SECTION	TOWNSHIP	RANGE	1/4	1/4
POLK	20	80	25	SE 1/4	SE 1/4
PARCELS: 2018-185, 2022-63					
SUBDIVISION: BROOKE FIELD ESTATES NORTHWEST PLAT I					
LOTS: 'A', 'B', OUTLOT 'X' & OUTLOT 'Y'					
PROPRIETOR (S): KIMBERLEY DEVELOPMENT CORPORATION					
BROOKEFIELD ENTERPRISES LLC					
POLK COUNTY					
REQUESTED BY: KIMBERLEY DEVELOPMENT CORPORATION					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS					
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322					

LEGAL DESCRIPTION
PARCEL 2018-185 OF THE SE 1/4 SE 1/4, AN OFFICIAL PARCEL RECORDED IN BOOK 17314, PAGE 804 AT THE POLK COUNTY RECORDER'S OFFICE, OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
AND
OUTLOT 'X' & 'Y', BROOKE FIELD ESTATES NORTHWEST PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 17548, PAGE 228 AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA.
AND
PARCEL 2022-63, AN OFFICIAL PARCEL RECORDED IN BOOK _____, PAGE _____ AT THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA.

LAND AREA
6.53 ACRES
284,399 SQUARE FEET

UTILITIES
GAS - MID-AMERICAN ENERGY
ELECTRICITY - MID-AMERICAN ENERGY
WATER - XENIA RURAL WATER DISTRICT
WASTEWATER TREATMENT - ON-SITE WASTEWATER TREATMENT SYSTEM
CTV - MEDIACOM AND CENTURYLINK

NOTES
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (AREA OF MINIMAL FLOOD HAZARD) ON FEMA FLOOD INSURANCE RATE MAP #18153C0160F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019.

*** FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE ***
(SEE FEMA FLOOD MAP SERVICE CENTER FOR EFFECTIVE MAPS)

ZONING REQUIREMENTS
RR / RURAL RESIDENTIAL DISTRICT
APPROVED BY ORDINANCE NO. 344 ON 8-27-19
CASEFILE REZONE-2019-08038.

RR MINIMUM BULK REQUIREMENTS:
LOT SIZE - 40,000 S.F.
LOT WIDTH AT FRONT YARD SETBACK - 140 FEET
MIN. FRONT YARD SETBACK - 50 FEET
MIN. SIDE YARD SETBACK - 15 FEET
MIN. REAR YARD SETBACK - 50 FEET
MAX. BUILDING COVERAGE - 15%
MIN. R.O.W. WIDTH - 60 FEET
PAVEMENT WIDTH - 26' B/B

PLANNING NOTES
1. LOT 'A' SHALL BE DEDICATED TO THE POLK COUNTY FOR STREET RIGHT-OF-WAY.
2. OWNER/DEVELOPER SHALL INSTALL SIDEWALK UPON DIRECTION FROM THE CITY OF JOHNSTON CITY COUNCIL OR BE RESPONSIBLE FOR THE COST SHARE OF TRAIL CONSTRUCTION IN AN AMOUNT EQUAL TO THAT OF A FIVE FOOT SIDEWALK.
3. THE LOT 'I' DRIVEWAY ACCESS IS REQUIRED TO BE LOCATED IN THE WEST HALF (W/2) OF THE LOT AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF NW TIMBERDRIE LANE.
4. RESIDENTIAL DRIVEWAY LOTS WILL NOT BE PERMITTED WITHIN 75' OF THE CENTERLINE OF MINOR ROAD INTERSECTIONS.
5. THE EXISTING MONUMENT SIGN LOCATED ON LOT 2 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ACCESS IS PROVIDED BY THE PROPOSED SIGN EASEMENT AS DEPICTED ON THIS PLAT.
6. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE PRIVATE STORM WATER DETENTION EASEMENTS, PRIVATE STORM WATER FLOWAGE EASEMENTS, AND PRIVATE STORM SEWER EASEMENTS.
7. THE DETENTION ACCESS EASEMENTS SHOWN ON THIS PLAT ARE INTENDED TO BENEFIT THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES.



VICINITY SKETCH SCALE: 1" = 2000'

BASIS OF BEARINGS
THE NORTH LINE OF PARCEL 2018-185 IN THE SE 1/4, SE 1/4 OF SECTION 20-80-25 WAS MEASURED AS HAVING A BEARING OF S84°23'31"E. THIS BEARING WAS DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD1983(2011) SOUTH ZONE GRID NORTH.

- SURVEYOR NOTES**
- THE 30.00 FOOT WIDE WATER MAIN EASEMENT AS SHOWN ON THE FINAL PLAT OF TIMBERBROOKE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 8028, PG. 6 AT THE POLK COUNTY RECORDER'S OFFICE, WILL BE FORMERLY VACATED. A PROPOSED 15.00 FOOT WIDE PRIVATE WATER MAIN EASEMENT IS BEING ESTABLISHED ON LOT 2 WITH THIS FINAL PLAT. THIS EASEMENT IS INTENDED TO PROVIDE A WATER SERVICE ROUTE BENEFITING LOT 1 AND BURDENING LOT 2 OF THIS PLAT.
 - THE EXISTING WATER MAIN EASEMENT AS SHOWN ON THE FINAL PLAT OF BROOKE FIELD ESTATES PLAT 1 AND RECORDED IN BOOK 17548, PAGES 251 & 260 WILL BE VACATED WITH A SEPARATE DOCUMENT.
 - THE EXISTING PUBLIC UTILITY EASEMENT WITHIN THE PROPOSED 20.00 FOOT PUBLIC UTILITY EASEMENT AS DEPICTED ON SHEET 3 WILL BE VACATED WITH THE RECORDATION OF THIS PLAT AS PER IOWA CODE 354.18.
 - THE EXISTING PUBLIC STORM SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF BROOKE FIELD ESTATES PLAT 1 AND RECORDED IN BOOK 17023, PAGE 380 WILL BE VACATED WITH A SEPARATE DOCUMENT.

BOUNDARY CLOSURE REPORT					
NORTH: 625871.4931'		EAST: 1564330.1608'			
SEGMENT #1 : LINE LENGTH: 29.71' RADIUS: 25.00' DELTA: 068°05'55" TANGENT: 16.84' CHORD: 28.00' COURSE: S84°13'02"W COURSE IN: N34°44'56"W COURSE OUT: S33°15'54"W RP NORTH: 625870.1043' EAST: 1565006.5473' END NORTH: 625844.2011' EAST: 1564442.8743'					
SEGMENT #1 : LINE COURSE: N84°23'31"W LENGTH: 56.21' NORTH: 625872.5847'		SEGMENT #2 : LINE COURSE: N08°40'01"E LENGTH: 380.45' NORTH: 626240.6453'		SEGMENT #3 : LINE COURSE: S84°23'31"E LENGTH: 768.51' NORTH: 626240.5346'	
SEGMENT #4 : LINE COURSE: S31°54'50"E LENGTH: 190.08' NORTH: 626040.5833'		SEGMENT #5 : LINE COURSE: S02°38'21"E LENGTH: 181.55' NORTH: 625940.2261'		SEGMENT #6 : LINE COURSE: S20°21'15"W LENGTH: 18.57' NORTH: 625841.8156'	
SEGMENT #7 : LINE COURSE: S84°08'18"W LENGTH: 64.68' NORTH: 625840.7670'		SEGMENT #8 : LINE COURSE: S00°38'21"W LENGTH: 86.88' NORTH: 625871.4781'		SEGMENT #9 : LINE COURSE: S12°09'11"W LENGTH: 134.38' NORTH: 625841.8156'	
SEGMENT #10 : LINE COURSE: N56°44'01"W LENGTH: 122.71' NORTH: 625916.5554'		SEGMENT #11 : CURVE LENGTH: 131.10' DELTA: 032°19'30" RADIUS: 230.00' TANGENT: 61.38' CHORD: 124.33' COURSE: N73°03'46"W COURSE IN: S33°15'54"W COURSE OUT: N00°38'21"E RP NORTH: 625724.2456' EAST: 1564764.0485' END NORTH: 625454.2323' EAST: 1564766.4407'		SEGMENT #12 : LINE COURSE: N84°23'31"W LENGTH: 435.38' NORTH: 625450.8927'	
SEGMENT #13 : LINE COURSE: S00°38'21"W LENGTH: 86.88' NORTH: 625871.4781'		SEGMENT #14 : LINE COURSE: S12°09'11"W LENGTH: 134.38' NORTH: 625841.8156'		SEGMENT #15 : LINE COURSE: S12°09'11"W LENGTH: 134.38' NORTH: 625841.8156'	
PERIMETER: 2607.28' AREA: 284398.86 SQ. FT. ERROR CLOSURE: 0.0154' COURSE: S14°15'57"E ERROR NORTH: -0.01505' EAST: 0.00526' PRECISION 1: 163635.85					

OWNERS:
KIMBERLEY DEVELOPMENT CORPORATION
P.O. BOX 369
ANKENY, IA 50021
ATTN: JORDAN KRAMER
CELL: 563-420-3454

DEVELOPER:
KIMBERLEY DEVELOPMENT CORPORATION
P.O. BOX 369
ANKENY, IA 50021
ATTN: JORDAN KRAMER
CELL: 563-420-3454

BROOKEFIELD ENTERPRISES LLC
17120 NW OAKTREE DR
GRINES, IA 50111-8811
ATTN: FRIEDRICH TROST
PH: 515-778-1448

POLK COUNTY
5885 NE 14TH ST
DES MOINES, IA 50313

PROFESSIONAL LAND SURVEYOR:
JEFFREY A. GADDIS, PLS #18381
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
PHONE: 515-276-4884, EXT. 221
FAX: 515-276-1084
EMAIL: GADDIS@CECLAC.COM

LEGEND

▲	FOUND SECTION CORNERS
△	FOUND SECTION CORNERS (% I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
●	FOUND CORNERS (% I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (% I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
---	PLAT BOUNDARY
---	EXISTING PROPERTY LINES
---	PROPOSED LOTS
---	EASEMENT LINES
---	BUILDING SETBACK LINES (B.S.L.)
---	CENTERLINE STREET
---	EXISTING SUBDIVISION BOUNDARY
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
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.R	POINT OF REFERENCE
P.O.B.	POINT OF BEGINNING

CERTIFICATION

JEFFREY A. GADDIS
18381

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

November 30, 2022
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1 - 5

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: GADDIS@CECLAC.COM



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

CEC

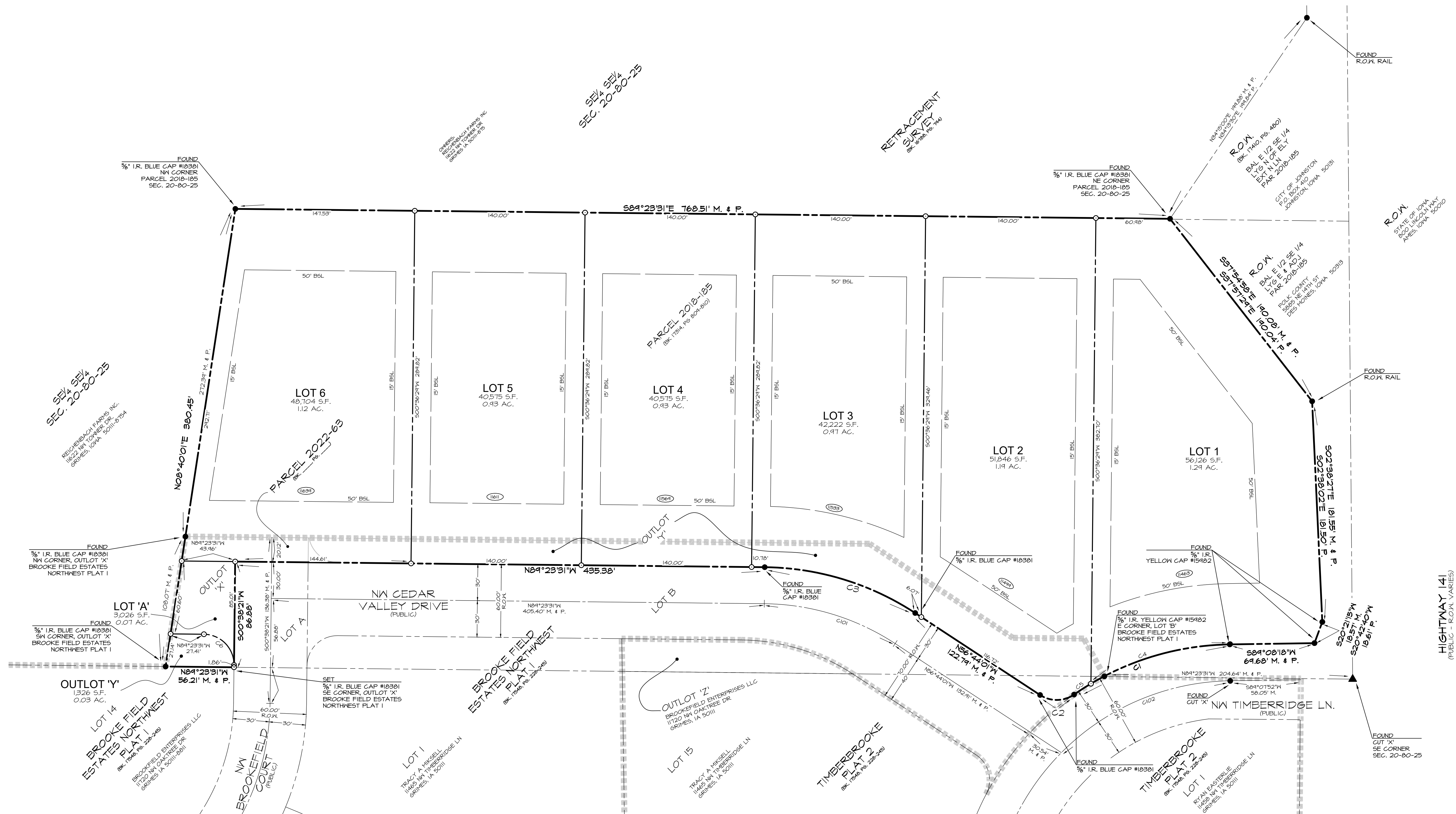
DATE: PLOTTED ON November 30, 2022
NOV. 30, 2022
MAY 09, 2022
MAR. 30, 2022
MAR. 12, 2018
DATE OF SURVEY: JAG
DESIGNED BY: JAG
DRAWN BY: LHJ

BROOKE FIELD ESTATES NORTHWEST PLAT 2
POLK COUNTY, IOWA

COVER

SHEET
OF 3

A-1925

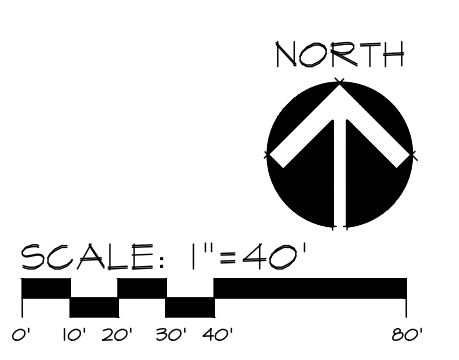


CURVE DATA (M.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	33°58'14"	230.00'	136.37'	70.25'	134.38'	N72°04'11"E
C2	68°05'55"	25.00'	24.71'	16.84'	28.00'	S84°13'02"W
C3	32°34'30"	230.00'	131.10'	67.38'	124.33'	N73°03'46"W
C4	24°52'04"	230.00'	114.90'	61.35'	118.55'	N74°12'14"E
C5	4°06'05"	230.00'	16.46'	8.24'	16.46'	N51°13'07"E
C6	90°01'52"	25.00'	34.28'	25.01'	35.36'	N44°22'35"W

CURVE DATA (P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	68°05'55"	25.00'	24.71'	16.84'	28.00'	S84°13'02"W
C3	32°34'30"	230.00'	131.10'	67.38'	124.33'	N73°03'46"W

CENTERLINE CURVE DATA (M.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	32°34'30"	200.00'	114.00'	58.59'	112.46'	N73°03'46"W
C102	44°14'40"	200.00'	154.73'	81.47'	150.90'	S66°58'02"W

CENTERLINE CURVE DATA (P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	32°34'30"	200.00'	114.00'	58.59'	112.46'	N73°03'46"W



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

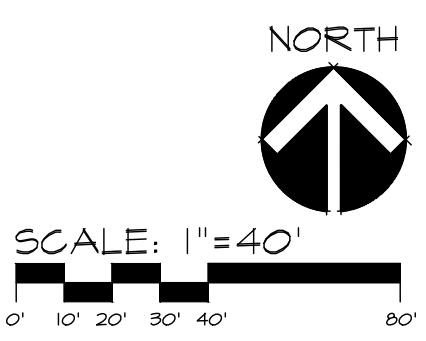
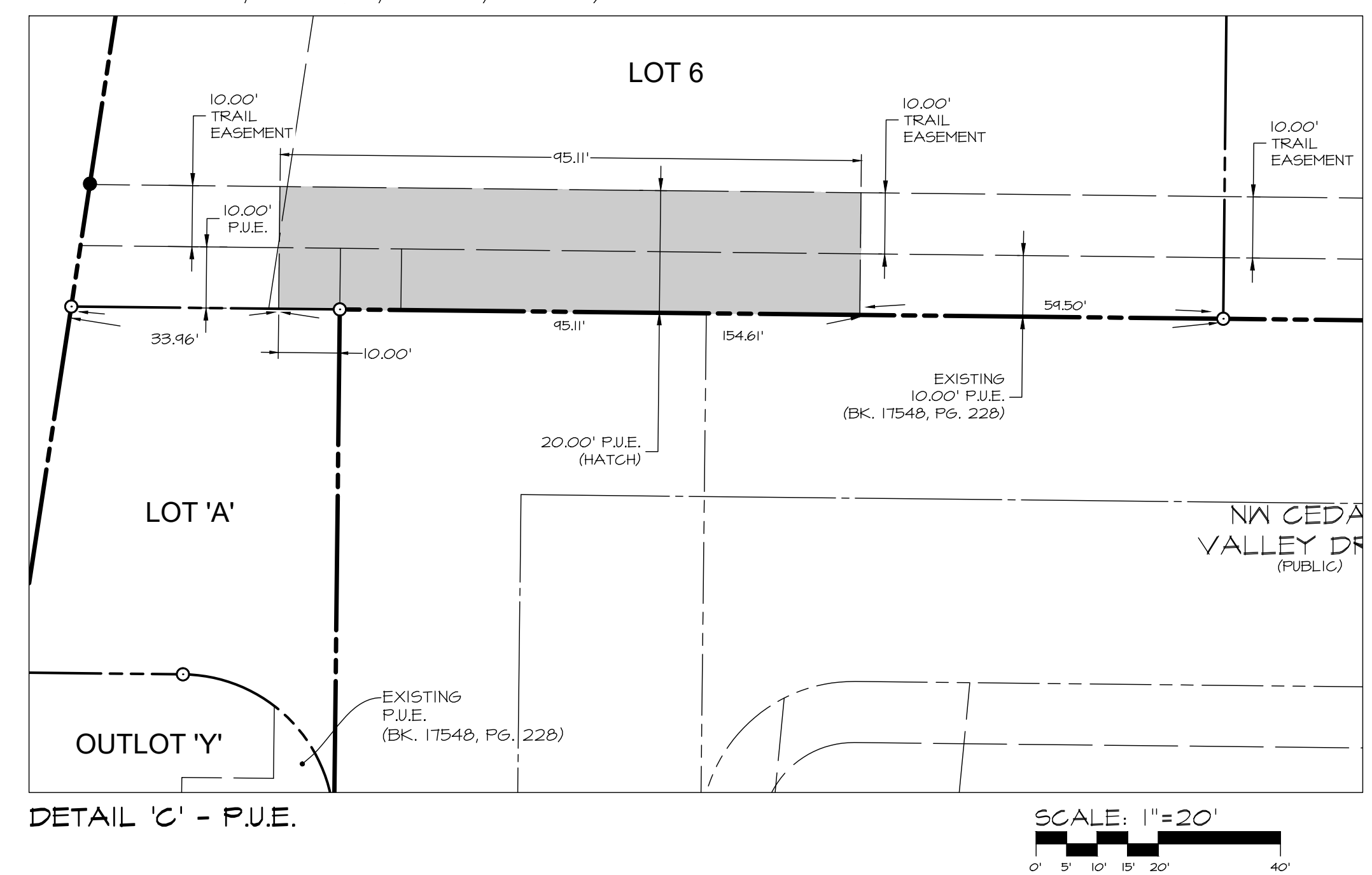
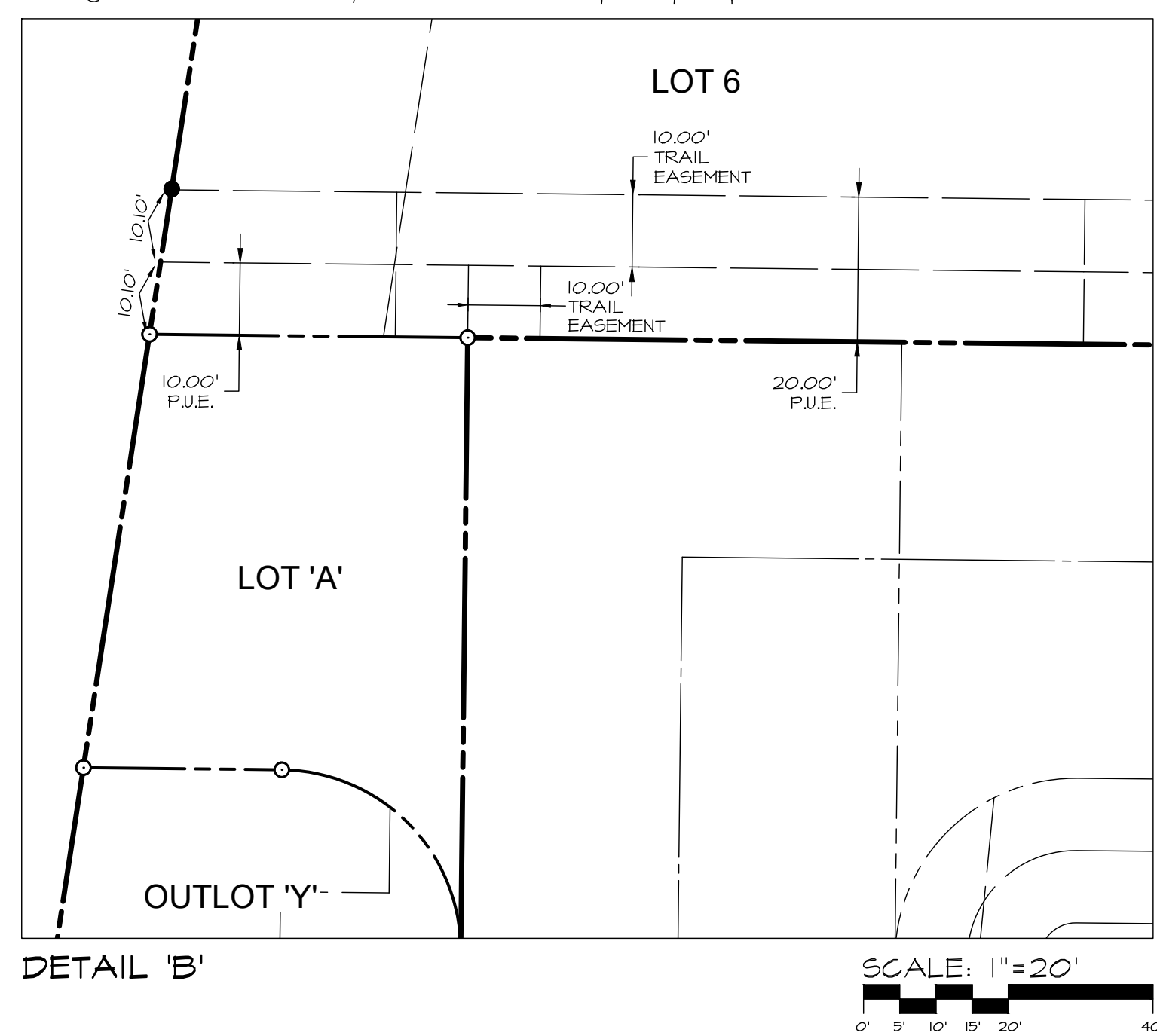
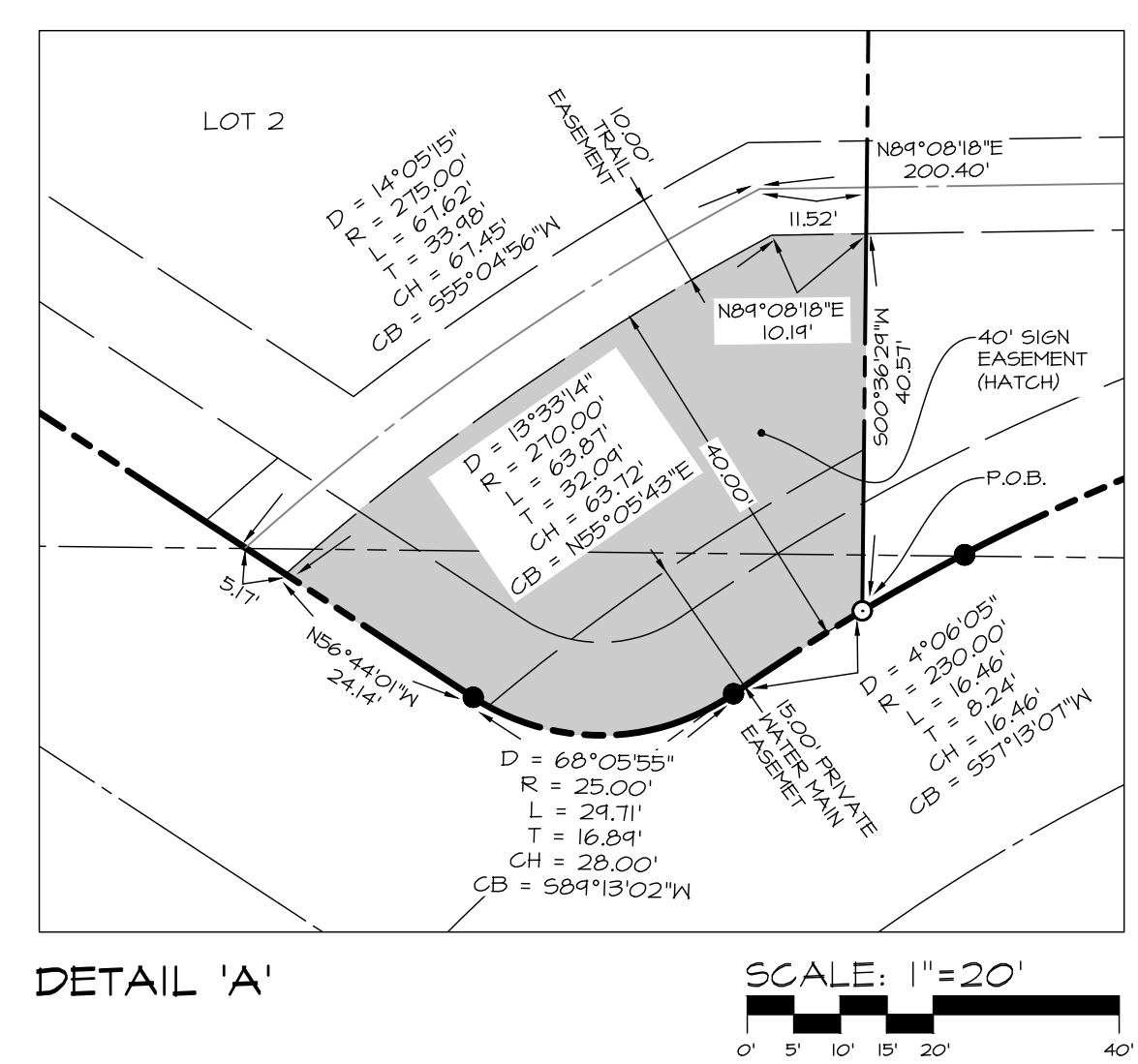
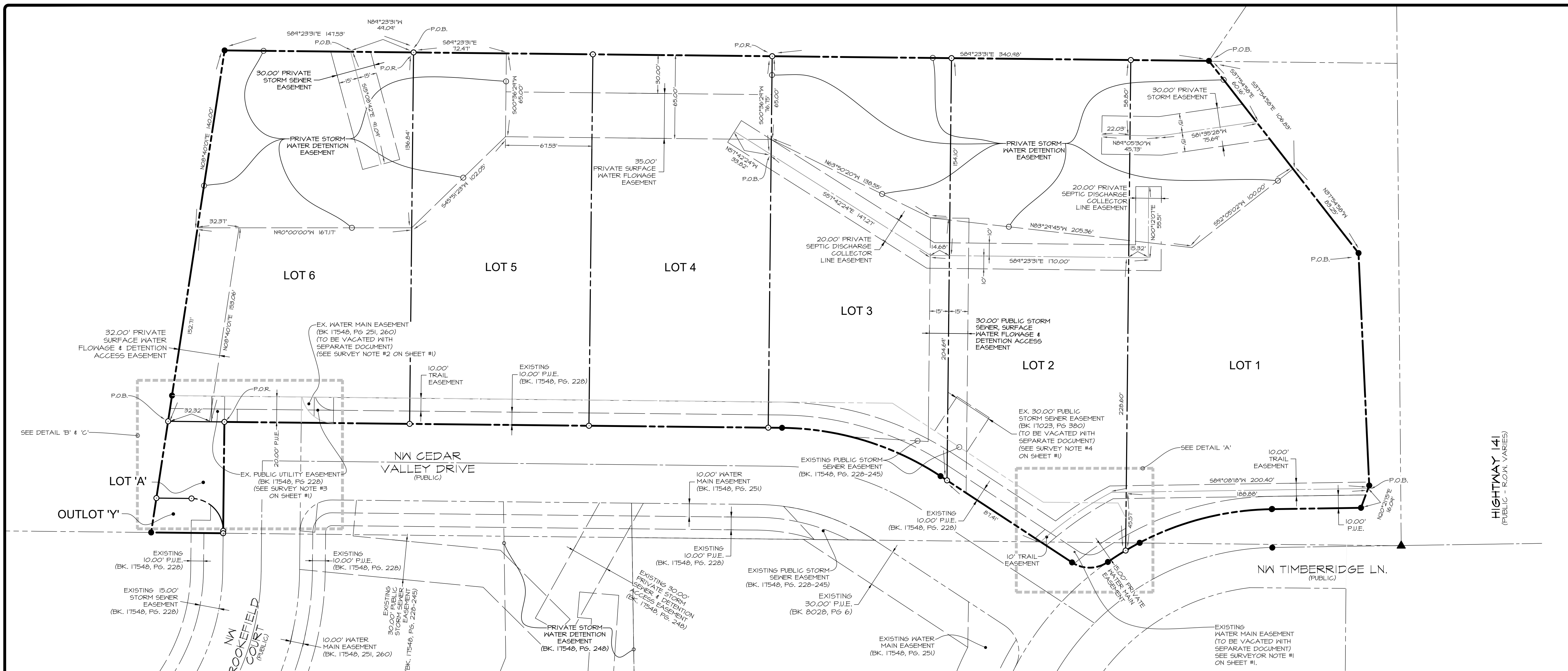
CEC

DATE: PLOTTED ON November 30, 2022
NOV. 30, 2022
MAY 09, 2022
MAR. 30, 2022
MAR. 12, 2018
JAN

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

BROOKE FIELD ESTATES NORTHWEST PLAT 2
POLK COUNTY, IOWA
FINAL PLAT

SHEET 3
A-1925



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: PLOTTED ON November 30, 2022
NOV. 30, 2022
MAY 09, 2022
MAR. 30, 2022
DATE OF SURVEY: MAR. 12, 2018
DESIGNED BY: JAG
DRAWN BY: LKH

BROOKE FIELD ESTATES NORTHWEST PLAT 2
FOLK COUNTY, IOWA

FINAL PLAT - EASEMENT DETAILS

SHEET 3
A-1425