

INDEX LEGEND
 LOCATION: SEC 28-79-28, PT SE1/4 NE1/4
 REQUESTOR: LANDMARK DEVELOPMENT SERVICES
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

PRAIRIE ROSE PLAT 1

FINAL PLAT

Doc ID: 008557530037 Type: PLAT
 Recorded: 08/20/2021 at 09:40:00 AM
 Fee Amt: \$187.00 Page 1 of 37
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK 2021 PG 24472

Slide F348-349

OWNER

PRAIRIE ROSE WAUKEE, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 PH: (515) 986-5994
 CONTACT: BILL SPENCER

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 PH: (515) 986-5994
 CONTACT: BILL SPENCER

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	10°36'09"	333.00'	61.62'	N78°32'38"E	61.53'
C2	16°53'12"	333.00'	98.14'	N81°41'10"E	97.79'
C3	89°53'15"	75.00'	117.66'	S44°55'37"E	105.96'
C4	89°59'54"	75.00'	117.81'	S45°00'57"W	106.06'
C5	4°54'50"	500.00'	42.88'	N87°31'40"W	42.87'
C6	4°54'50"	500.00'	42.88'	N87°31'40"W	42.87'
C7	89°59'54"	25.00'	39.27'	S45°00'57"W	35.35'
C8	4°54'50"	470.00'	40.31'	N87°31'40"W	40.30'
C9	2°01'12"	530.00'	18.69'	N86°04'52"W	18.69'
C10	2°53'38"	530.00'	26.77'	N88°32'17"W	26.77'
C11	14°23'27"	105.00'	26.37'	S82°49'11"W	26.30'
C12	27°41'54"	105.00'	50.76'	S61°46'30"W	50.27'
C13	33°18'38"	105.00'	61.04'	S31°16'14"W	60.19'
C14	14°35'55"	105.00'	26.75'	S07°18'58"W	26.68'
C15	1°08'55"	105.00'	2.11'	S00°33'27"E	2.11'
C16	26°41'05"	105.00'	48.90'	S14°28'27"E	48.46'
C17	26°41'05"	105.00'	48.90'	S41°09'32"E	48.46'
C18	26°41'05"	105.00'	48.90'	S67°50'37"E	48.46'
C19	8°41'04"	105.00'	15.92'	S85°31'42"E	15.90'
C20	8°07'46"	363.00'	51.50'	N86°03'52"E	51.46'
C21	8°45'26"	363.00'	55.48'	N77°37'16"E	55.43'
C22	4°08'28"	303.00'	21.90'	N75°18'48"E	21.90'
C23	102°37'59"	25.00'	44.78'	S51°17'59"E	39.03'
C24	90°00'06"	25.00'	39.27'	S44°59'03"E	35.36'
C25	4°32'11"	530.00'	41.96'	S87°43'00"E	41.95'
C26	0°22'39"	530.00'	3.49'	S85°15'35"E	3.49'
C27	4°54'50"	470.00'	40.31'	S87°31'40"E	40.30'
C28	34°55'59"	45.00'	27.44'	S72°32'55"W	27.01'
C29	29°50'03"	45.00'	23.43'	S40°09'54"W	23.17'
C30	89°59'54"	45.00'	70.68'	N45°00'57"E	63.64'
C31	89°53'15"	45.00'	70.60'	N44°55'37"W	63.58'
C32	12°00'26"	303.00'	63.50'	S84°07'32"W	63.38'
C33	4°52'46"	303.00'	25.80'	S75°40'56"W	25.80'
C34	7°45'31"	363.00'	49.16'	S77°07'19"W	49.12'
C35	80°59'04"	25.00'	35.34'	S40°30'33"W	32.47'

ENGINEER / SURVEYOR

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

DATE OF SURVEY

JUNE 15, 2021

BULK REGULATIONS

PD-1: PLANNED UNIT DEVELOPMENT DISTRICT W/
 UNDERLYING R-2: ONE AND TWO FAMILY RESIDENTIAL
 DISTRICT

ZONING

R-2/PD-1
 PLANNED DEVELOPMENT
 (BOOK 2020 PAGE 30447)

FRONT YARD: 30 FEET
 SIDE YARD: 10 FEET TOTAL/5' MIN EACH SIDE
 REAR YARD: 30 FEET
 MINIMUM LOT WIDTH: 55 FEET

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

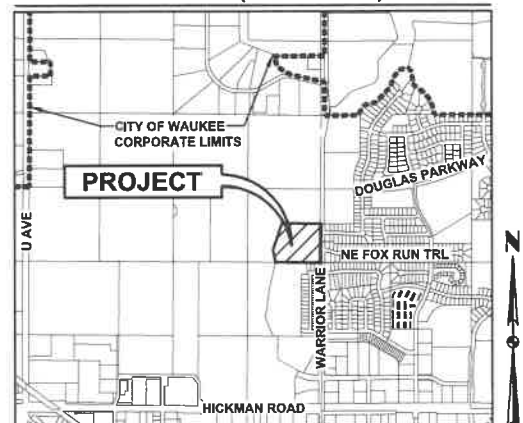
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 89°52'26" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 795.70 FEET; THENCE NORTH 13°14'26" WEST, 216.48 FEET; THENCE NORTH 17°58'37" EAST, 505.52 FEET; THENCE SOUTH 89°59'06" EAST, 689.47 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°01'00" WEST ALONG SAID EAST LINE, 693.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.46 ACRES (542,542 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A' AND 'B' ARE TO BE DEEDED TO THE CITY OF WAUKEE.
4. OUTLOT Y IS TO BE DEEDED TO THE CITY OF WAUKEE FOR PARKLAND DEDICATION PURPOSES.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 08/10/2021
 SIGNED: *William D. Schmitt*



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 A. Brooner 8-19-2021
 MICHAEL A. BROONER, P.L.S. DATE

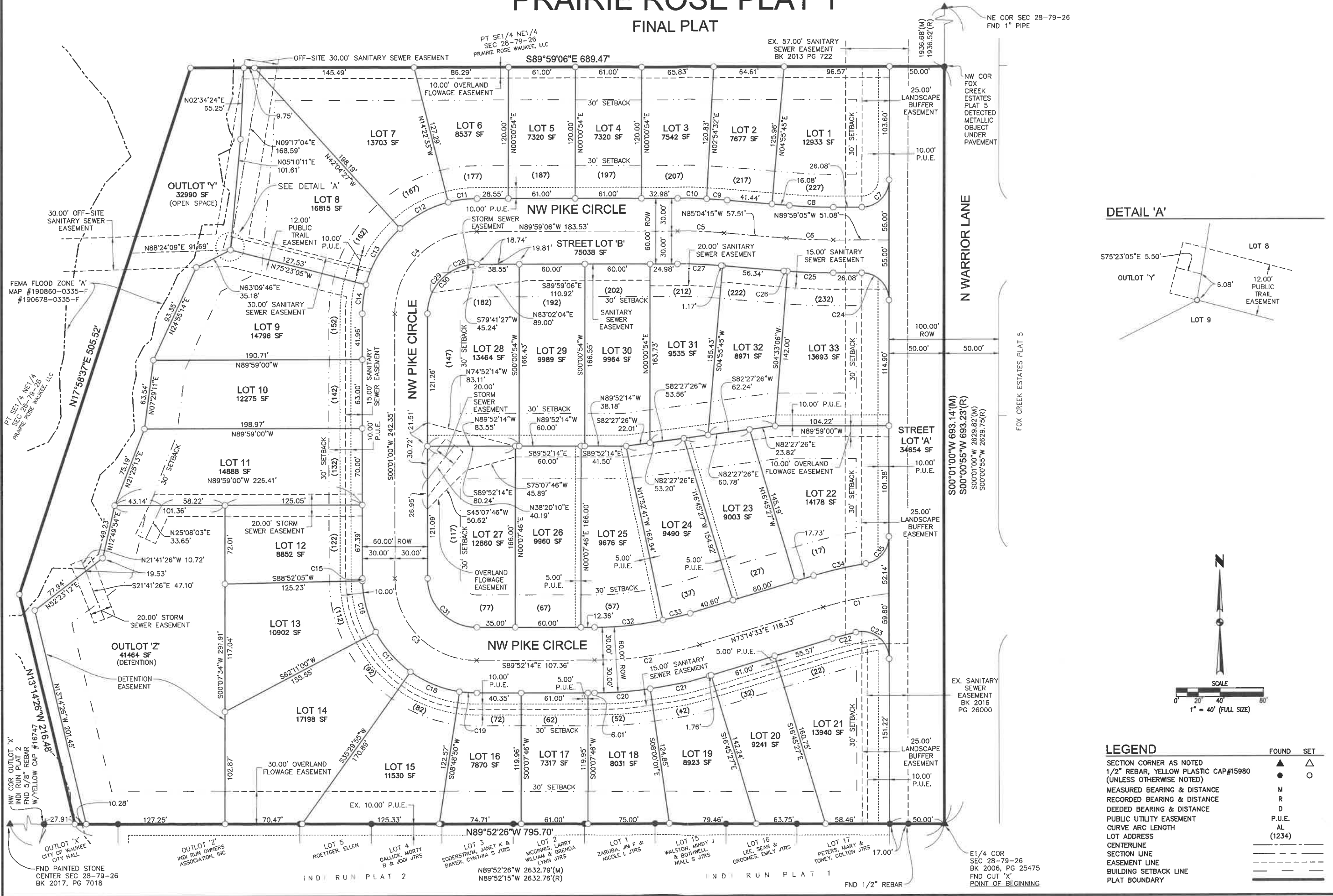
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

DATE: 07/27/21
 REVISIONS: SECOND SUBMITTAL 06/22/21
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 REVIEW:
 TECH:
 ENGINEER:
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
PRAIRIE ROSE PLAT 1
FINAL PLAT
 1/2
 2009.485

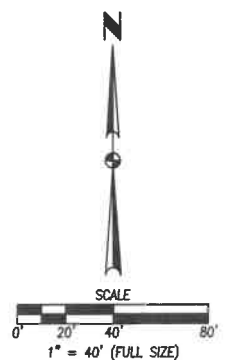
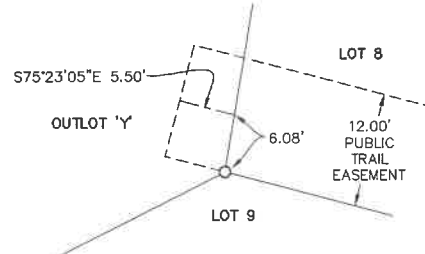
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 COMMENT: 8/17/2021 8:42 AM
 PLOTTED BY: JMT
 DATE: 8/17/2021 8:42 AM

PRAIRIE ROSE PLAT 1

FINAL PLAT



DETAIL 'A'



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	—	
SECTION LINE	---	
EASEMENT LINE	- - - -	
BUILDING SETBACK LINE	— · — · — ·	
PLAT BOUNDARY	=====	

PRAIRIE ROSE PLAT 1
FINAL PLAT

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

ENGINEER: _____ TECH: _____ REVIEW: _____

WAWKEE, IOWA

2009.485

DATE: 07/27/21
REVISIONS: 06/22/21
SECOND SUBMITTAL
FIRST SUBMITTAL