

INDEX LEGEND

LOCATION: PT PRCL '21-54' AND PT PRCL '21-137' SE1/4 SEC 32-79-26 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: PRAIRIE VILLAGE OF IOWA, LLC

PROPRIETOR: PRAIRIE VILLAGE OF IOWA, LLC
4800 E 57TH STREET, SUITE A
SIOUX FALLS, SD 57108

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

PRAIRIE VILLAGE TOWNHOMES PLAT 1

FINAL PLAT



Doc ID: 008831870016 Type: PLAT
Recorded: 06/10/2022 at 09:42:58 AM
Fee Amt: \$82.00 Page 1 of 16
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK **2022** PG **13116**

Slide G 84-85

OWNER/DEVELOPER

PRAIRIE VILLAGE OF IOWA, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET, SUITE A
SIOUX FALLS, SD 57108
PH: (515) 371-3669

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4: ROW DWELLING & TOWNHOME DWELLING

BULK REGULATIONS

SETBACKS:
AREA: 30 FEET
REAR: 30 FEET
SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

DATE OF SURVEY

FEBRUARY 11, 2022

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	----	

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

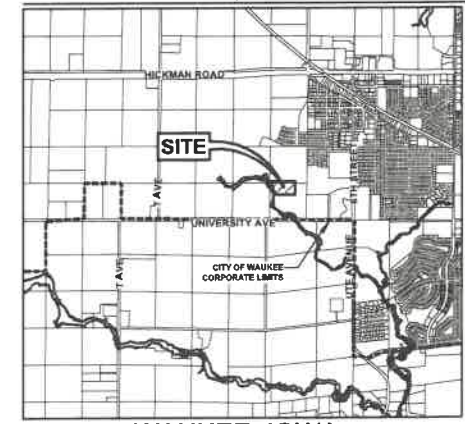
PLAT DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, AND A PART OF PARCEL '21-137' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 36486, ALL IN THE SOUTHEAST QUARTER OF SECTION 32, 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 SOUTHWEST CORNER OF AUTUMN VALLEY TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°44'55" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '21-54', A DISTANCE OF 860.28 FEET; THENCE SOUTH 00°28'19" WEST, 620.56 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '21-137'; THENCE NORTH 89°31'41" WEST ALONG SAID SOUTHERLY LINE, 771.16 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '21-137'; THENCE NORTH 04°46'21" EAST ALONG THE WEST LINE OF SAID PARCEL '21-137 AND THE NORTHERLY EXTENSION THEREOF, 180.26 FEET; THENCE NORTH 31°02'04" WEST, 383.54 FEET; THENCE NORTH 15°54'23" WEST, 247.37 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-54'; THENCE SOUTH 85°47'15" EAST ALONG SAID NORTHERLY LINE, 127.66 FEET; THENCE SOUTH 18°15'19" EAST CONTINUING ALONG SAID NORTHERLY LINE, 125.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.46 ACRES (542,654 SQUARE FEET).

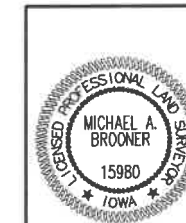
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 06/06/2022
SIGNED: *Michael A. Brooner*



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 6-9-2022
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CSA CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 1
FINAL PLAT

REVISIONS

DATE	DESCRIPTION
6-9-22	ADDED ADDRESS FOR LOT 1
6-7-22	ADDED PUE LABELS & ACCESS EASE
6/1/22	REVISED INDEX
03/28/22	SECOND SUBMITTAL
02/14/22	FIRST SUBMITTAL

ENGINEER: [Signature] REVIEW: [Signature]

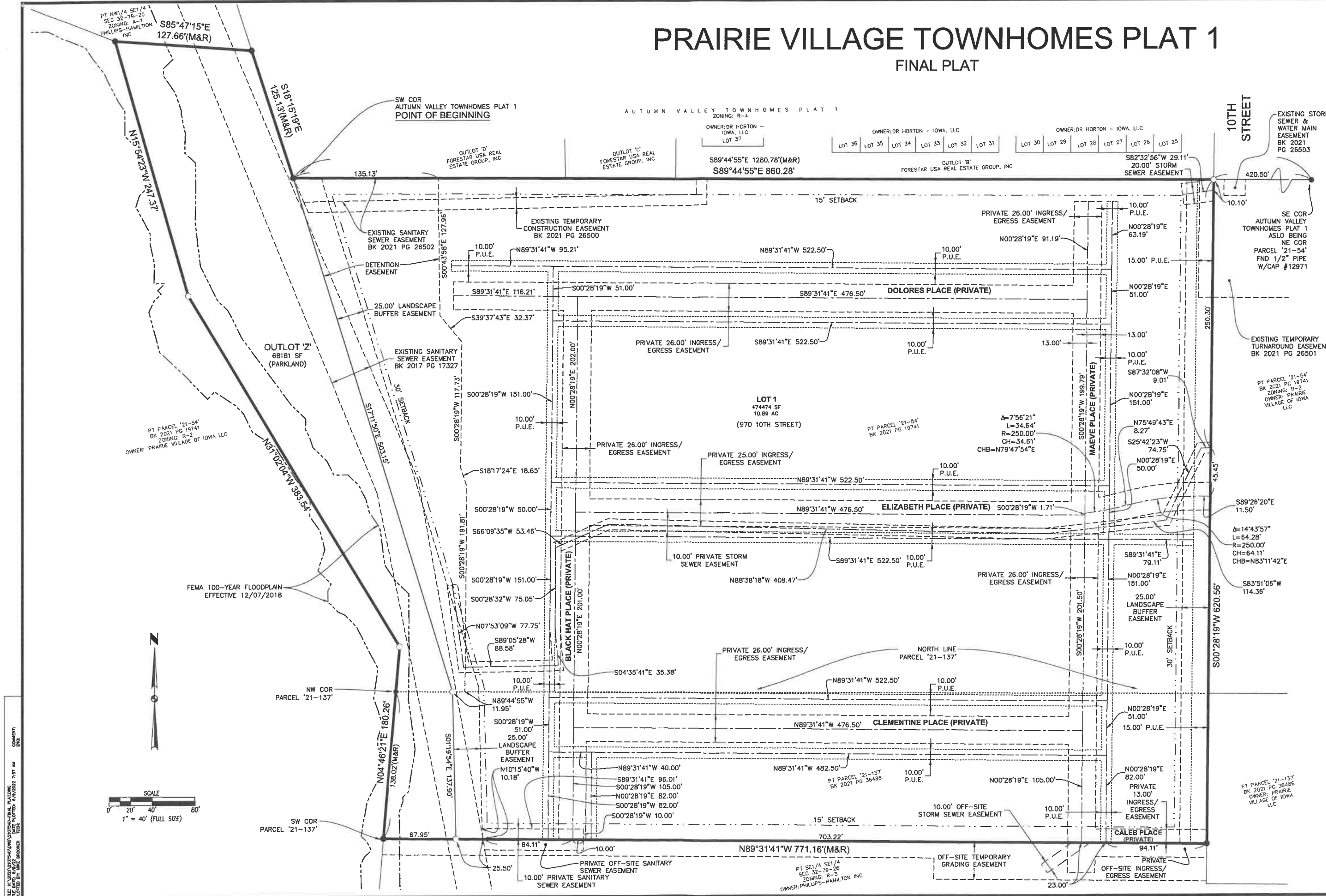
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FILE: H:\2021\10784\10784-PH1A-PLAT1.DWG
DATE PLOTTED: 6/9/2022 7:57 AM
PLOTTED BY: MICHAEL A. BROONER

PRAIRIE VILLAGE TOWNHOMES PLAT 1

FINAL PLAT



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