

INDEX LEGEND

LOCATION: SEC 28-78-26, PT NE1/4
REQUESTOR: LANDMARK DEVELOPMENT SERVICES
PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC
SURVEYOR: MICHAEL A. BROOKER
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY: CIVIL DESIGN ADVANTAGE
& RETURN TO: 4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

DEVELOPER

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

DATE OF SURVEY

MAY 26, 2022

ZONING

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

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

*PLANNED DEVELOPMENT DOCUMENT RECORDED IN BOOK 2021, PAGE 13687

OWNER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

PRAIRIE ROSE PLAT 4

FINAL PLAT

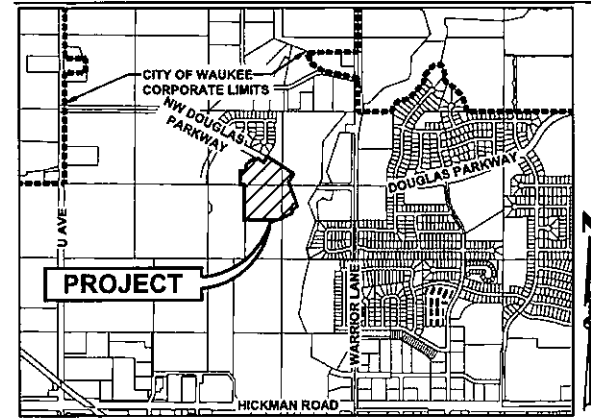
BULK REGULATIONS

PD-1: PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-44)
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE
REAR YARD: 30 FEET
MINIMUM LOT AREA=6,000 SQUARE FEET
MINIMUM LOT WIDTH=55 FEET

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 45-63)
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET
MINIMUM LOT AREA=8,000 SQUARE FEET
MINIMUM LOT WIDTH=65 FEET

Doc ID: 008916010020 Type: PLAT
Recorded: 09/27/2022 at 11:45:01 AM
Fee Amt: \$102.00 Page 1 of 20
Dallas County Iowa
Chad C. Airhart RECORDER
File#
BK 2022 PG 20778

VICINITY MAP NOT TO SCALE



PLAT DESCRIPTION

A PART 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 SOUTHEAST CORNER OF OUTLOT 'Y', PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 00°10'38" EAST ALONG THE EASTERLY LINE OF SAID PRAIRIE ROSE PLAT 3, A DISTANCE OF 248.11 FEET; THENCE NORTH 47°07'44" EAST CONTINUING ALONG SAID EASTERLY LINE, 160.35 FEET; THENCE SOUTH 82°03'33" EAST CONTINUING ALONG SAID EASTERLY LINE, 5.29 FEET; THENCE NORTH 47°07'44" EAST CONTINUING ALONG SAID EASTERLY LINE, 116.35 FEET; THENCE NORTH 74°32'46" EAST CONTINUING ALONG SAID EASTERLY LINE, 127.07 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 50.64 FEET AND WHOSE CHORD BEARS SOUTH 59°18'26" EAST, 50.64 FEET; THENCE SOUTH 58°02'05" EAST CONTINUING ALONG SAID EASTERLY LINE, 77.86 FEET; THENCE NORTH 31°57'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 120.00 FEET; THENCE SOUTH 58°02'05" EAST, 545.03 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 21.41 FEET AND WHOSE CHORD BEARS SOUTH 58°34'21" EAST, 21.41 FEET; THENCE SOUTH 30°53'22" WEST, 120.00 FEET; THENCE SOUTH 57°24'05" WEST, 50.40 FEET; THENCE SOUTH 28°41'36" EAST, 81.97 FEET; THENCE SOUTH 20°17'54" EAST, 81.97 FEET; THENCE SOUTH 18°36'26" EAST, 320.28 FEET; THENCE SOUTH 56°07'56" WEST, 135.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 53.03 FEET AND WHOSE CHORD BEARS SOUTH 30°20'04" EAST, 53.00 FEET; THENCE SOUTH 63°11'56" WEST, 217.10 FEET; THENCE NORTH 17°57'51" WEST, 3.50 FEET; THENCE SOUTH 69°59'21" WEST, 185.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 30.52 FEET AND WHOSE CHORD BEARS NORTH 21°04'38" WEST, 30.52 FEET; THENCE NORTH 89°52'26" WEST, 493.24 FEET; THENCE NORTH 00°02'52" WEST, 628.67 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°49'22" WEST ALONG SAID SOUTH LINE, 91.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.75 ACRES (903,906 SQUARE FEET).

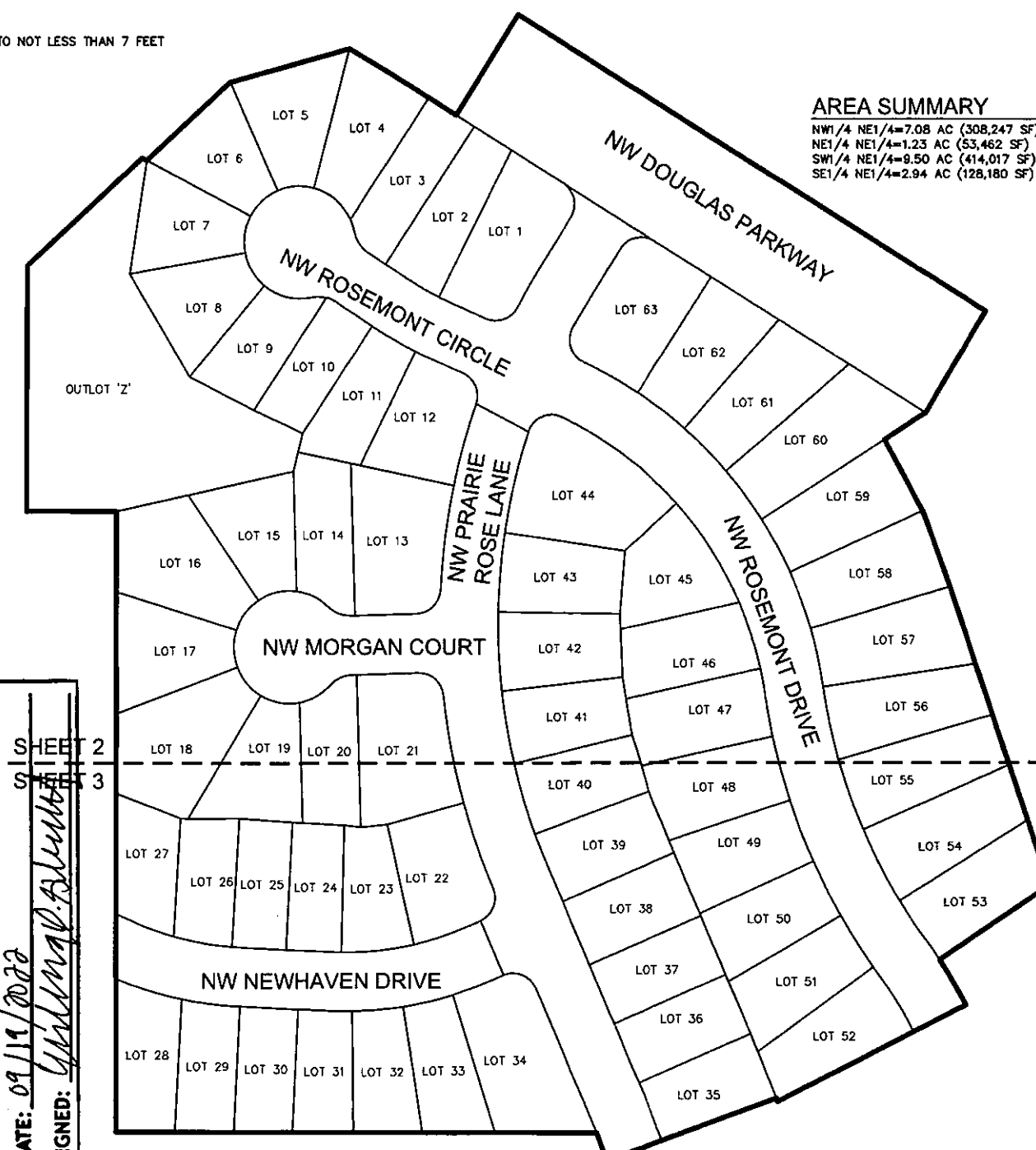
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

NW1/4 NE1/4=7.08 AC (308,247 SF)
NE1/4 NE1/4=1.23 AC (53,462 SF)
SW1/4 NE1/4=9.50 AC (414,017 SF)
SE1/4 NE1/4=2.94 AC (128,180 SF)

CURVE DATA

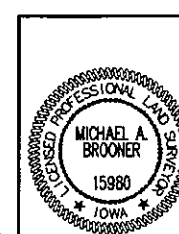
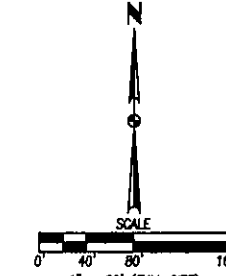
Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Contains 70 rows of curve data for the plat.



FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 09/11/2022
SIGNED: [Signature]

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', 'B', 'C' AND 'D' ARE TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY.
4. FIVE-FOOT SIDEWALKS ARE TO BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.



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. Brooker, P.L.S.
9-22-2022
DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

Vertical sidebar containing project title 'PRAIRIE ROSE PLAT 4 FINAL PLAT', company logo 'CIVIL DESIGN ADVANTAGE', contact information '4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400', and sheet number '1/3'.

PRAIRIE ROSE PLAT 4

FINAL PLAT

DATE	REVISIONS
09/21/23	FINAL SUBMITTAL
08/28/22	SECOND SUBMITTAL
05/26/22	FIRST SUBMITTAL

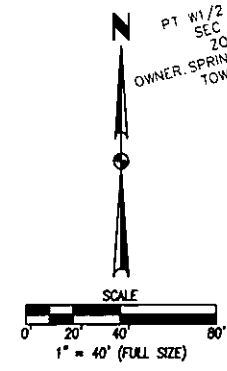
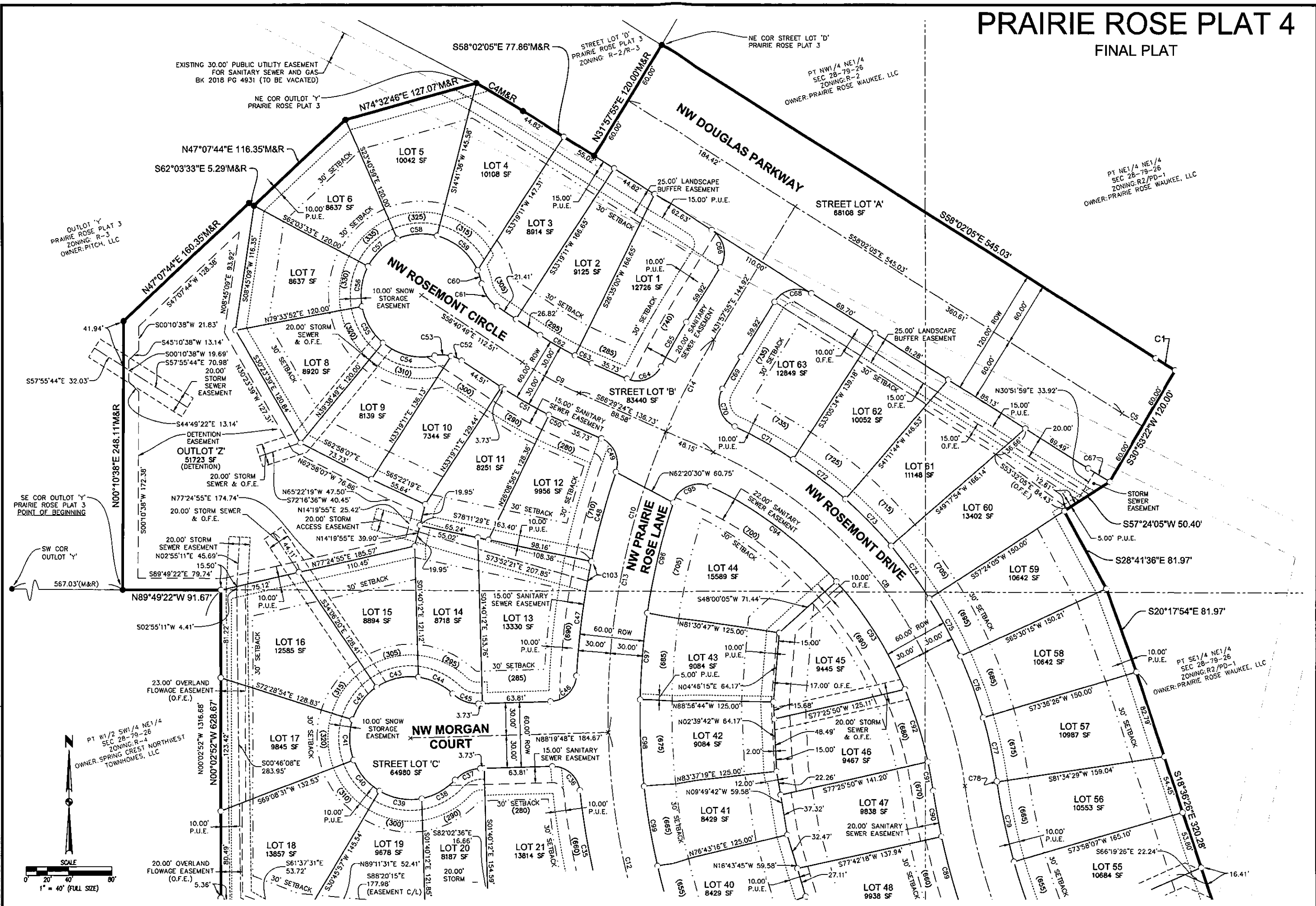
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
ENGINEER: WAUKEE, IOWA

PRAIRIE ROSE PLAT 4
FINAL PLAT

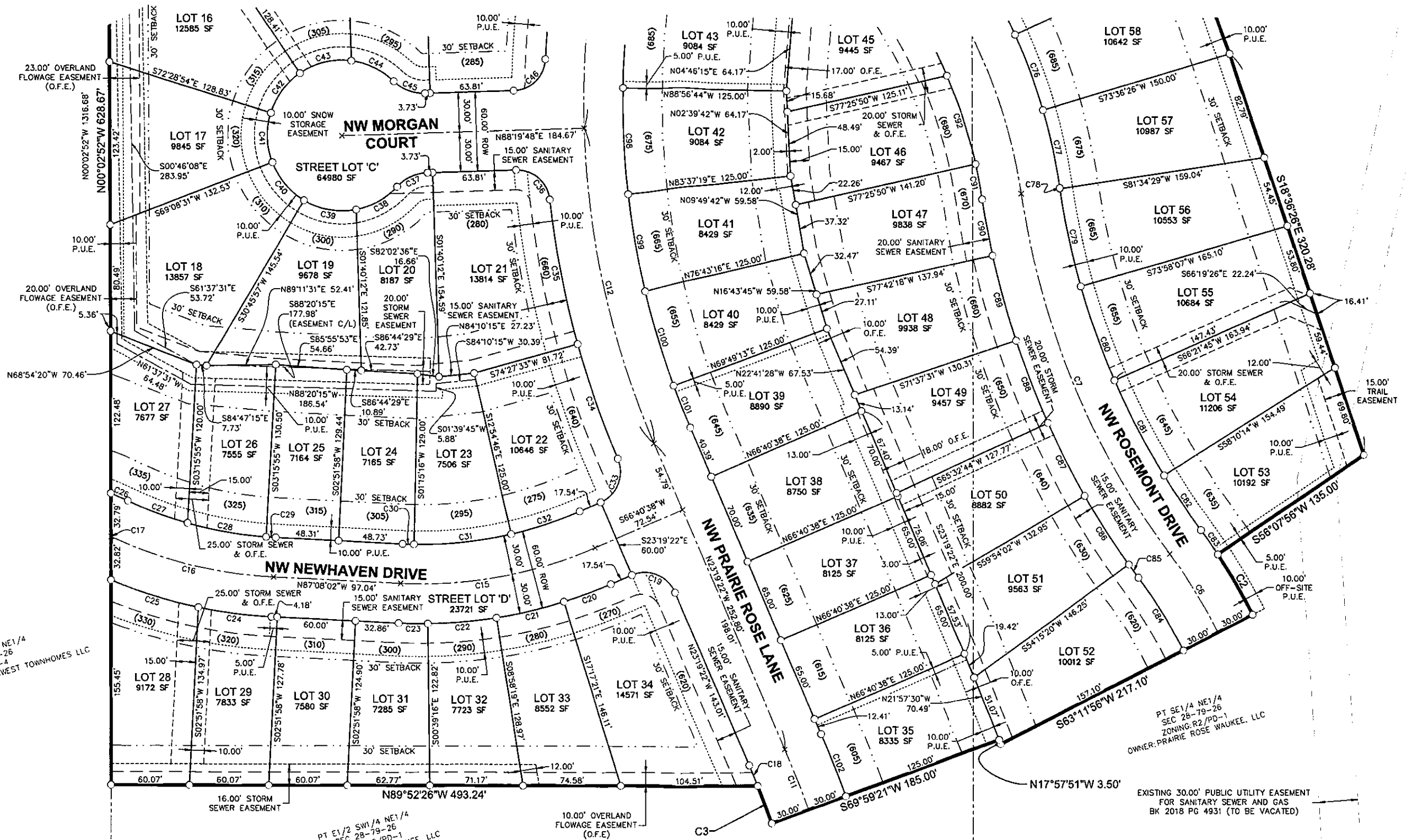
2
3
2103.135



DRAWN BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS
 DATE: 09/21/23
 PROJECT: PRAIRIE ROSE PLAT 4
 SHEET: 2 OF 2

PRAIRIE ROSE PLAT 4

FINAL PLAT



PT W1/2 SW1/4 NE1/4
SEC 28-79-26
ZONING: R-4
OWNER: SPRING CREST NORTHWEST TOWNHOMES LLC

PT E1/2 SW1/4 NE1/4
SEC 28-79-26
ZONING: R2/PD-1
OWNER: PRAIRIE ROSE WAUKEE, LLC

PT SE1/4 NE1/4
SEC 28-79-26
ZONING: R2/PD-1
OWNER: PRAIRIE ROSE WAUKEE, LLC

EXISTING 30.00' PUBLIC UTILITY EASEMENT
FOR SANITARY SEWER AND GAS
BK 2018 PG 4931 (TO BE VACATED)

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.	
OVERLAND FLOWAGE EASEMENT	O.F.E.	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

DATE	REVISIONS
09/21/23	FINAL SUBMITTAL
06/28/23	SECOND SUBMITTAL
05/26/23	FIRST SUBMITTAL

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

TECH: ENGINEER: REVIEW:

PRAIRIE ROSE PLAT 4 FINAL PLAT

WAUKEE, IOWA
CIVIL DESIGN ADVANTAGE
3/3
2103.135