

PRAIRIE ROSE PLAT 6

FINAL PLAT

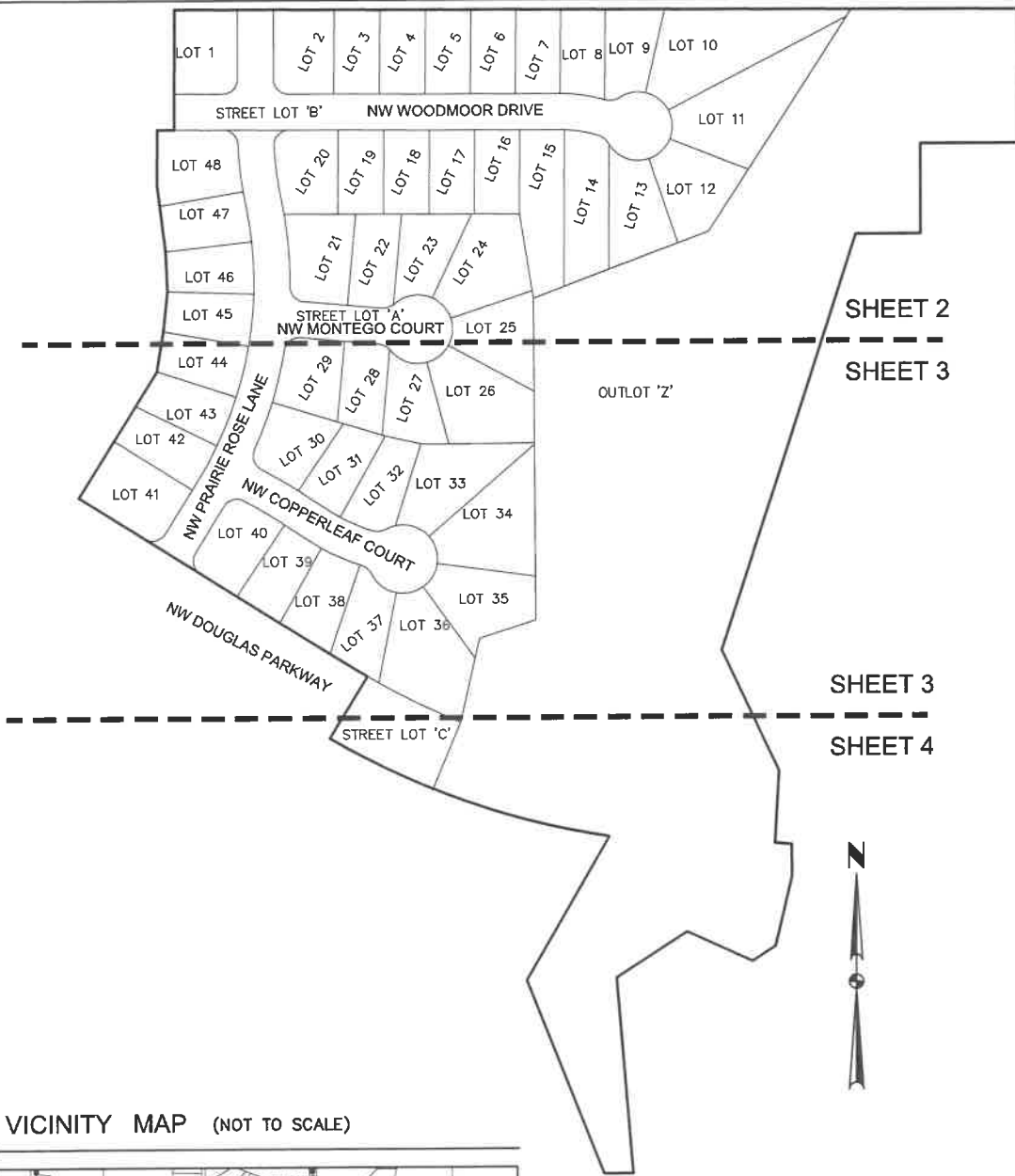
INDEX LEGEND
 LOCATION: PT NE1/4 SEC 28-79-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: PRAIRIE ROSE WAUKEE, LLC
 PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC 9550 HICKMAN RD STE 100 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 12/05/2022
 SIGNED: *Michael A. Brooner*

Doc ID: 008963790020 Type: PLAT
 Recorded: 12/09/2022 at 12:24:10 PM
 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2022 PG 24930

DATE: 12/07/22
 11/16/22
 09/20/22
 REVISIONS
 FINAL SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL
 REVIEW:
 TECH:
 ENGINEER:
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
PRAIRIE ROSE PLAT 6
FINAL PLAT
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
 2109.724

SHEET INDEX



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

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 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
 JUNE 13, 2022

ZONING
 R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS
 R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-48 AND OUTLOT Z)

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 WIDTH: 65 FEET
 MINIMUM LOT AREA: 8,000 SQ. FT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°19'27"	650.00'	37.71'	N30°18'12"E	37.71'	C37	4°33'01"	630.00'	50.03'	N59°05'01"W	50.02'
C2	5°04'45"	600.00'	53.19'	N58°49'10"W	53.17'	C38	0°31'43"	630.00'	5.81'	N56°32'39"W	5.81'
C3	16°30'18"	350.00'	100.82'	N64°31'56"W	100.47'	C39	4°58'31"	320.00'	27.79'	N58°46'03"W	27.78'
C4	23°35'55"	650.00'	267.72'	N16°50'30"E	265.83'	C40	9°45'42"	320.00'	54.52'	N66°08'09"W	54.45'
C5	16°55'42"	650.00'	192.05'	N03°25'18"W	191.35'	C41	4°13'09"	33.00'	27.20'	S85°22'25"W	26.43'
C6	11°53'09"	600.00'	124.47'	N05°56'34"W	124.25'	C42	15°33'19"	57.00'	15.47'	S69°32'31"W	15.43'
C7	13°31'12"	250.00'	58.99'	N83°00'42"W	58.86'	C43	61°35'50"	57.00'	61.28'	N71°52'55"W	58.37'
C8	90°13'42"	25.00'	39.37'	S45°06'51"W	35.43'	C44	48°50'18"	57.00'	48.59'	N16°39'51"W	47.13'
C9	89°46'18"	25.00'	39.17'	N44°53'09"W	35.28'	C45	46°38'08"	57.00'	46.39'	N31°04'22"E	45.12'
C10	13°25'05"	280.00'	65.57'	N82°57'38"W	65.42'	C46	46°38'08"	57.00'	46.39'	N77°42'30"E	45.12'
C11	46°06'53"	33.00'	26.56'	S81°13'46"W	25.85'	C47	51°51'05"	57.00'	51.58'	S53°02'54"E	49.84'
C12	44°48'55"	57.00'	44.58'	S80°34'59"W	43.46'	C48	44°24'05"	33.00'	25.57'	S49°19'24"E	24.94'
C13	49°22'59"	57.00'	49.13'	N52°19'04"W	47.62'	C49	0°05'55"	380.00'	0.65'	S71°28'29"E	0.65'
C14	49°22'59"	57.00'	49.13'	N02°56'05"W	47.62'	C50	10°29'44"	380.00'	69.61'	S66°10'40"E	69.51'
C15	49°22'59"	57.00'	49.13'	N46°26'54"E	47.62'	C51	4°39'00"	380.00'	30.84'	S58°36'17"E	30.83'
C16	77°33'41"	57.00'	77.16'	S70°04'46"E	71.40'	C52	5°04'45"	570.00'	50.53'	S58°49'10"E	50.51'
C17	46°39'01"	33.00'	26.87'	S52°56'54"E	26.13'	C53	86°40'33"	25.00'	37.82'	N75°18'12"E	34.31'
C18	11°30'58"	220.00'	44.22'	S82°00'35"E	44.14'	C54	90°00'00"	25.00'	39.27'	N13°02'05"W	35.36'
C19	2°00'14"	220.00'	7.69'	S88°46'11"E	7.69'	C55	0°22'53"	1140.00'	7.59'	S58°13'31"E	7.59'
C20	93°14'11"	25.00'	40.68'	N43°36'37"E	36.34'	C56	1°04'40"	1140.00'	21.45'	N59°38'58"W	21.44'
C21	8°52'40"	570.00'	88.32'	N07°26'49"W	88.23'	C57	7°33'21"	1140.00'	150.34'	N63°57'59"W	150.23'
C22	2°14'40"	680.00'	26.64'	N10°45'49"W	26.64'	C58	90°00'00"	25.00'	39.27'	S76°57'55"W	35.36'
C23	85°31'32"	25.00'	37.32'	N42°11'41"W	33.95'	C59	6°00'46"	620.00'	65.07'	S28°57'32"W	65.04'
C24	39°05'37"	33.00'	22.52'	S75°29'44"W	22.08'	C60	8°04'14"	620.00'	87.33'	S21°55'02"W	87.26'
C25	6°28'46"	33.00'	3.73'	S52°42'33"W	3.73'	C61	8°04'14"	620.00'	87.33'	S13°50'48"W	87.26'
C26	65°29'53"	57.00'	65.16'	S82°13'06"W	61.67'	C62	8°04'14"	620.00'	87.33'	S05°46'34"W	87.26'
C27	46°45'26"	57.00'	46.52'	N41°39'14"W	45.24'	C63	8°04'14"	620.00'	87.33'	S02°17'39"E	87.26'
C28	46°45'26"	57.00'	46.52'	N05°06'12"E	45.24'	C64	5°33'23"	620.00'	60.12'	S09°06'28"E	60.10'
C29	46°38'08"	57.00'	46.39'	N51°47'59"E	45.12'	C65	2°13'57"	630.00'	24.55'	S10°46'11"E	24.54'
C30	65°29'53"	57.00'	65.16'	S72°08'01"E	61.67'	C66	7°11'22"	630.00'	79.05'	S06°03'31"E	79.00'
C31	6°28'46"	33.00'	3.73'	S42°37'27"E	3.73'	C67	87°18'27"	25.00'	38.10'	S46°07'04"E	34.51'
C32	39°05'37"	33.00'	22.52'	S65°24'39"E	22.08'	C68	10°12'34"	680.00'	121.17'	N04°32'12"W	121.01'
C33	85°31'32"	25.00'	37.32'	N52°16'47"E	33.95'	C69	8°38'02"	1260.00'	189.87'	S63°25'39"E	189.69'
C34	7°30'23"	680.00'	89.09'	N13°16'12"E	89.02'	C70	3°38'44"	1228.00'	78.13'	S69°40'27"E	78.12'
C35	7°08'37"	680.00'	84.78'	N20°35'42"E	84.73'	C71	3°39'48"	1240.00'	79.28'	S69°34'34"E	79.27'
C36	85°31'32"	25.00'	37.32'	N18°35'46"W	33.95'	C72	13°53'28"	1260.00'	305.48'	N74°41'23"W	304.73'

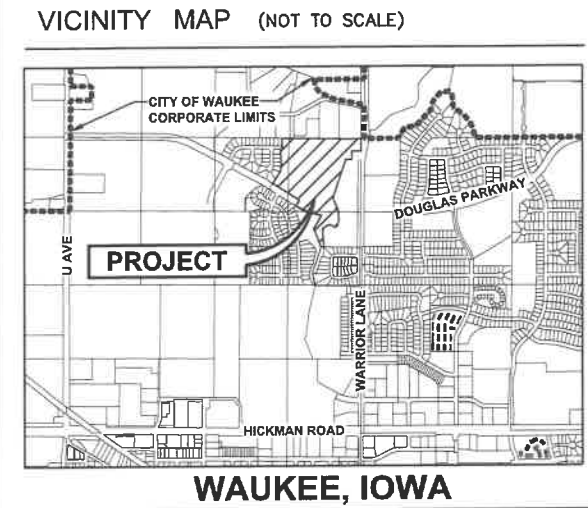
PLAT DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE,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

BEGINNING AT THE NORTHEAST CORNER OF PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°46'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1402.75 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00°01'00" WEST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 222.89 FEET TO THE NORTHEAST CORNER OF PARCEL "AA" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 1934; THENCE NORTH 89°59'00" WEST ALONG THE NORTH LINE OF SAID PARCEL "AA", 163.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "AA"; THENCE SOUTH 00°01'00" WEST ALONG THE WEST LINE OF SAID PARCEL "AA", 150.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "AA"; THENCE NORTH 89°59'00" WEST ALONG THE NORTH LINE OF PARCEL '21-144' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34941, A DISTANCE OF 107.74 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '21-144'; THENCE SOUTH 17°49'58" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '21-144', A DISTANCE OF 726.77 FEET; THENCE SOUTH 25°07'37" EAST ALONG SAID WESTERLY LINE, 222.82 FEET; THENCE SOUTH 03°10'51" WEST ALONG SAID WESTERLY LINE, 120.27 FEET; THENCE SOUTH 84°55'29" EAST ALONG SAID WESTERLY LINE, 27.57 FEET; THENCE SOUTH 00°38'07" EAST ALONG SAID WESTERLY LINE, 53.32 FEET; THENCE SOUTH 13°03'36" WEST ALONG SAID WESTERLY LINE, 119.18 FEET; THENCE SOUTH 57°02'52" WEST ALONG SAID WESTERLY LINE, 45.53 FEET; THENCE NORTH 65°25'29" WEST ALONG SAID WESTERLY LINE, 118.99 FEET; THENCE SOUTH 57°15'54" WEST ALONG SAID WESTERLY LINE, 140.24 FEET; THENCE SOUTH 04°49'25" EAST ALONG SAID WESTERLY LINE, 328.23 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '21-144'; THENCE NORTH 89°59'06" WEST ALONG THE NORTH LINE OF PRAIRIE ROSE PLAT 1, AN OFFICIAL PLAT, 48.92 FEET TO THE NORTHWEST CORNER OF SAID PRAIRIE ROSE PLAT 1; THENCE NORTH 21°52'19" WEST ALONG THE EASTERLY LINE OF PRAIRIE ROSE PLAT 5, AN OFFICIAL PLAT, 348.21 FEET; THENCE NORTH 29°59'11" EAST ALONG SAID EASTERLY LINE, 276.31 FEET TO THE NORTHEAST CORNER OF SAID PRAIRIE ROSE PLAT 5; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PRAIRIE ROSE PLAT 5 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 495.35 FEET AND WHOSE CHORD BEARS NORTH 70°22'22" WEST, 492.16 FEET TO THE EASTERLY LINE OF PRAIRIE ROSE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 30°53'22" EAST ALONG SAID EASTERLY LINE, 120.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID PRAIRIE ROSE PLAT 4 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 21.41 FEET AND WHOSE CHORD BEARS NORTH 58°34'21" WEST, 21.41 FEET; THENCE NORTH 58°02'05" WEST ALONG SAID NORTHERLY LINE, 545.03 FEET TO THE EASTERLY LINE OF SAID PRAIRIE ROSE PLAT 3; THENCE NORTH 31°57'55" EAST ALONG SAID EASTERLY LINE, 247.08 FEET; THENCE NORTH 09°36'08" EAST ALONG SAID EASTERLY LINE, 67.39 FEET; THENCE NORTH 05°46'34" EAST ALONG SAID EASTERLY LINE, 66.85 FEET; THENCE NORTH 02°17'39" WEST ALONG SAID EASTERLY LINE, 66.85 FEET; THENCE NORTH 07°21'55" WEST ALONG SAID EASTERLY LINE, 111.29 FEET; THENCE NORTH 00°13'42" EAST ALONG SAID EASTERLY LINE, 92.00 FEET; THENCE SOUTH 89°46'18" EAST ALONG SAID EASTERLY LINE, 28.54 FEET; THENCE NORTH 00°13'42" EAST ALONG SAID EASTERLY LINE, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.85 ACRES (1,517,954 SQUARE FEET).

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

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.
- 5 FEET SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT DEVELOPER.
- STREET LOTS 'A', 'B', AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE CITY OF WAUKEE.
- MAINTENANCE OF THE LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.



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	---	

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING 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.

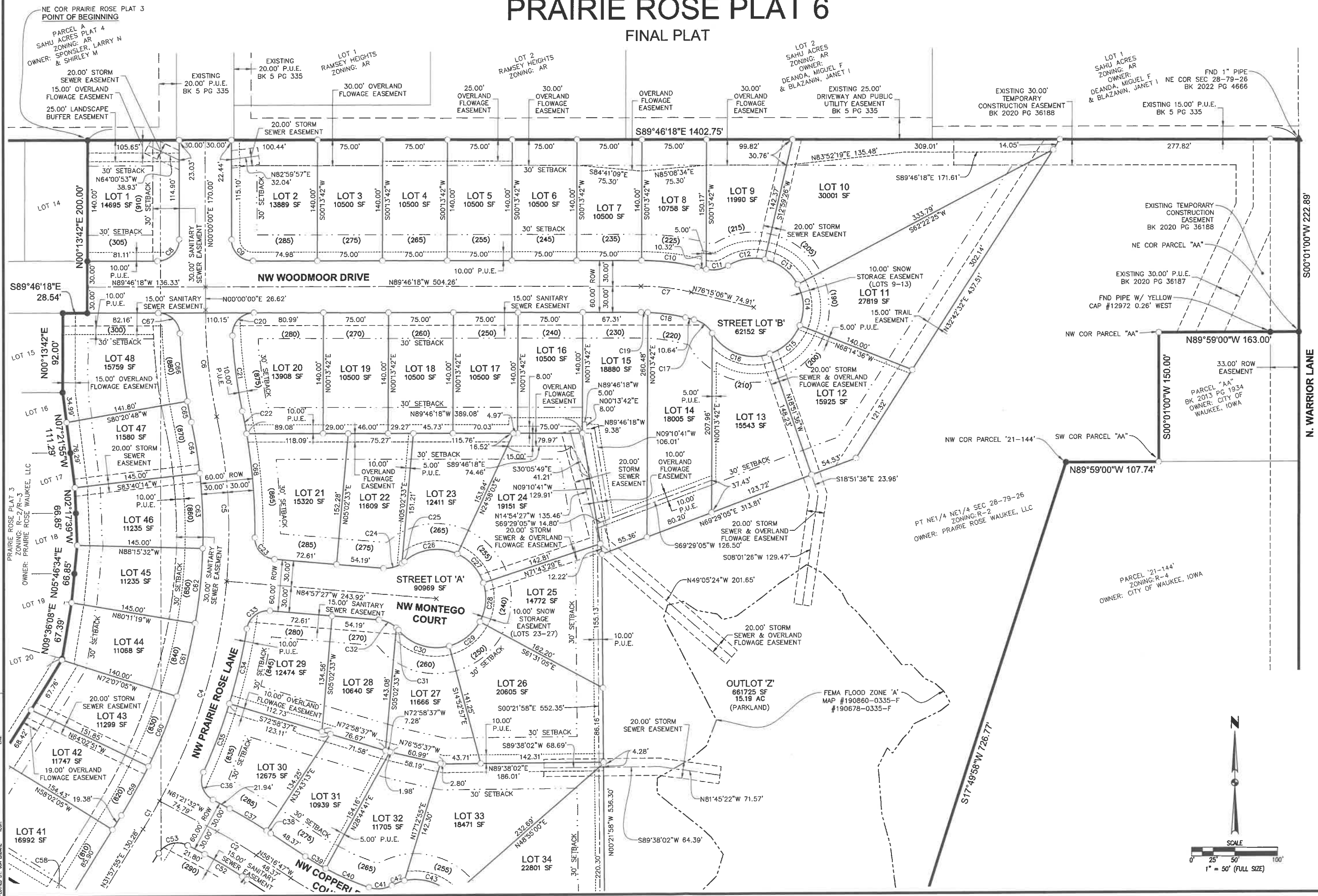
Michael A. Brooner 12-7-2022
 MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-4

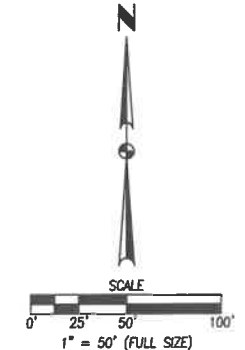
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PRAIRIE ROSE PLAT 6

FINAL PLAT



FILE: H:\000\000000\000000\FINAL PLATING...
DATE: 11/16/22
DRAWN BY: JON EHRMAN



DATE	REVISIONS
12/07/22	FINAL SUBMITTAL
11/16/22	SECOND SUBMITTAL
09/20/22	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ENGINEER: [Signature]
TECH: [Signature]
REVIEW: [Signature]

PRAIRIE ROSE PLAT 6
FINAL PLAT
2/4
2109.724

PRAIRIE ROSE PLAT 6

FINAL PLAT



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 TECH: JON EBDAL

DATE	12/07/23
REVISIONS	11/16/23
	09/20/23
FINAL SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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ESA
 CIVIL DESIGN ADVANTAGE

PRAIRIE ROSE PLAT 6
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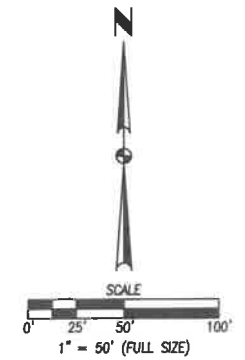
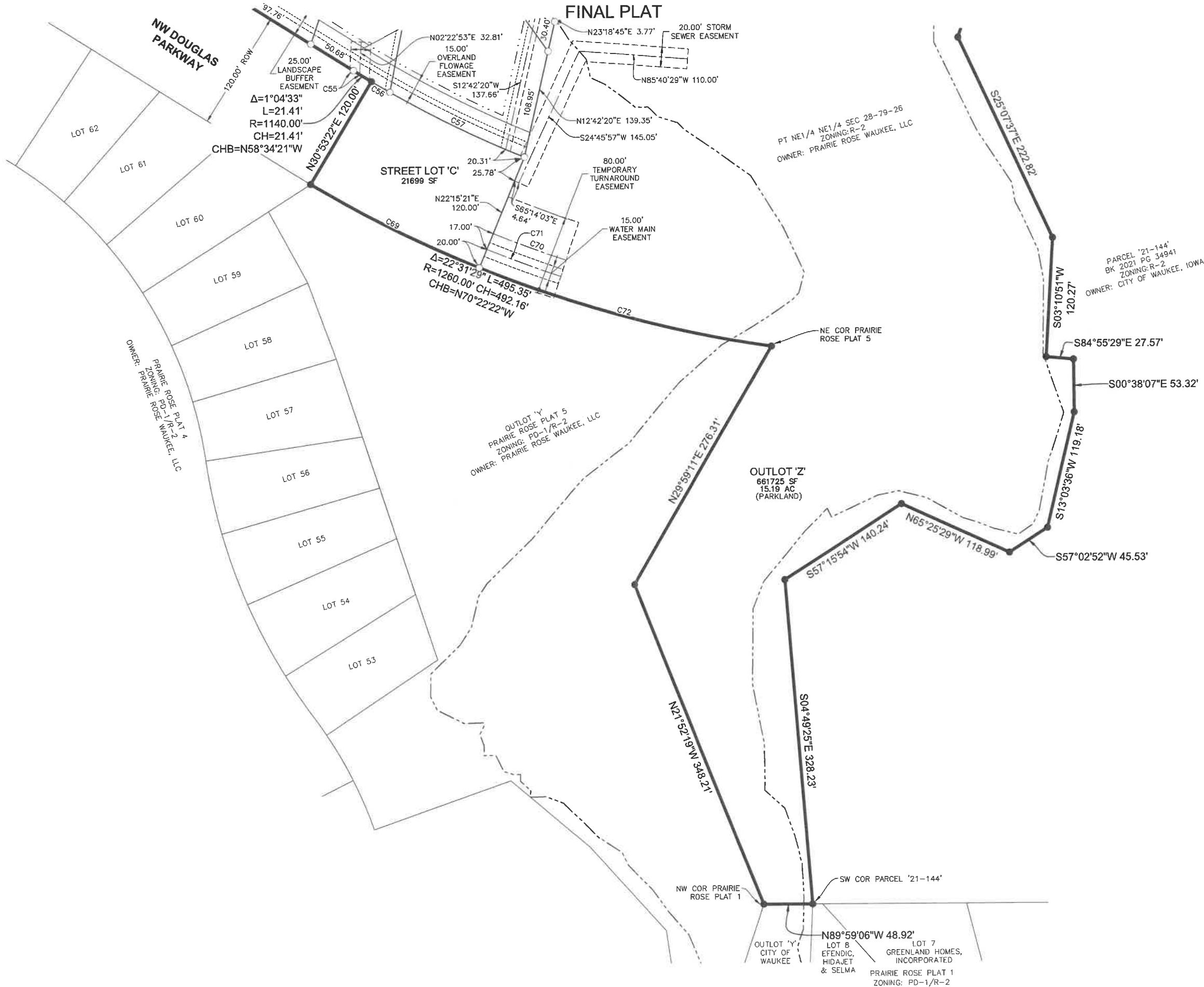
WAUKEE, IOWA

ENGINEER: _____ REVIEW: _____
 TECH: _____

3/4

2109.724

PRAIRIE ROSE PLAT 6



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 DWGNO: 2109724
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DATE	12/07/22
REVISIONS	
FINAL SUBMITTAL	1/16/22
SECOND SUBMITTAL	09/20/22
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ENGINEER:	TECH:	REVIEW:
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