

PRAIRIE ROSE PLAT 3

FINAL PLAT

Doc ID: 008704570018 Type: PLAT
 Recorded: 01/20/2022 at 09:05:36 AM
 Fee Amt: \$92.00 Page 1 of 18
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2022 PG 1370

Slide G 34-36

INDEX LEGEND

LOCATION: PT NW1/4 NE1/4 SEC 28-79-26
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: LANDMARK DEVELOPMENT SERVICES
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325

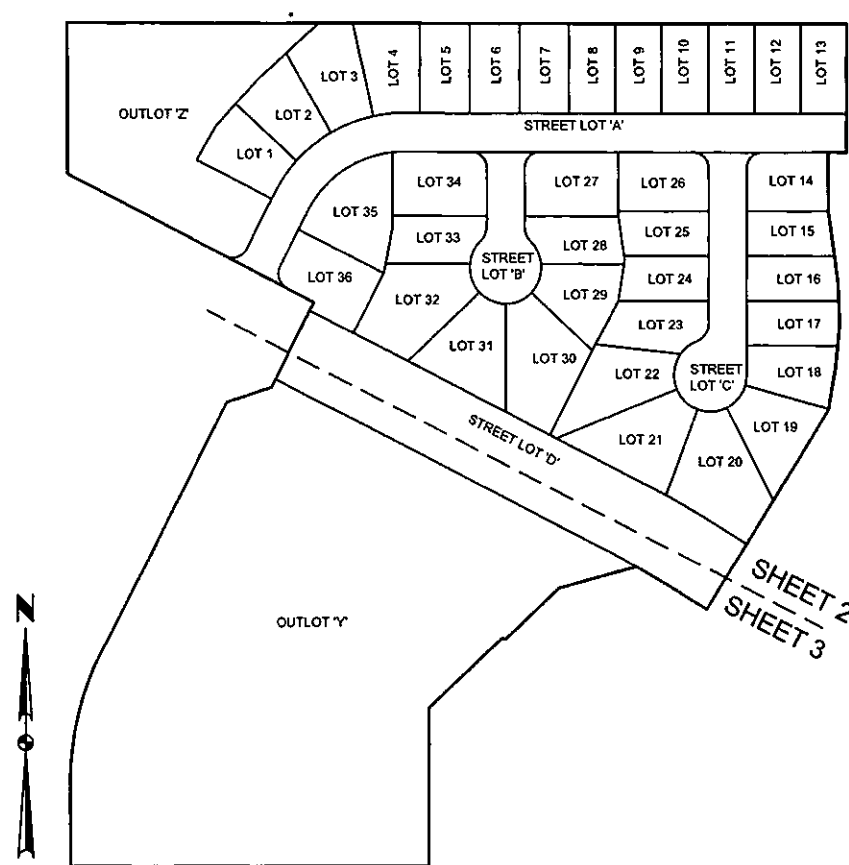
PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC
 9550 HICKMAN RD, STE 100
 CLIVE, IOWA 50325

SURVEYOR: MICHAEL A. BROONER

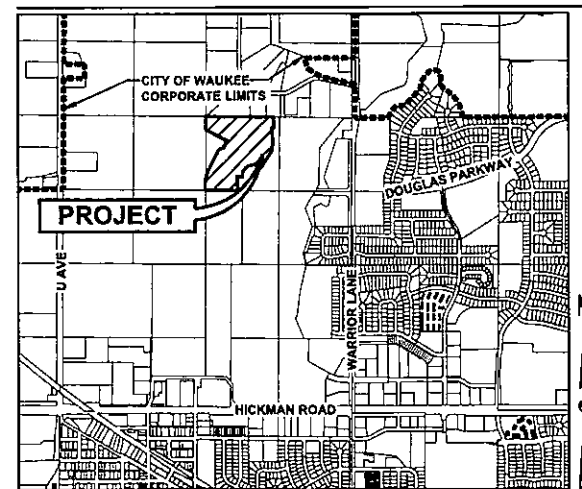
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400

SHEET INDEX



VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

OWNER

PRAIRIE ROSE WAUKEE, LLC
 9550 HICKMAN RD, STE 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

ENGINEER / SURVEYOR

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

DATE OF SURVEY

SEPTEMBER 29, 2021

PLAT DESCRIPTION

A PART OF THE NORTHWEST 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 NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°46'18" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1234.01 FEET; THENCE SOUTH 00°13'42" WEST, 200.00 FEET; THENCE NORTH 89°46'18" WEST, 28.54 FEET; THENCE SOUTH 00°13'42" WEST, 92.00 FEET; THENCE SOUTH 07°21'55" EAST, 111.29 FEET; THENCE SOUTH 02°17'39" EAST, 66.85 FEET; THENCE SOUTH 05°46'34" WEST, 66.85 FEET; THENCE SOUTH 09°36'08" WEST, 67.39 FEET; THENCE SOUTH 31°57'55" WEST, 367.08 FEET; THENCE NORTH 58°02'05" WEST, 77.86 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 50.64 FEET AND WHOSE CHORD BEARS NORTH 59°18'26" WEST, 50.64 FEET; THENCE SOUTH 74°32'46" WEST, 127.07 FEET; THENCE SOUTH 47°07'44" WEST, 116.35 FEET; THENCE NORTH 62°03'33" WEST, 5.29 FEET; THENCE SOUTH 47°07'44" WEST, 160.35 FEET; THENCE SOUTH 00°10'38" WEST, 248.11 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°49'22" WEST ALONG SAID SOUTH LINE, 567.03 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°04'09" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 127.68 FEET TO THE EASTERLY LINE OF PARCEL 14 AS SHOWN ON THE RIGHT-OF-WAY ACQUISITION PLAT ON SHEET 9 OF 113 OF THE CONDEMNATION PROCEEDINGS DOCUMENT RECORDED IN BOOK 2018, PAGE 18855; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 219.15 FEET AND WHOSE CHORD BEARS NORTH 13°34'43" EAST, 217.08 FEET; THENCE NORTH 27°13'39" EAST CONTINUING ALONG SAID EASTERLY LINE, 433.47 FEET; THENCE NORTH 72°13'39" EAST CONTINUING ALONG SAID EASTERLY LINE, 75.00 FEET; THENCE NORTH 27°13'39" EAST CONTINUING ALONG SAID EASTERLY LINE, 150.00 FEET; THENCE NORTH 62°46'21" WEST CONTINUING ALONG SAID EASTERLY LINE, 439.15 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°04'09" WEST ALONG SAID WEST LINE, 235.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.53 ACRES (1,155,517 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 DEVELOPS.
- STREET LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- MAINTENANCE OF THE LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

ZONING

R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
 R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 (LOTS 1-36 AND OUTLOT 'Z')

SETBACKS:
 FRONT YARD: 30 FEET
 SIDE YARD: 15' TOTAL/7'MIN
 REAR YARD: 30 FEET

R-3 - RENTAL MULTI-FAMILY RESIDENTIAL (OUTLOT 'Y')

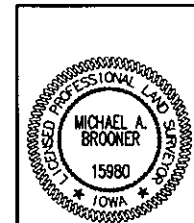
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	63°00'03"	200.00'	219.91'	S58°43'41"W	209.00'
C2	90°00'00"	25.00'	39.27'	S72°13'39"W	35.36'
C3	15°27'44"	230.00'	62.07'	S34°57'31"W	61.88'
C4	17°36'13"	230.00'	70.67'	S51°29'29"W	70.39'
C5	17°36'13"	230.00'	70.67'	S69°05'42"W	70.39'
C6	12°19'54"	230.00'	49.50'	S84°03'45"W	49.41'
C7	90°00'00"	25.00'	39.27'	N45°13'42"E	35.36'
C8	47°26'38"	57.00'	47.20'	N39°25'56"E	45.86'
C9	47°26'38"	57.00'	47.20'	N86°52'34"E	45.86'
C10	47°26'38"	57.00'	47.20'	S45°40'48"E	45.86'
C11	58°06'28"	57.00'	57.81'	S07°05'46"W	55.36'
C12	30°30'01"	57.00'	30.34'	S51°24'00"W	29.99'
C13	66°25'19"	33.00'	38.26'	S33°26'22"W	36.15'
C14	90°00'00"	25.00'	39.27'	S44°46'18"E	35.36'
C15	90°00'00"	25.00'	39.27'	N45°13'42"E	35.36'
C16	66°25'19"	25.00'	28.98'	S57°01'03"W	27.39'
C17	45°34'23"	33.00'	26.25'	N22°33'29"W	25.56'
C18	40°08'16"	57.00'	39.93'	N25°16'32"W	39.12'
C19	48°47'59"	57.00'	48.55'	N19°11'35"E	47.09'
C20	46°38'08"	57.00'	46.39'	N66°54'39"E	45.12'
C21	46°38'08"	57.00'	46.39'	S66°27'14"E	45.12'
C22	48°47'59"	57.00'	48.55'	S18°44'11"E	47.09'
C23	40°08'16"	57.00'	39.93'	S25°43'57"W	39.12'
C24	45°34'23"	33.00'	26.25'	S23°00'54"W	25.56'
C25	90°00'00"	25.00'	39.27'	S44°46'18"E	35.36'
C26	6°33'51"	170.00'	19.48'	N86°56'47"E	19.47'
C27	56°26'12"	170.00'	167.45'	N55°26'45"E	160.76'
C28	90°00'00"	25.00'	39.27'	N17°46'21"W	35.36'
C29	28°08'31"	200.00'	98.23'	S20°05'15"W	97.25'
C30	37°21'13"	100.00'	65.19'	S12°39'37"E	64.05'
C31	3°11'14"	1260.00'	70.09'	N59°37'42"W	70.08'
C32	1°32'50"	1260.00'	34.02'	N61°59'43"W	34.02'
C33	4°44'04"	1200.00'	99.16'	S60°24'06"E	99.13'
C34	2°11'21"	1140.00'	43.56'	S61°40'28"E	43.55'
C35	15°28'55"	57.00'	15.40'	N07°58'10"E	15.36'

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	---	

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 01/17/2022
 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 1-4-2022
 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:
 THIS SHEET

DATE: 12/13/21, 10/05/21, 08/29/21

REVISIONS: SECOND SUBMITTAL, FIRST SUBMITTAL, PREPARED

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

TECH: ENGINEER: REVIEW:

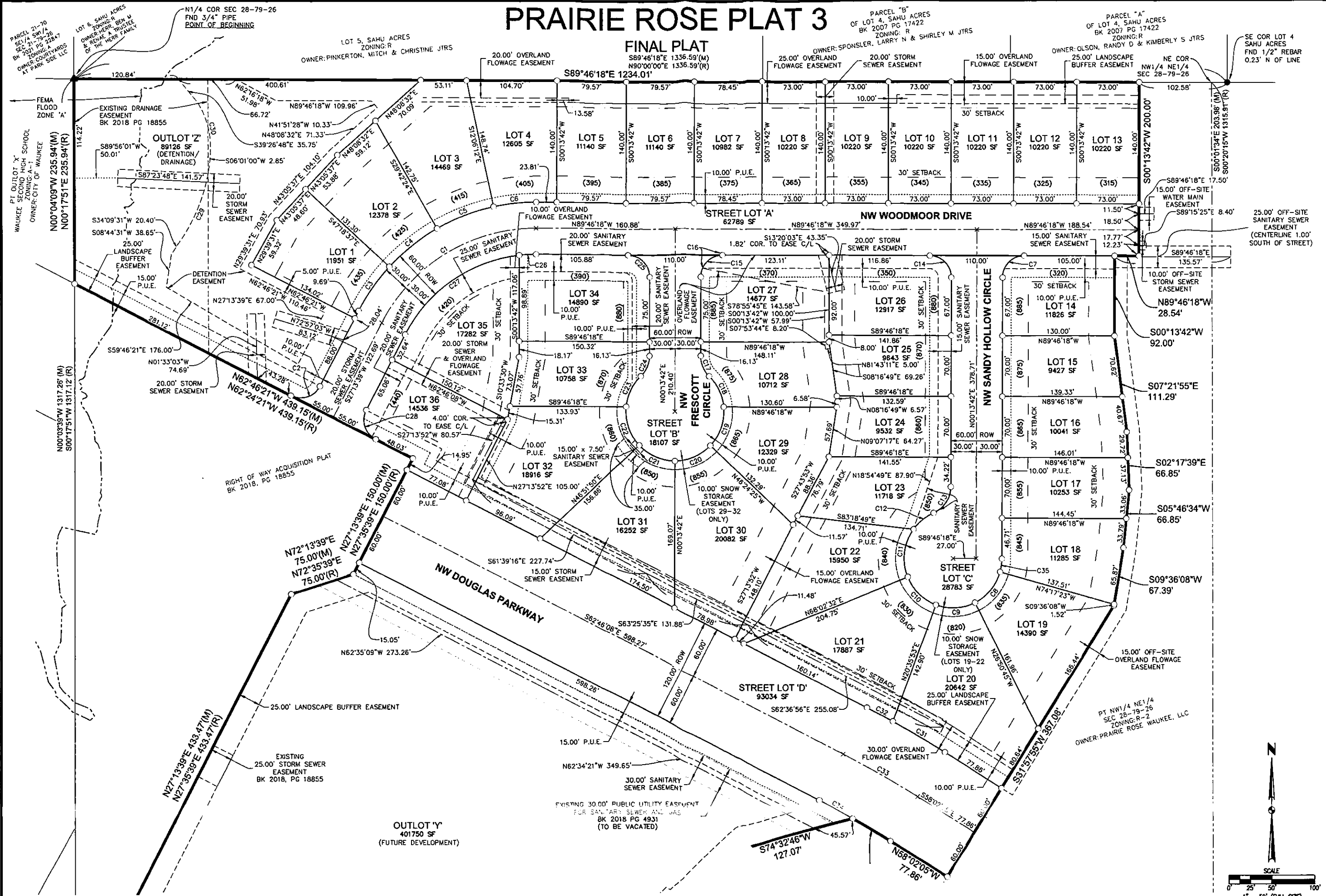
ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE ROSE PLAT 3
FINAL PLAT

1/3
 2103.134

PRAIRIE ROSE PLAT 3

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DATE	REVISIONS
12/13/21	SECOND SUBMITTAL
1/10/22	FIRST SUBMITTAL
1/10/22	PREPARED

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 GRIMES, IOWA 50111
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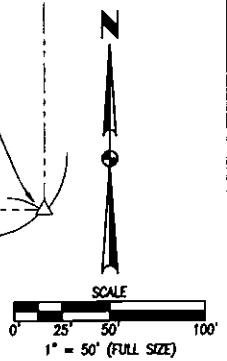
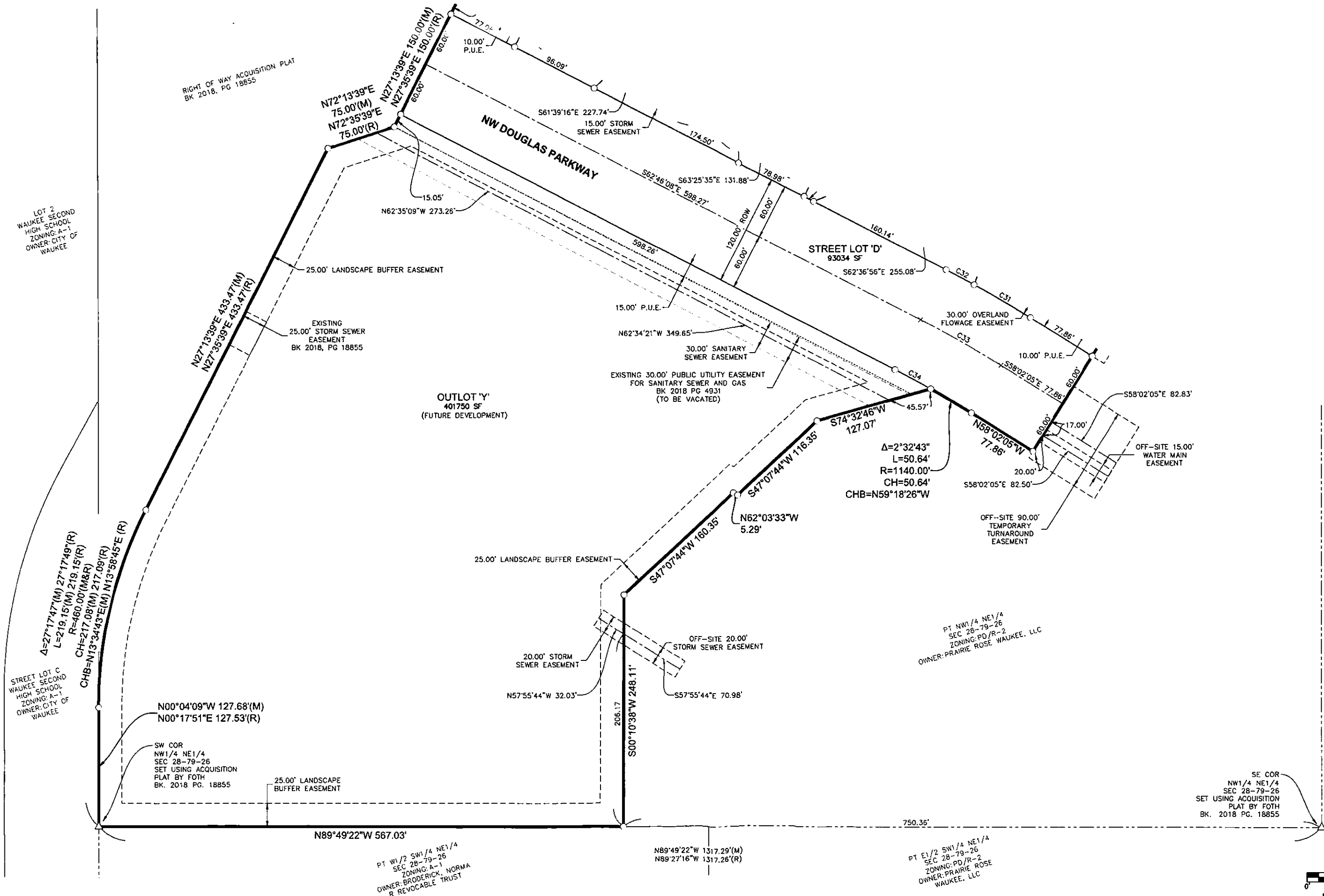
CIVIL DESIGN ADVANTAGE
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PRAIRIE ROSE PLAT 3

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DATE	REVISIONS	SECOND SUBMITTAL	FIRST SUBMITTAL	PREPARED
12/13/21				
10/05/21				
03/29/21				

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GRIMES, IOWA 50111
PHONE: (515) 369-4400



WAUKEE, IOWA
CIVIL DESIGN ADVANTAGE

PRAIRIE ROSE PLAT 3
FINAL PLAT

3/3
2103.134

DATE: 12/21/21
 TIME: 7:54 PM
 DRAWN BY: JSM
 CHECKED BY: JSM
 DATE PLOTTED: 1/7/2023 7:54 PM
 PLOT BY: JSM