

WHEN RECORDED RETURN TO: City of Waukee, Iowa, Attn: City Clerk, 230 Hickman Road, Waukee, IA 50263

Preparer Information: Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, IA 50322, (515) 369-4400


SPACE ABOVE THIS LINE FOR RECORDER

Prairie Rose Plat 5

<u>LOT #</u>	<u>MOE</u>	<u>MGS</u>	<u>LOT #</u>	<u>MOE</u>	<u>MGS</u>	<u>LOT #</u>	<u>MOE</u>	<u>MGS</u>
1	999.25	----	22	1006.00	----	43	----	993.08
2	999.25	----	23	1006.00	----	44	----	993.08
3	999.25	----	24	1006.00	----	45	----	993.88
4	999.25	----	25	1003.85	----	46	----	994.09
5	999.25	----	26	----	1007.88	47	----	993.72
6	999.25	----	27	1011.20	----	48	----	993.45
7	999.25	----	28	1011.20	----	49	997.40	----
8	1002.00	----	29	1011.20	----	50	998.20	----
9	1002.00	----	30	----	1012.56	51	998.20	----
10	1003.85	----	31	1009.40	----	52	998.20	----
11	1006.00	----	32	1009.40	----	53	----	1001.03
12	1006.00	----	33	1009.40	----	54	----	1002.58
13	1006.00	----	34	1009.40	----	55	1004.65	----
14	1006.00	----	35	----	1005.39	56	1004.65	----
15	1006.00	----	36	----	1003.79	57	1004.65	----
16	1006.00	----	37	----	1002.29	58	1004.65	----
17	1006.00	----	38	999.35	----	59	----	1003.17
18	1006.00	----	39	999.35	----	60	----	1001.71
19	1006.00	----	40	----	993.00	61	998.20	----
20	1006.00	----	41	----	994.68	62	998.20	----
21	1006.00	----	42	----	993.91	63	998.20	----

MOE – Minimum Opening Elevation

MGS – Minimum Grade At Structure

	<p>I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.</p>
	<p><i>Erin K. Ollendike</i> <i>12/07/2022</i> <small>ERIN K. OLLENDIKE, P.E. DATE</small></p> <p>LICENSE NUMBER 16926 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL:</p>

PRAIRIE ROSE PLAT 5

FINAL PLAT

INDEX LEGEND

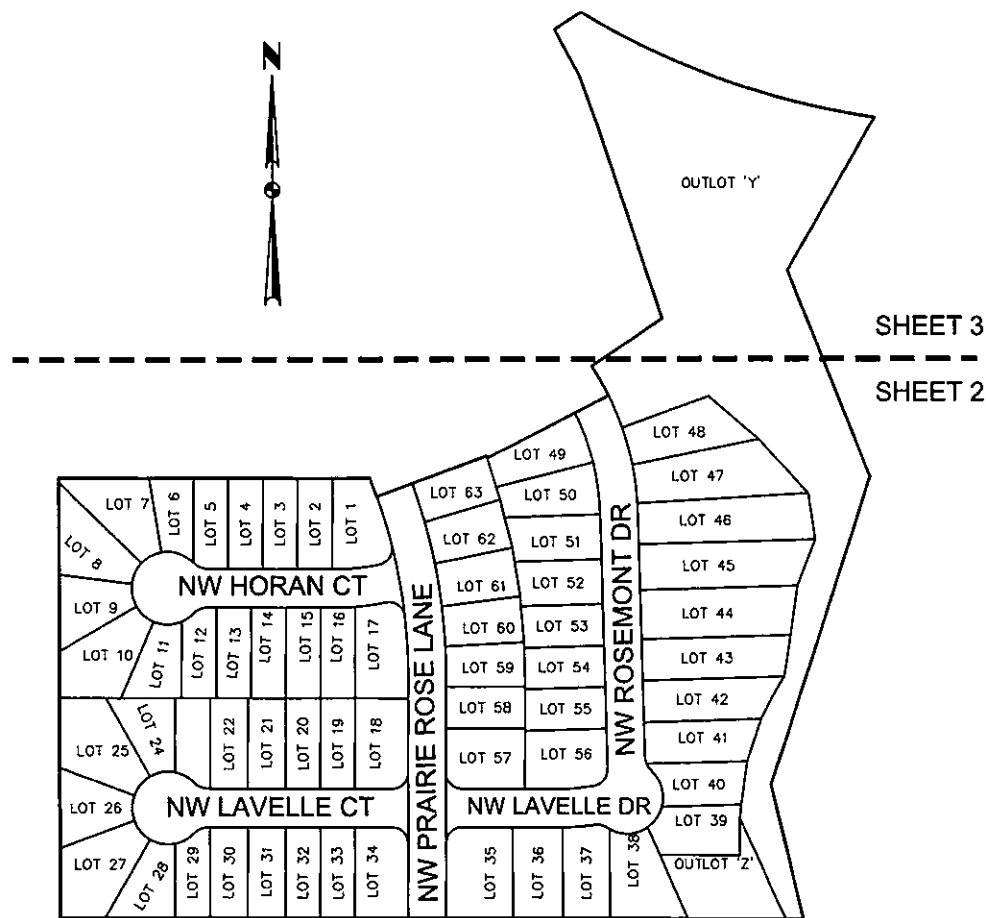
LOCATION: PT NE1/4 SEC 28-79-26 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: PRAIRIE ROSE WAUKEE, LLC
 PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC
 9550 HICKMAN RD STE 100
 CLIVE, IA 50325
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 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: 008963660020 Type: PLAT
 Recorded: 12/09/2022 at 11:56:57 AM
 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
 BK 2022 PG 24917

Slide G224-220

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
 PD-1 WITH AN UNDERLYING ZONING OF R-2
 (BOOK 2021, PAGE 13687)

BULK REGULATIONS

PR-1: (LOTS 1-34 AND 57-63)
 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

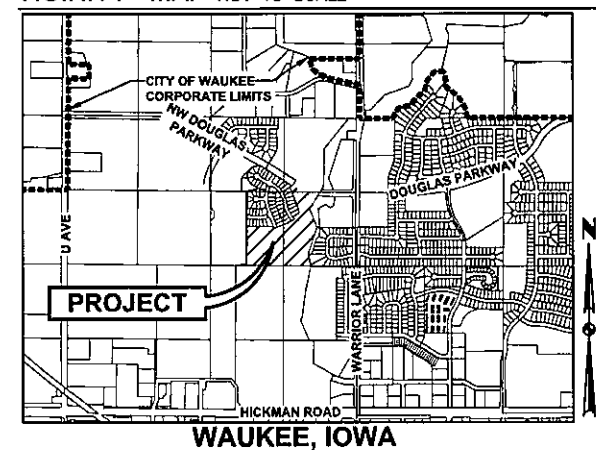
R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

(LOTS 35-56, OUTLOT 'Y' 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 AREA=8,000 SQUARE FEET
 MINIMUM LOT WIDTH=65 FEET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2'07"58"	820.0'	30.52'	S21'04'38"E	30.52'	C32	39'55"56"	57.00'	39.73'	S39'58'47"E	38.93'
C2	7'03"59"	430.00'	53.03'	N30'20'04"W	53.00'	C33	40'53"31"	57.00'	40.68'	S80'23'30"E	39.82'
C3	22'31'29"	1260.00'	495.35'	S70'22'22"E	492.16'	C34	34'36"33"	57.00'	34.43'	N61'51'28"E	33.91'
C4	9'29'51"	850.00'	140.90'	N15'15'44"W	140.74'	C35	45'34'23"	33.00'	26.25'	N67'20'22"E	25.56'
C5	10'38'22"	850.00'	157.84'	N05'11'37"W	157.61'	C36	90'00'00"	25.00'	39.27'	S44'52'26"E	35.36'
C6	25'12'14"	400.00'	175.96'	S14'11'57"E	174.54'	C37	90'00'00"	25.00'	39.27'	N45'07'34"E	35.36'
C7	15'28'18"	350.00'	94.31'	S82'24'25"W	94.02'	C38	1'06'38"	380.00'	7.37'	S89'34'15"W	7.36'
C8	10'38'22"	333.00'	61.84'	S84'48'23"W	61.75'	C39	7'26'50"	380.00'	49.39'	N85'17'31"E	49.36'
C9	7'39'47"	820.00'	109.67'	S18'18'43"E	109.59'	C40	40'52'31"	34.50'	24.61'	S77'59'39"E	24.09'
C10	93'58'01"	25.00'	41.00'	S32'30'11"W	36.56'	C41	2'38'56"	57.00'	2.64'	S58'52'52"E	2.63'
C11	10'38'22"	303.00'	56.27'	S84'48'23"W	56.18'	C42	64'23'05"	57.00'	64.05'	N87'36'08"E	60.73'
C12	45'34'23"	33.00'	26.25'	N67'05'15"W	25.56'	C43	40'45'05"	57.00'	40.54'	S35'02'03"W	39.69'
C13	0'05'02"	57.00'	0.08'	N44'20'34"W	0.08'	C44	61'25'59"	57.00'	61.12'	S16'03'28"E	58.23'
C14	55'39'39"	57.00'	55.37'	N72'12'55"W	53.22'	C45	23'17'56"	34.50'	14.03'	S35'07'30"E	13.93'
C15	36'51'13"	55.80'	35.89'	S61'55'46"W	35.27'	C46	21'52'42"	34.50'	13.17'	S12'32'11"E	13.09'
C16	36'51'13"	57.00'	36.66'	S25'28'41"W	36.03'	C47	1'44'18"	430.00'	13.05'	S02'28'00"E	13.05'
C17	36'51'13"	57.00'	36.66'	S11'22'31"E	36.03'	C48	8'06'10"	430.00'	60.81'	S07'23'14"E	60.76'
C18	36'51'13"	57.00'	36.66'	S48'13'44"E	36.03'	C49	8'06'10"	430.00'	60.81'	S15'29'24"E	60.76'
C19	46'04'20"	57.00'	45.83'	S89'41'30"E	44.61'	C50	12'52'09"	370.00'	83.11'	N20'22'00"W	82.93'
C20	22'43'09"	57.00'	22.60'	N55'54'46"E	22.45'	C51	12'20'05"	370.00'	79.65'	N07'45'53"W	79.50'
C21	45'34'23"	33.00'	26.25'	N67'20'22"E	25.56'	C52	81'07'06"	25.00'	35.39'	N38'57'43"E	32.51'
C22	4'22'14"	363.00'	27.69'	N87'56'27"E	27.68'	C53	10'36'18"	320.00'	59.23'	N84'49'25"E	59.14'
C23	6'16'09"	363.00'	39.72'	N82'37'16"E	39.70'	C54	90'00'00"	25.00'	39.27'	N44'52'26"W	35.36'
C24	93'58'01"	25.00'	41.00'	S53'31'48"E	36.56'	C55	3'07'59"	880.00'	48.12'	S01'26'26"E	48.12'
C25	6'40'21"	820.00'	95.49'	S03'12'37"E	95.44'	C56	4'05'36"	880.00'	62.87'	N05'03'14"W	62.86'
C26	90'00'00"	25.00'	39.27'	S45'07'34"W	35.36'	C57	4'24'30"	880.00'	67.71'	N09'18'17"W	67.69'
C27	45'34'23"	33.00'	26.25'	N67'05'15"W	25.56'	C58	4'24'30"	880.00'	67.71'	N13'42'48"W	67.69'
C28	34'36'33"	57.00'	34.43'	N61'36'20"W	33.91'	C59	4'05'36"	880.00'	62.87'	N17'57'51"W	62.86'
C29	40'53'31"	57.00'	40.68'	S80'38'38"W	39.82'	C60	7'56'03"	820.00'	113.55'	N10'30'48"W	113.46'
C30	39'55'56"	57.00'	39.73'	S40'13'55"W	38.93'	C61	14'19'34"	430.00'	107.52'	S26'42'17"E	107.24'
C31	40'16'47"	57.00'	40.07'	S00'07'34"W	39.25'						

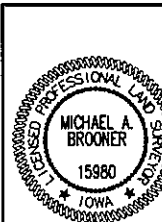
VICINITY MAP NOT TO SCALE



LEGEND

SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW PLASTIC CAP#15980
 (UNLESS OTHERWISE NOTED)
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 PUBLIC UTILITY EASEMENT
 CURVE ARC LENGTH
 LOT ADDRESS
 CENTERLINE
 SECTION LINE
 EASEMENT LINE
 BUILDING SETBACK LINE
 PLAT BOUNDARY

FOUND	SET
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D	
P.U.E.	
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(1234)	



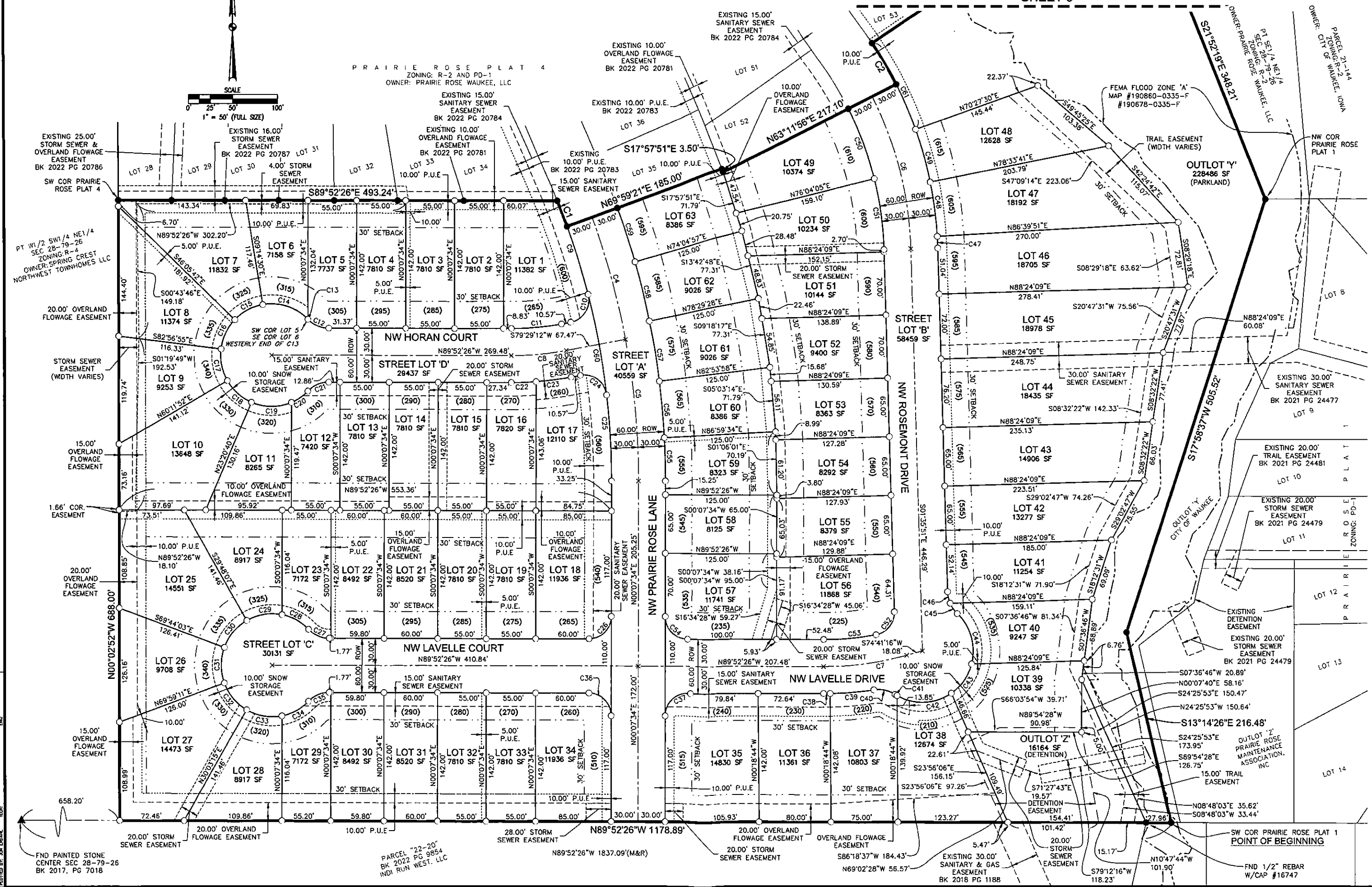
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael A. Brooner 12-7-2022
 MICHAEL A. BROONER, P.L.S. DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

DATE: 12/07/22, 11/16/22, 09/20/22
 REVISIONS:
 FINAL SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 REVIEW:
 TECH:
 ENGINEER:
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
PRAIRIE ROSE PLAT 5
FINAL PLAT
 1/3
 2109.725

PRAIRIE ROSE PLAT 5

FINAL PLAT

SHEET 3



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

TECH: _____
ENGINEER: _____



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

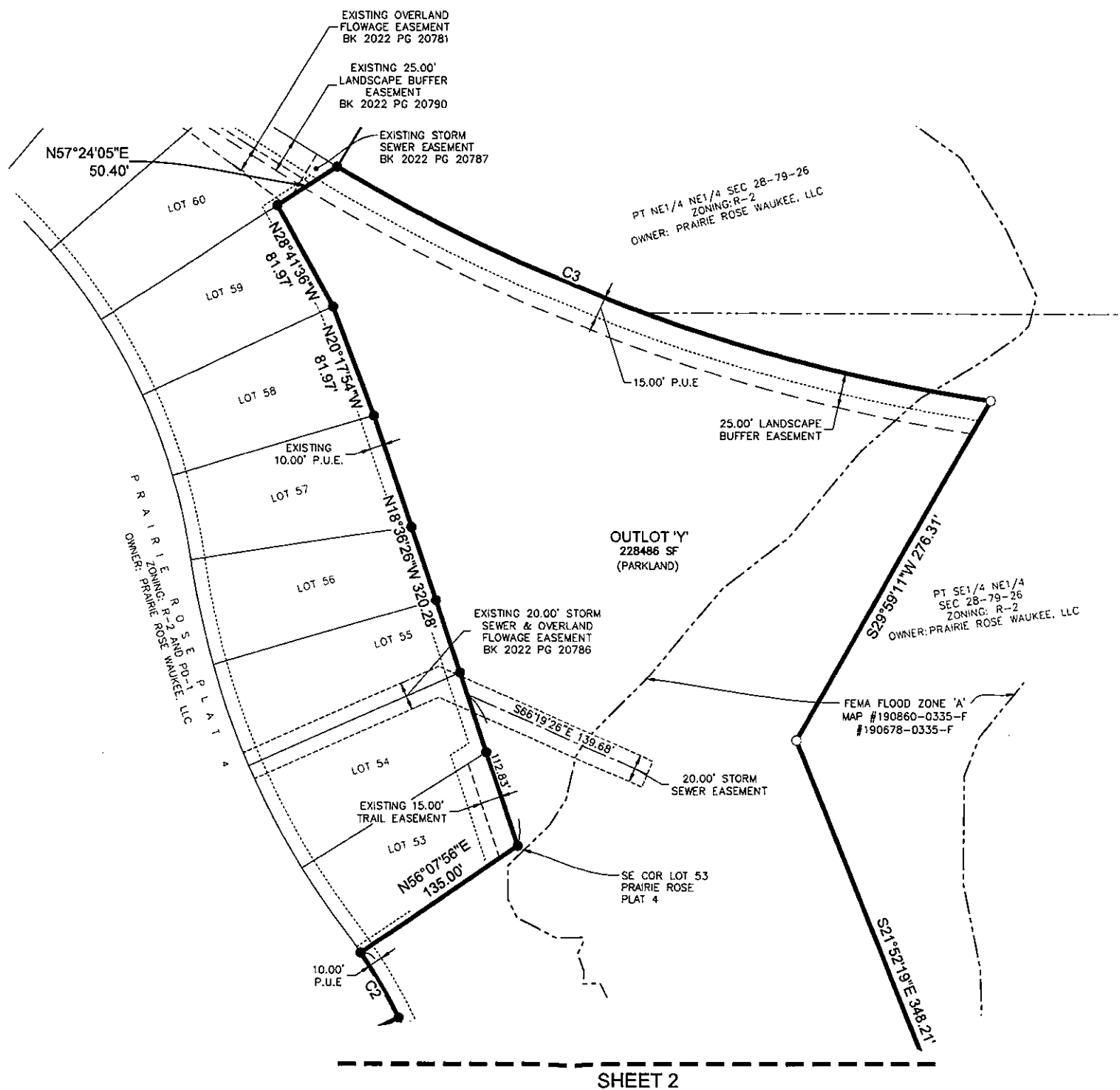
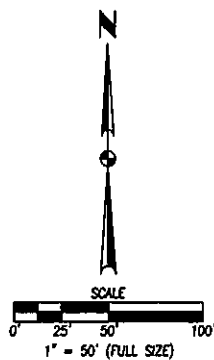
PRAIRIE ROSE PLAT 5

FINAL PLAT

2 / 3
2109.725

PRAIRIE ROSE PLAT 5

FINAL PLAT



SHEET 2

FILE: H:\V002\100725\100725-FINAL PLATING
 P.L.C. DATE: 12/17/22
 DATE PLOTTED: 12/17/2022 8:30 AM
 USER: JESSICA

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

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



WAUKEE, IOWA

PRAIRIE ROSE PLAT 5
FINAL PLAT

3/3
 2109.725