

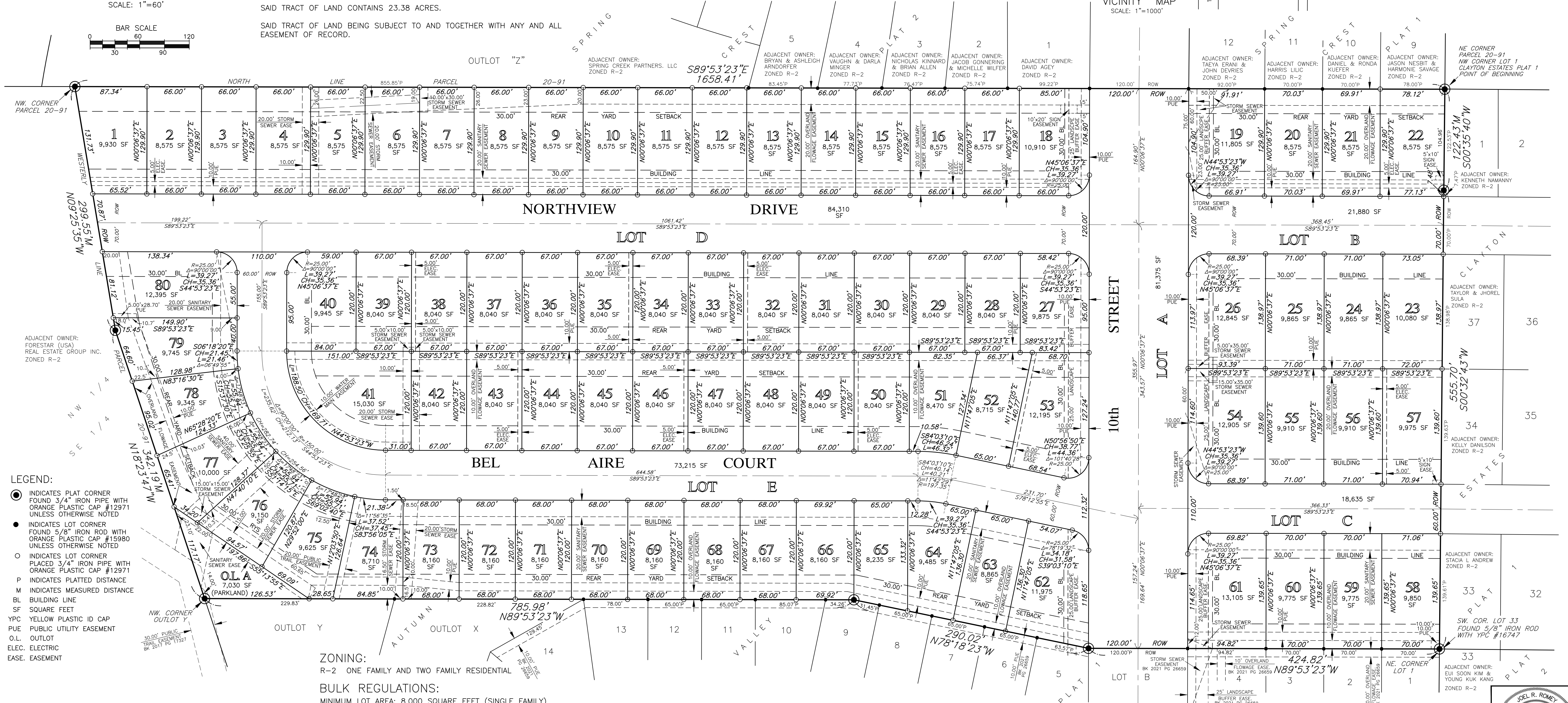
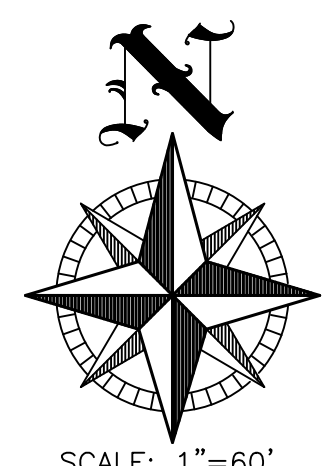
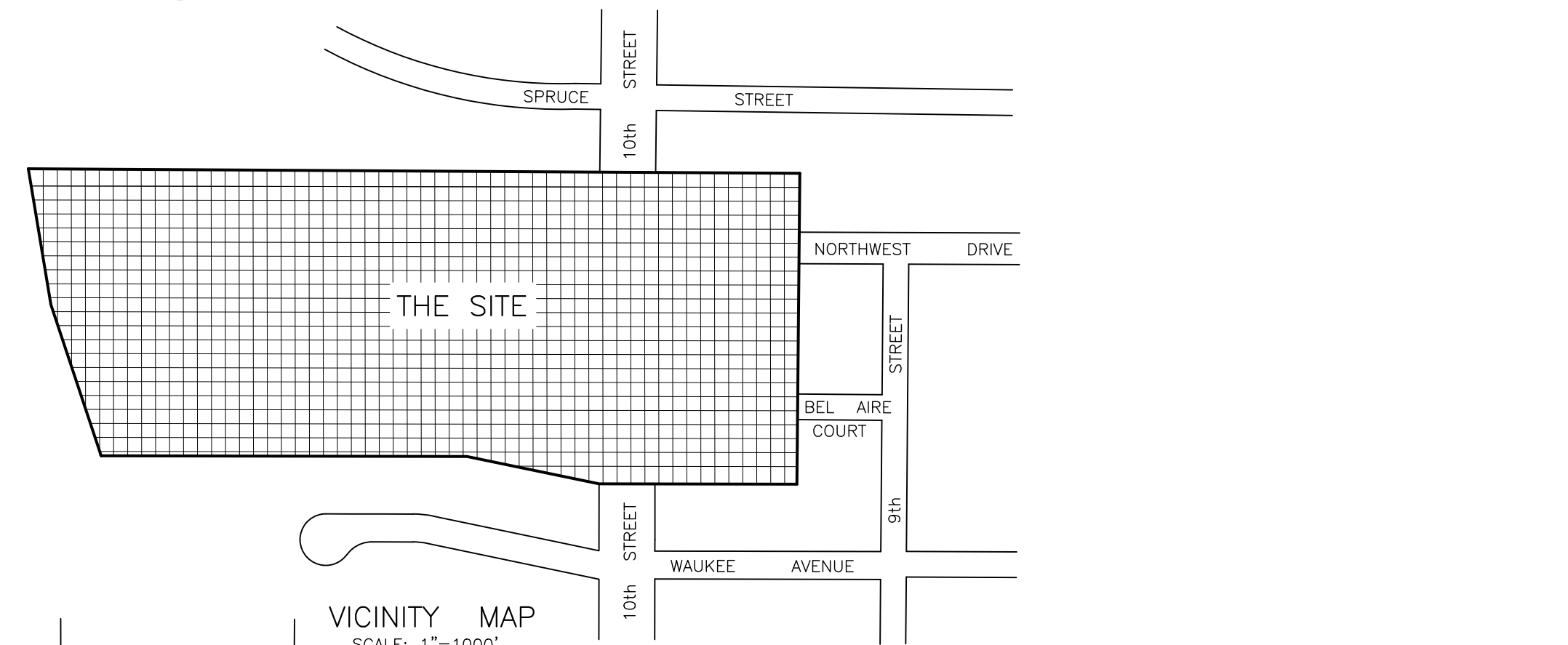
# AUTUMN VALLEY PLAT 2

**INDEX LEGEND**  
 LOCATION: N/2 SE.1/4 SECTION 32 T79N R26W  
 PART PARCEL 20-91  
 WAUKEE DALLAS COUNTY IOWA  
 REQUESTOR: DR HORTON  
 PROPRIETORS: FORESTAR (USA) REAL ESTATE GROUP INC.  
 2221 E. LAMAR BOULEVARD SUITE 790  
 ARLINGTON TEXAS 76006  
 SURVEYOR: JOEL R. ROMEY  
 COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC  
 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515.493.8317

**PROPERTY DESCRIPTION:**  
 AN IRREGULAR SHAPED PORTION OF PARCEL 20-91 IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN BOOK 2020 AT PAGE 34873 DESCRIBED AS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 20-91, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN CLAYTON ESTATES PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE S00°35'40"W ALONG THE EAST LINE OF SAID PARCEL 20-91, A DISTANCE OF 122.43 FEET; THENCE S00°32'43"W ALONG THE EAST LINE OF SAID PARCEL 20-91, A DISTANCE OF 555.70 FEET TO THE NORTHEAST CORNER OF LOT 1 IN AUTUMN VALLEY PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N89°53'23"W ALONG THE NORTH LINE OF LOTS 1, 2, 3, 4 AND LOT B IN SAID AUTUMN VALLEY PLAT 1, A DISTANCE OF 424.82 FEET TO THE NORTHEAST CORNER OF LOT 5 IN SAID AUTUMN VALLEY PLAT 1; THENCE N78°18'23"W ALONG THE NORTHERLY LINE OF LOTS 5, 6, 7, 8 AND 9 IN SAID AUTUMN VALLEY PLAT 1, A DISTANCE OF 290.02 FEET; THENCE N89°53'23"W ALONG THE NORTH LINE OF LOTS 9, 10, 11, 12, 13, OUTLOT X AND OUTLOT Y IN SAID AUTUMN VALLEY PLAT 1, A DISTANCE OF 785.98 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT Y AND TO THE WESTERLY LINE OF SAID PARCEL 20-91; THENCE N18°23'47"W ALONG THE WESTERLY LINE OF SAID PARCEL 20-91, A DISTANCE OF 342.19 FEET; THENCE N09°25'35"W ALONG THE WESTERLY LINE OF SAID PARCEL 20-91, A DISTANCE OF 299.55 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 20-91; THENCE S89°53'23"E ALONG THE NORTH LINE OF SAID PARCEL 20-91, A DISTANCE OF 1658.31 FEET TO THE POINT OF BEGINNING.

**NOTES:**

BASIS OF BEARING IS THE IOWA REGIONAL ZONE 8 (AMES DES MOINES) COORDINATE SYSTEM.  
 THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.  
 ALL MONUMENTS PLACED ARE A 3/4 INCH OUTSIDE DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971 UNLESS OTHERWISE NOTED.  
 LOTS A, B, C, D AND E ARE TO BE DEDICATED TO THE CITY OF WAUKEE FOR THE PURPOSE OF PUBLIC STREET RIGHT-OF-WAY.  
 OUTLOT A SHALL TO BE DEDICATED TO THE CITY OF WAUKEE FOR THE PURPOSE OF PUBLIC PARKLAND.  
 AUTUMN VALLEY HOMEOWNERS ASSOCIATION, INC IS RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER EASEMENT ALONG LOTS 18, 19, 26, 27, 53, 54, 61 AND 62.  
 AUTUMN VALLEY HOMEOWNERS ASSOCIATION, INC IS RESPONSIBLE FOR MAINTENANCE OF THE DETENTION FACILITY.



- LEGEND:**
- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
  - INDICATES LOT CORNER FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP #15980 UNLESS OTHERWISE NOTED
  - INDICATES LOT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
  - P INDICATES PLATTED DISTANCE
  - M INDICATES MEASURED DISTANCE
  - BL BUILDING LINE
  - SF SQUARE FEET
  - YPC YELLOW PLASTIC ID CAP
  - PUE PUBLIC UTILITY EASEMENT
  - O.L. OUTLOT
  - ELEC. ELECTRIC
  - EASE. EASEMENT

**ZONING:**  
 R-2 ONE FAMILY AND TWO FAMILY RESIDENTIAL

**BULK REGULATIONS:**  
 MINIMUM LOT AREA: 8,000 SQUARE FEET (SINGLE FAMILY)  
 MINIMUM LOT WIDTH: 65 FEET.

**SETBACKS:**  
 FRONT YARD: 30 FEET  
 SIDE YARD: 7 FEET MINIMUM 15 FEET TOTAL  
 REAR YARD: 30 FEET

final plat

**SE STUBBS ENGINEERING**  
 431 NE 72ND STREET  
 PLEASANT HILL IA 50327  
 PHONE 515.979.8499

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC 2023. PAGES COVERED BY THIS SEAL: THIS STATE ONLY.

**PRELIMINARY**

SIGNED: JOEL R. ROMEY P.L.S. 12971

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