

**INDEX LEGEND**

LOCATION: SEC 28-79-26, PT NE1/4  
 REQUESTOR: LANDMARK DEVELOPMENT SERVICES  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IOWA 50325  
 PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC  
 9550 HICKMAN ROAD, SUITE 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

**DEVELOPER**

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

**OWNER**

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

**PRAIRIE ROSE PLAT 4  
 FINAL PLAT**

**DATE OF SURVEY**

MAY 26, 2022

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**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=7,150 SQUARE FEET  
 MINIMUM LOT WIDTH=55 FEET

**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 2020, PAGE 30447

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

**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:

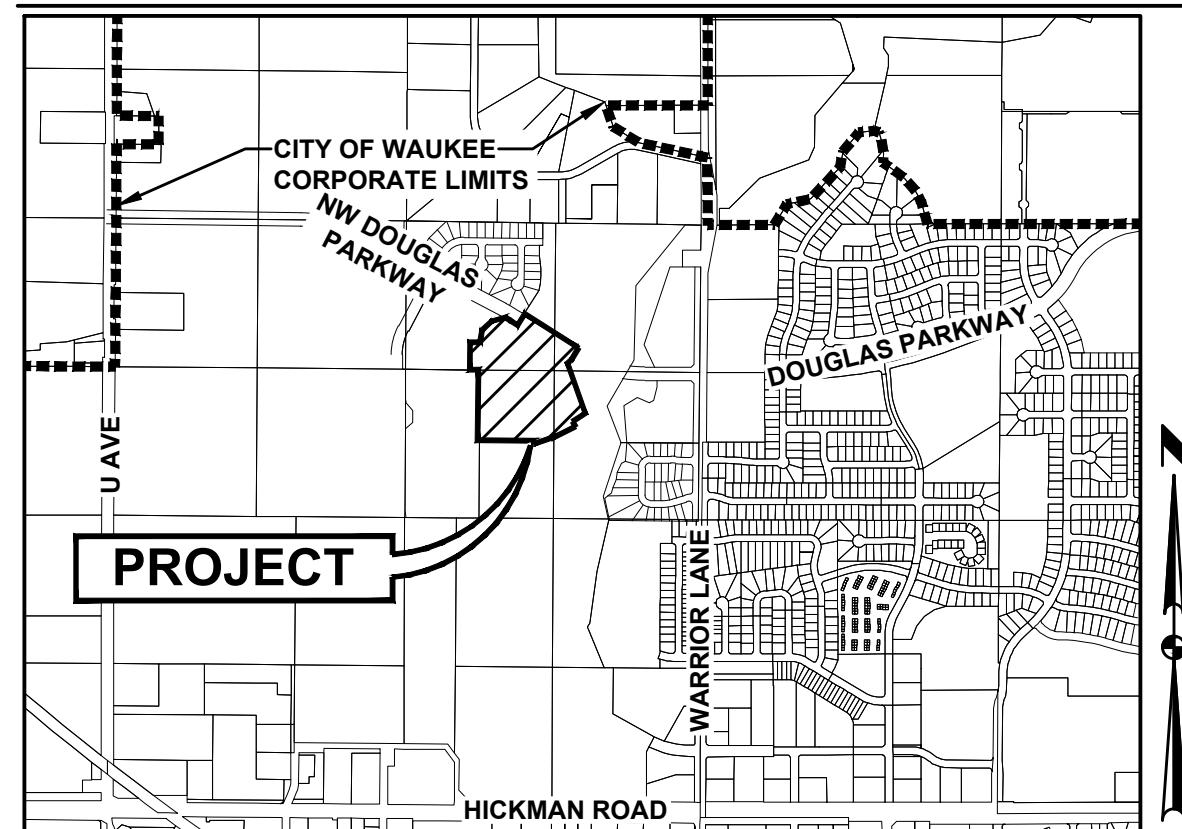
BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'Y', PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 00°10'38" EAST ALONG THE EASTERLY LINE OF SAID PRAIRIE ROSE PLAT 3, A DISTANCE OF 248.11 FEET; THENCE NORTH 47°07'44" EAST CONTINUING ALONG SAID EASTERLY LINE, 160.35 FEET; THENCE SOUTH 62°03'33" EAST 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)

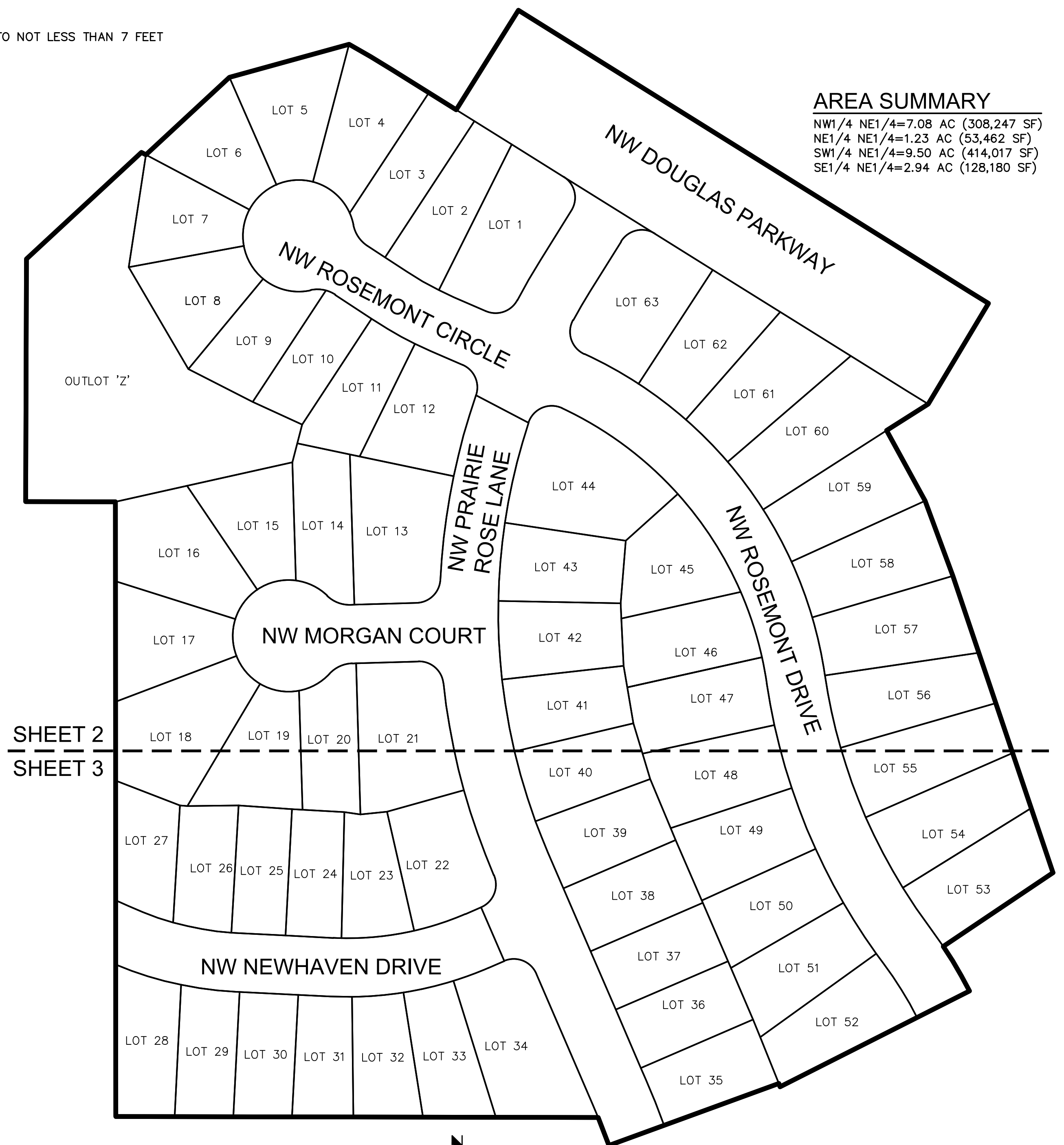
**VICINITY MAP NOT TO SCALE**



**WAUKEE, IOWA**

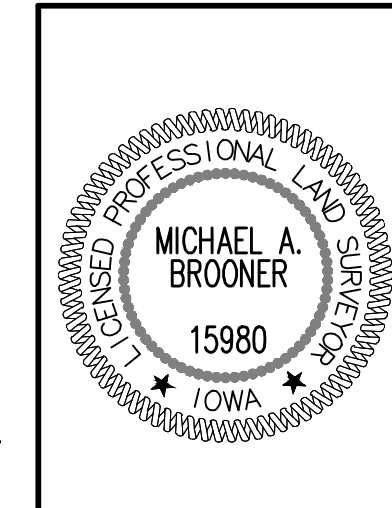
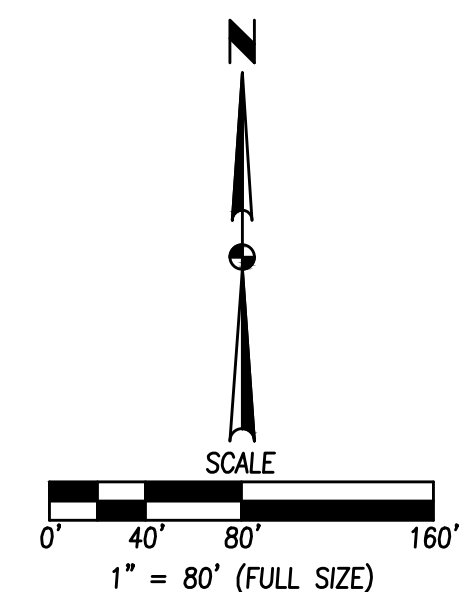
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°04'33"	1140.00'	21.41'	S58°34'21"E	21.41'	C39	41°31'29"	57.00'	41.31'	N79°59'48"W	40.41'	C74	8°06'10"	430.00'	60.81'	S36°39'00"E	60.76'
C2	7°03'59"	430.00'	53.03'	S30°20'04"E	53.00'	C40	38°22'35"	57.00'	38.18'	N40°02'46"W	37.47'	C75	8°06'10"	430.00'	60.81'	S28°32'50"E	60.76'
C3	2°07'58"	820.00'	30.52'	N21°04'38"W	30.52'	C41	38°22'35"	57.00'	38.18'	N01°40'12"W	37.47'	C76	8°06'10"	430.00'	60.81'	S20°26'40"E	60.76'
C4	2°32'43"	1140.00'	50.64'	S59°18'26"E	50.64'	C42	38°22'35"	57.00'	38.18'	N36°42'23"E	37.47'	C77	8°01'47"	430.00'	60.26'	S12°22'41"E	60.21'
C5	1°04'33"	1200.00'	22.53'	S58°34'21"E	22.53'	C43	41°31'29"	57.00'	41.31'	N76°39'25"E	40.41'	C78	0°03'44"	570.00'	0.62'	S08°23'39"E	0.62'
C6	10°04'47"	400.00'	70.37'	S31°50'28"E	70.28'	C44	36°29'02"	57.00'	36.30'	S64°20'20"E	35.69'	C79	7°36'22"	570.00'	75.67'	S12°13'42"E	75.61'
C7	28°31'04"	600.00'	298.64'	S22°37'19"E	295.56'	C45	45°34'23"	33.00'	26.25'	S68°53'00"E	25.56'	C80	7°36'22"	570.00'	75.67'	S19°50'04"E	75.61'
C8	58°07'37"	400.00'	405.80'	S37°25'36"E	388.62'	C46	85°31'32"	25.00'	37.32'	N45°34'02"E	33.95'	C81	8°11'32"	570.00'	81.50'	S27°44'01"E	81.43'
C9	9°48'35"	350.00'	59.92'	S61°35'07"E	59.85'	C47	9°00'15"	680.00'	106.86'	N07°18'24"E	106.75'	C82	5°03'05"	570.00'	50.25'	S34°21'19"E	50.24'
C10	55°17'17"	650.00'	627.22'	N04°19'17"E	603.17'	C48	7°13'37"	680.00'	85.77'	N15°25'19"E	85.71'	C83	3°00'47"	430.00'	22.61'	S35°22'27"E	22.61'
C11	3°18'43"	850.00'	49.13'	N21°40'01"W	49.13'	C49	85°31'32"	25.00'	37.32'	N23°43'38"W	33.95'	C84	10°04'47"	370.00'	65.09'	N31°50'28"W	65.01'
C12	21°39'10"	650.00'	245.64'	S12°29'47"E	244.19'	C50	2°38'20"	380.00'	17.50'	N65°10'14"W	17.50'	C85	1°08'11"	630.00'	12.50'	N36°18'46"W	12.50'
C13	25°10'47"	650.00'	285.66'	S10°55'12"W	283.36'	C51	7°10'15"	380.00'	47.56'	N60°15'57"W	47.53'	C86	5°38'42"	630.00'	62.07'	N32°55'19"W	62.05'
C14	8°27'20"	650.00'	95.92'	S27°44'16"W	95.84'	C52	18°32'12"	33.00'	10.68'	N65°56'55"W	10.63'	C87	5°38'42"	630.00'	62.07'	N27°16'37"W	62.05'
C15	26°11'20"	333.00'	152.21'	S79°46'18"W	150.89'	C53	27°02'11"	33.00'	15.57'	N88°44'07"W	15.43'	C88	6°04'47"	630.00'	66.85'	N21°24'52"W	66.82'
C16	22°04'10"	333.02'	128.27'	N76°05'57"W	127.48'	C54	51°54'01"	57.00'	51.63'	N76°18'11"W	49.89'	C89	6°04'47"	630.00'	66.85'	N15°20'05"W	66.82'
C17	0°02'59"	333.02'	0.29'	N65°05'22"W	0.29'	C55	39°55'03"	57.00'	39.71'	N30°23'39"W	38.91'	C90	3°55'55"	630.00'	43.23'	N10°19'45"W	43.23'
C18	1°10'45"	820.00'	16.88'	N22°43'59"W	16.88'	C56	38°22'35"	57.00'	38.18'	N08°45'09"E	37.47'	C91	4°12'23"	370.00'	27.16'	N10°27'59"W	27.16'
C19	90°00'00"	25.00'	39.27'	N68°19'22"W	35.36'	C57	38°22'35"	57.00'	38.18'	N47°07'44"E	37.47'	C92	10°54'20"	370.00'	70.42'	N18°01'20"W	70.32'
C20	6°02'01"	363.00'	38.23'	S69°41'38"W	38.21'	C58	38°22'35"	57.00'	38.18'	N85°30'19"E	37.47'	C93	18°31'24"	370.00'	119.62'	N32°44'12"W	119.10'
C21	8°19'03"	363.00'	52.70'	S76°52'10"W	52.65'	C59	51°11'53"	57.00'	50.93'	S49°42'28"E	49.26'	C94	22°55'43"	370.00'	148.07'	N53°27'46"W	147.08'
C22	8°19'03"	363.00'	52.70'	S85°11'12"W	52.65'	C60	13°00'05"	57.00'	12.93'	S17°36'29"E	12.91'	C95	96°52'45"	25.00'	42.27'	S66°38'00"W	37.41'
C23	3°31'14"	363.00'	22.30'	N88°53'39"W	22.30'	C61	45°34'23"	33.00'	26.25'	S33°53'38"E	25.56'	C96	9°42'24"	620.00'	105.04'	S13°20'25"W	104.91'
C24	8°50'44"	363.02'	56.05'	N82°42'40"W	55.99'	C62	6°44'11"	320.00'	37.62'	S60°02'55"E	37.60'	C97	7°25'57"	620.00'	80.43'	S04°46'15"W	80.37'
C25	11°04'52"	363.02'	70.21'	N72°44'52"W	70.10'	C63	3°04'24"	320.00'	17.16'	S64°57'12"E	17.16'	C98	7°25'57"	620.00'	80.43'	S02°39'42"E	80.37'
C26	2°13'55"	363.02'	14.14'	S66°10'50"E	14.14'	C64	85°31'32"	25.00'	37.32'	N70°44'50"E	33.95'	C99	6°54'03"	620.00'	74.67'	S09°49'42"E	74.63'
C27	9°15'26"	303.02'	48.96'	S69°41'36"E	48.91'	C65	3°58'52"	680.00'	47.25'	N29°58'30"E	47.24'	C100	6°54'03"	620.00'	74.67'	S16°43'45"E	74.63'
C29	1°22'13"	303.02'	7.25'	S86°26'56"E	7.25'	C66	90°00'00"	25.00'	39.27'	N13°02'05"W	35.36'	C101	3°08'35"	620.00'	34.01'	S21°45'04"E	34.01'
C32	10°24'36"	303.00'	55.05'	N71°52'56"E	54.98'	C67	1°04'33"	1260.00'	23.66'	N58°34'21"W	23.66'	C102	3°18'43"	880.00'	50.87'	S21°40'01"E	50.86'
C33	89°58'59"	25.00'	39.26'	N21°41'09"E	35.35'	C68	90°00'00"	25.00'	39.27'	S76°57'55"W	35.36'	C103	1°33'28"	680.00'	18.49'	S11°01'47"W	18.49'
C34	7°45'54"	680.00'	92.16'	N19°25'24"W	92.09'	C69	3°09'40"	620.00'	34.21'	S30°23'06"W	34.20'						
C35	9°23'47"	680.00'	111.52'	N10°50'33"W	111.40'	C70	94°06'43"	25.00'	41.06'	S18°15'06"E	36.60'						
C36	85°31'32"	25.00'	37.32'	N48°54'26"W	33.95'	C71	8°24'01"	430.00'	63.04'	S61°06'27"E	62.99'						
C37	45°34'23"	33.00'	26.25'	S65°32'37"W	25.56'	C72	8°06'10"	430.00'	60.81'	S52°51'21"E	60.76'						
C38	36°29'02"	57.00'	36.30'	S60°59'56"W	35.69'	C73	8°06'10"	430.00'	60.81'	S44°45'11"E	60.76'						



**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.
- STREET LOTS 'A', 'B', 'C' AND 'D' ARE TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT-OF-WAY. 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. BROONER, P.L.S. DATE \_\_\_\_\_  
 LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1-3

COMMENT: FILE: H:\2021\2103135\2103135-FINAL PLAT.DWG DATE PLOTTED: 6/28/2022 1:13 PM PLOTTED BY: ERIC CALLENBERG

**PRAIRIE ROSE PLAT 4**  
**FINAL PLAT**  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

DATE	06/28/22
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	
TECH:	
ENGINEER:	
REVIEW:	

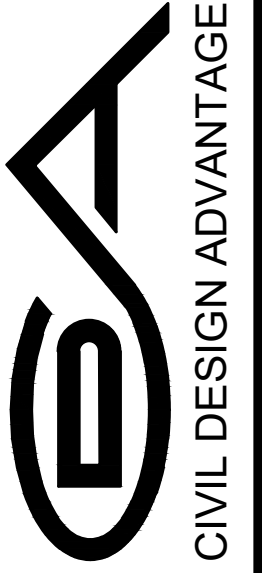
1 / 3  
2103.135

# PRAIRIE ROSE PLAT 4

## FINAL PLAT

DATE	REVISIONS
06/28/22	
05/26/22	

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

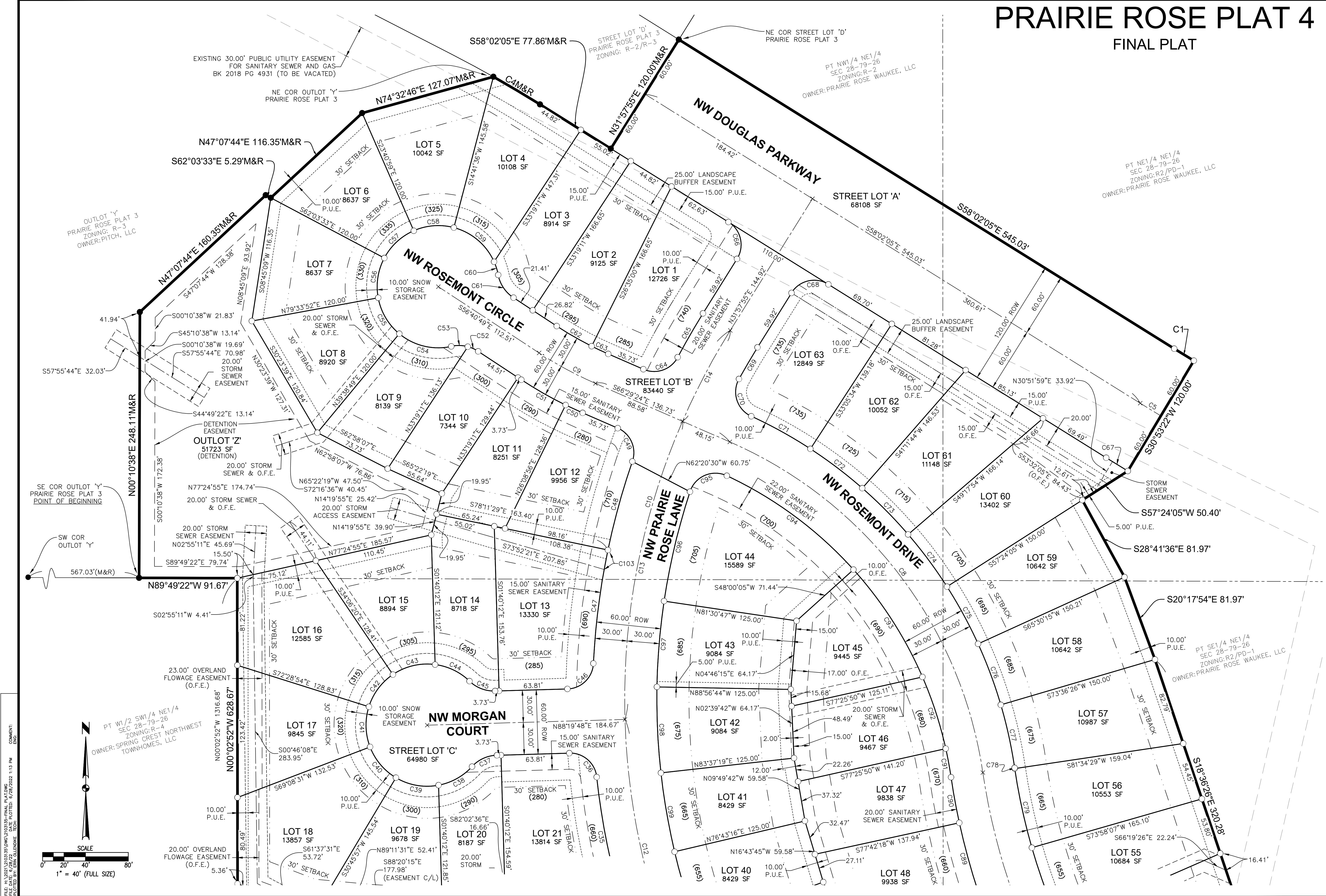


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

# PRAIRIE ROSE PLAT 4

## FINAL PLAT

2  
3  
2103.135



FILE: H:\2021\2103135\2103135-FINAL PLATING  
 COMMENT: DATE PLOTTED: 6/28/2022 1:13 PM  
 PLOTTED BY: BRAD CALDWELL  
 SCALE: 1" = 40' (FULL SIZE)

# PRAIRIE ROSE PLAT 4

## FINAL PLAT



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		—	

FILE: H:\2021\2103135\2103135-FINAL PLAT.DWG  
 COMMENT: DATE: 06/28/22  
 PLOTTED BY: ERIC CALLENBERG TECH  
 SCALE  
 0' 20' 40' 80'  
 1" = 40' (FULL SIZE)

REVISIONS	DATE
	06/28/22
	05/26/22

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**PRAIRIE ROSE PLAT 4**  
**FINAL PLAT**