

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

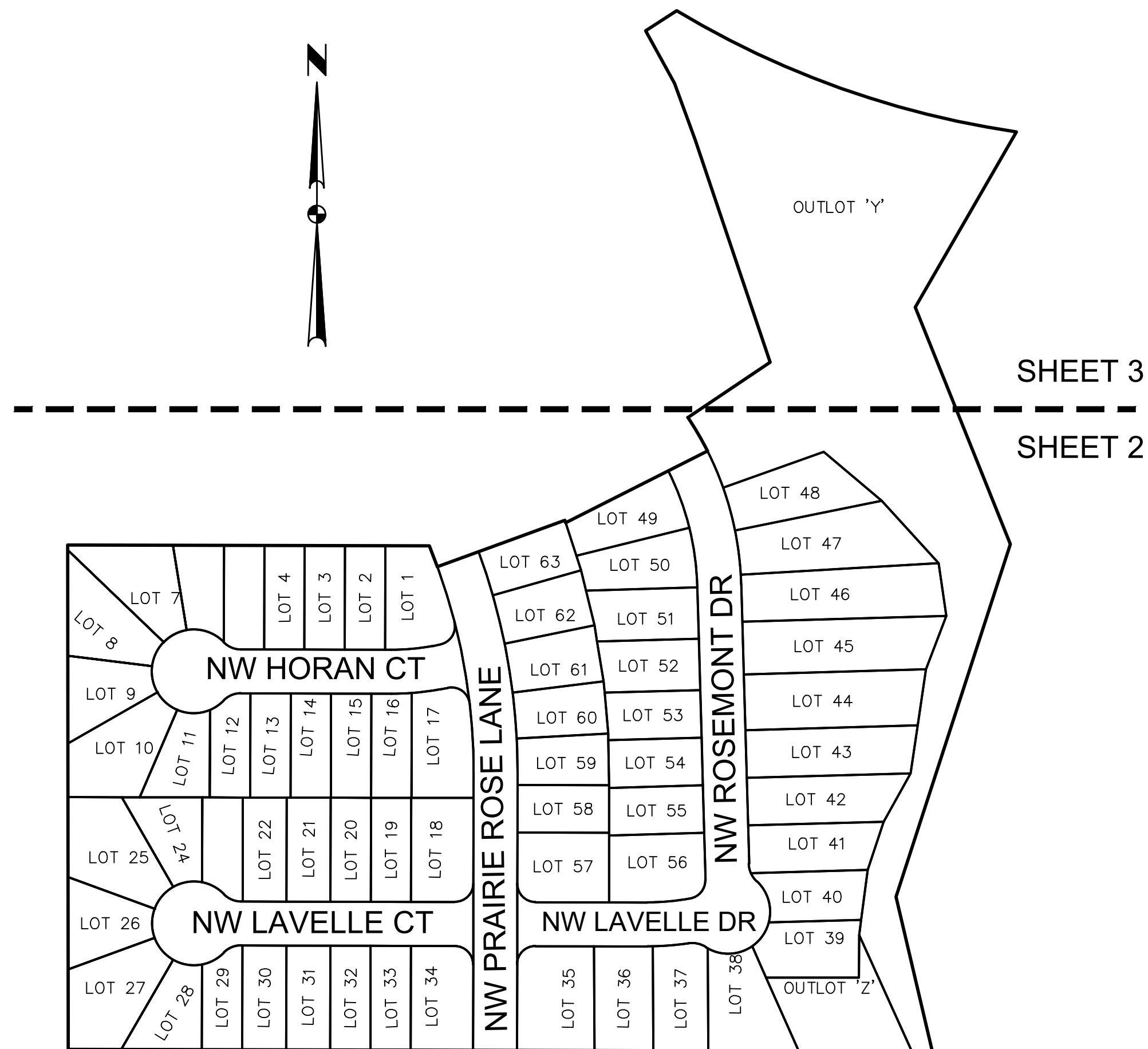
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

PRAIRIE ROSE PLAT 5

FINAL PLAT

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

BULK REGULATIONS

PD-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=7,150 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

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 SOUTHWEST CORNER OF PRAIRIE ROSE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 89°52'26" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1178.89 FEET; THENCE NORTH 00°02'52" WEST, 688.00 FEET TO THE SOUTHWEST CORNER OF PRAIRIE ROSE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°52'26" EAST ALONG THE SOUTHERLY LINE OF SAID PRAIRIE ROSE PLAT 4, A DISTANCE OF 493.24 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 30.52 FEET AND WHOSE CHORD BEARS SOUTH 21°04'38" EAST, 30.52 FEET; THENCE NORTH 69°59'21" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 185.00 FEET; THENCE SOUTH 17°57'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 3.50 FEET; THENCE NORTH 63°11'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 217.10 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 53.03 FEET AND WHOSE CHORD BEARS NORTH 30°20'04" WEST, 53.00 FEET; THENCE NORTH 56°07'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 135.00 FEET TO THE SOUTHWEST CORNER OF LOT 53, SAID PRAIRIE ROSE PLAT 4; THENCE NORTH 18°36'26" WEST ALONG THE EASTERLY LINE OF SAID PRAIRIE ROSE PLAT 4, A DISTANCE OF 320.28 FEET; THENCE NORTH 20°17'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 81.97 FEET; THENCE NORTH 28°41'36" WEST CONTINUING ALONG SAID EASTERLY LINE, 81.97 FEET; THENCE NORTH 57°24'05" EAST CONTINUING ALONG SAID EASTERLY LINE, 50.40 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 495.35 FEET AND WHOSE CHORD BEARS SOUTH 70°22'22" EAST, 492.16 FEET; THENCE SOUTH 29°59'11" WEST, 276.31 FEET; THENCE SOUTH 21°52'19" EAST, 348.21 FEET TO THE NORTHWEST CORNER OF SAID PRAIRIE ROSE PLAT 1; THENCE SOUTH 17°58'37" WEST ALONG THE WESTERLY LINE OF SAID PRAIRIE ROSE PLAT 1, A DISTANCE OF 505.52 FEET; THENCE SOUTH 13°14'26" EAST CONTINUING ALONG SAID WESTERLY LINE, 216.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.19 ACRES (1,053,841 SQUARE FEET).

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

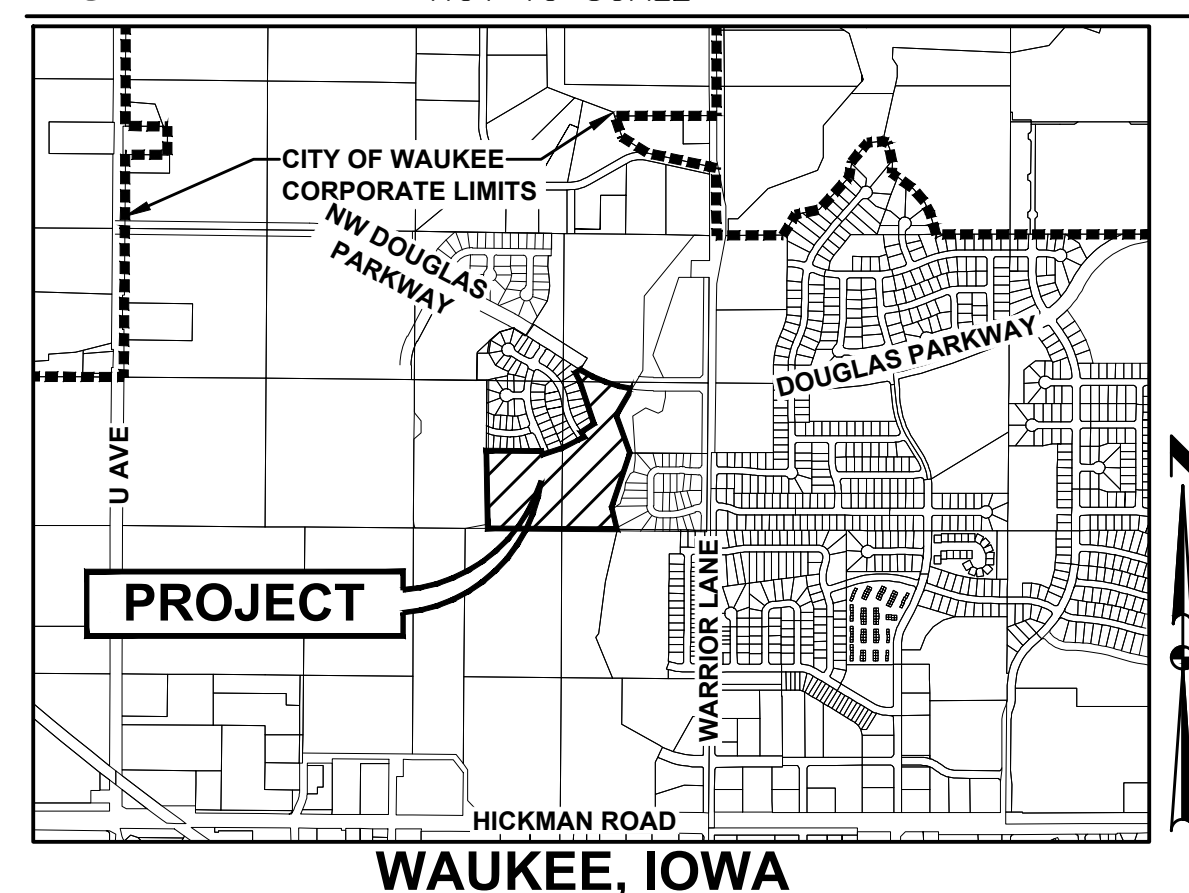
NOTES

- 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.
- OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°07'58"	820.00'	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°26'18"	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	54°51'24"	57.77'	55.31'	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



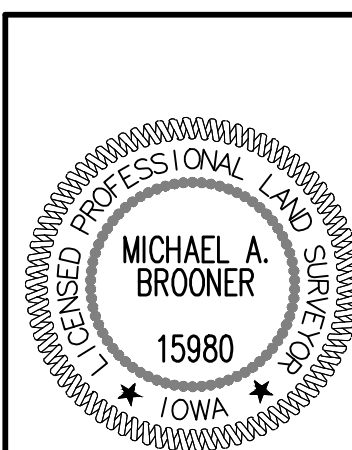
LEGEND

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
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	



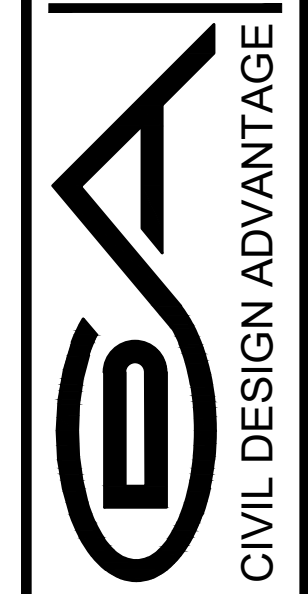
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, 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

REVISIONS	DATE
	09/20/22

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

TECH: _____ REVIEW: _____
ENGINEER: _____



WAUKEE, IOWA

PRAIRIE ROSE PLAT 5

FINAL PLAT

