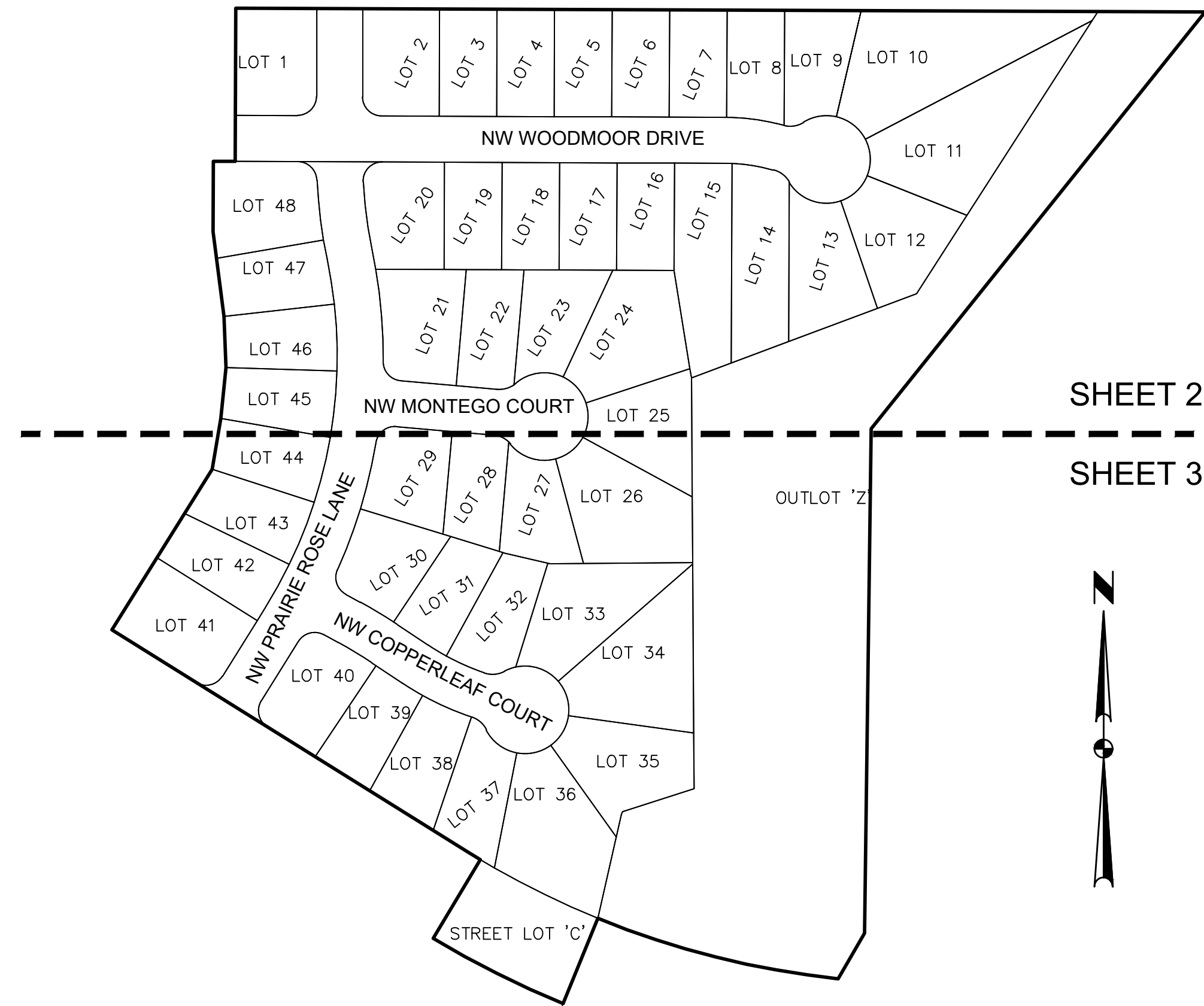


INDEX LEGEND

LOCATION: PT NE1/4 SEC 28-79-26 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: PRAIRIE ROSE WAUKEE, LLC
PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC
SURVEYOR: MICHAEL A. BROONER
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE

PRAIRIE ROSE PLAT 6
FINAL PLAT

SHEET INDEX



OWNER

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

DATE OF SURVEY

JUNE 13, 2022

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

DEVELOPER

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

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-48 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 NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN 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 NORTHEAST CORNER OF PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°46'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1264.87 FEET; THENCE SOUTH 38°41'34" WEST, 696.82 FEET; THENCE SOUTH 00°46'22" WEST, 658.70 FEET; THENCE SOUTH 29°59'11" WEST, 68.49 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 324.37 FEET AND WHOSE CHORD BEARS NORTH 75°53'44" WEST, 323.27 FEET; THENCE SOUTH 22°15'21" WEST, 120.00 FEET TO THE NORTHERLY LINE OF PRAIRIE ROSE PLAT 5, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 189.87 FEET AND WHOSE CHORD BEARS NORTH 63°25'39" WEST, 189.69 FEET TO THE EASTERLY LINE OF PRAIRIE ROSE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 30°53'22" EAST ALONG SAID EASTERLY LINE, 120.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PRAIRIE ROSE PLAT 4 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 21.41 FEET AND WHOSE CHORD BEARS NORTH 58°34'21" WEST, 21.41 FEET; THENCE NORTH 58°02'05" WEST CONTINUING ALONG SAID NORTHEASTERLY LINE, 545.03 FEET TO THE EASTERLY LINE OF SAID PRAIRIE ROSE PLAT 3; THENCE NORTH 31°57'55" EAST ALONG SAID EASTERLY LINE, 247.08 FEET; THENCE NORTH 09°36'08" EAST CONTINUING ALONG SAID EASTERLY LINE, 67.39 FEET; THENCE NORTH 05°46'34" EAST CONTINUING ALONG SAID EASTERLY LINE, 66.85 FEET; THENCE NORTH 02°17'39" WEST CONTINUING ALONG SAID EASTERLY LINE, 66.85 FEET; THENCE NORTH 07°21'55" WEST CONTINUING ALONG SAID EASTERLY LINE, 111.29 FEET; THENCE NORTH 00°13'42" EAST CONTINUING ALONG SAID EASTERLY LINE, 92.00 FEET; THENCE SOUTH 89°46'18" EAST CONTINUING ALONG SAID EASTERLY LINE, 28.54 FEET; THENCE NORTH 00°13'42" EAST CONTINUING ALONG SAID EASTERLY LINE, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.57 ACRES (1,113,702 SQUARE FEET).

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

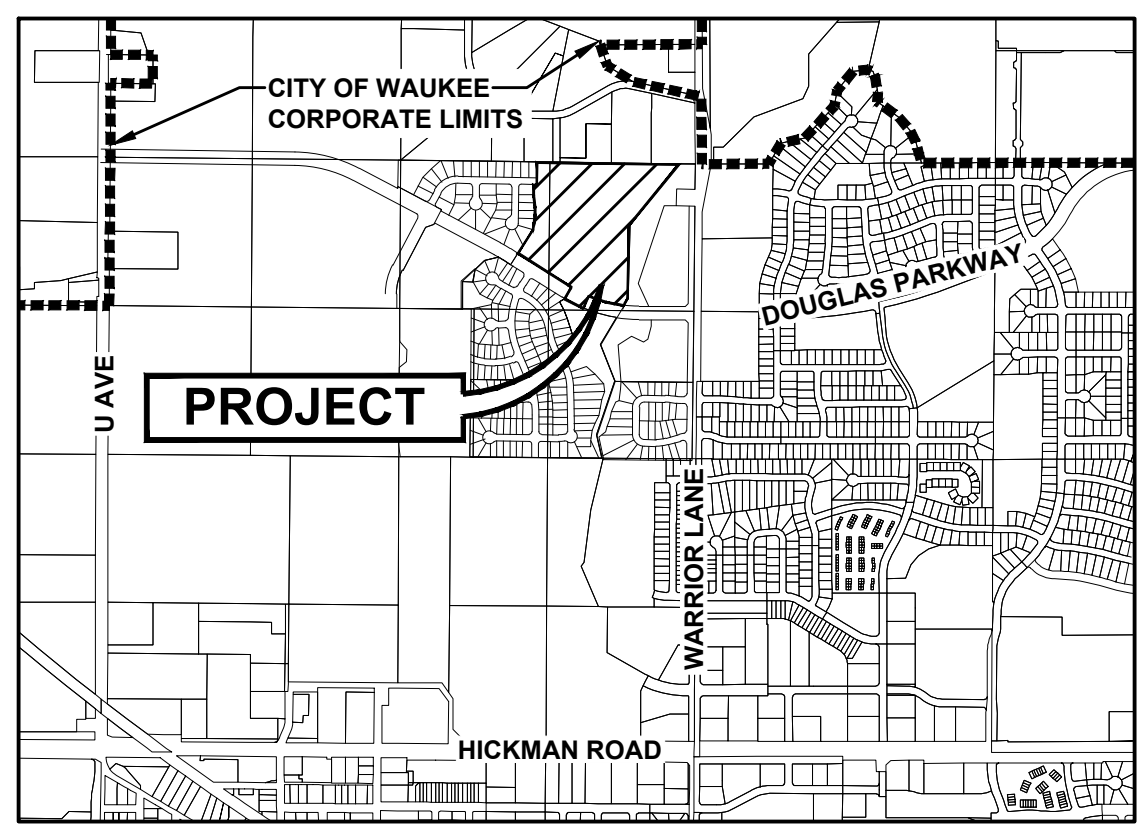
NOTES

- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. 5 FEET SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT DEVELOPS.
4. STREET LOTS 'A', 'B', AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
5. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
6. MAINTENANCE OF THE LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

CURVE DATA

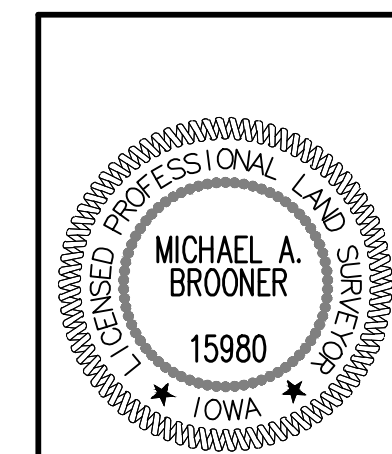
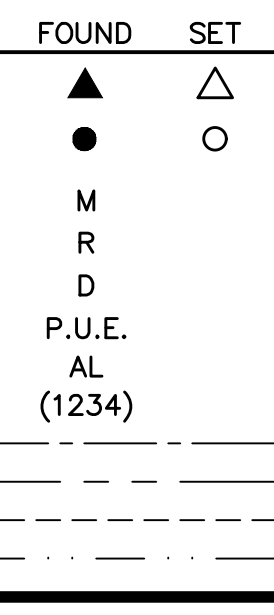
Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curve data for curves C1 through C71.

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

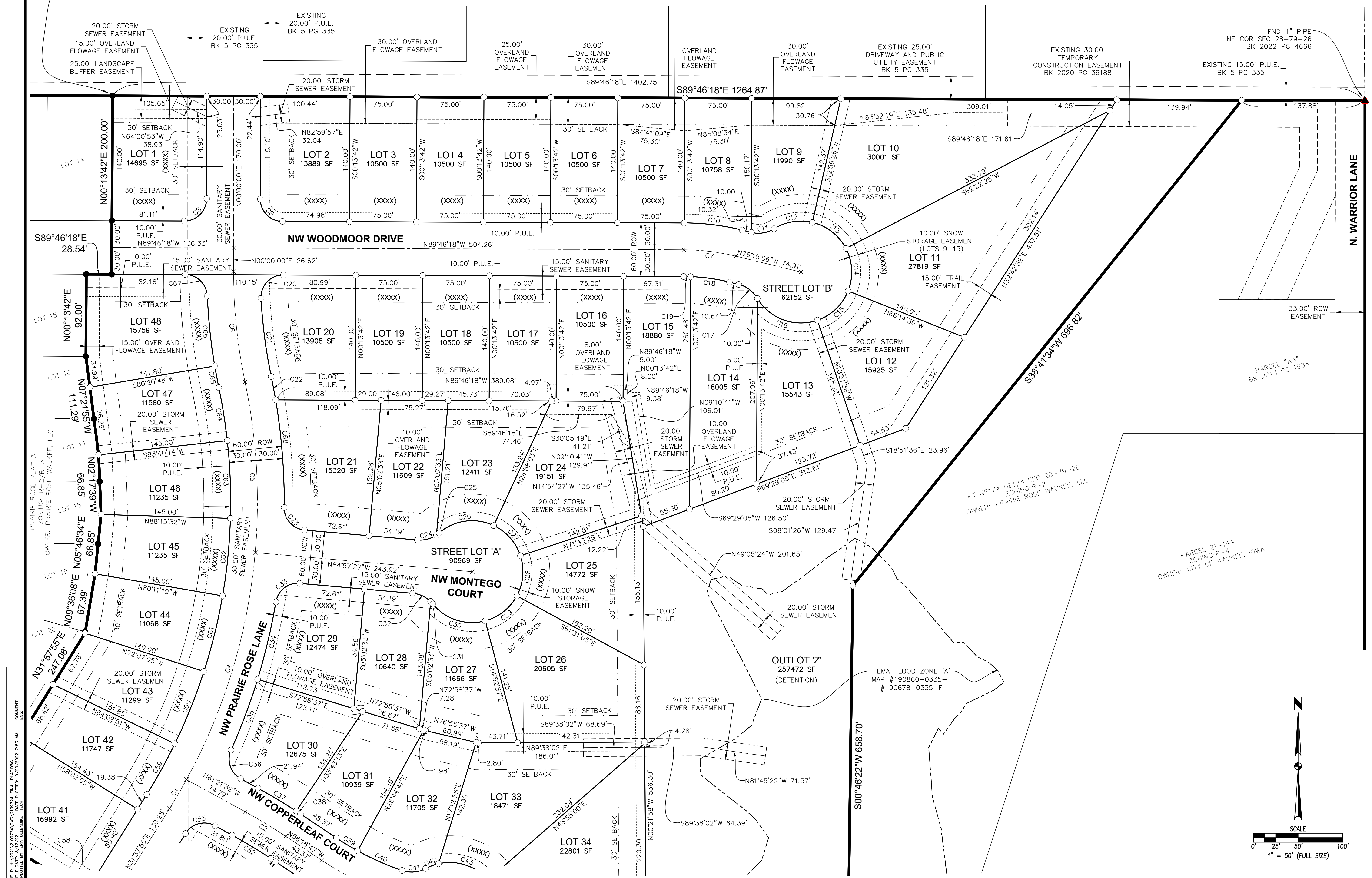


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
MICHAEL A. BROONER, P.L.S. DATE
LICENSE NUMBER 15980
MY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

Vertical sidebar containing: REVISIONS table, DATE 09/20/22, REVIEWER, TECH: ENGINEER, CIVIL DESIGN ADVANTAGE logo, PRAIRIE ROSE PLAT 6 FINAL PLAT, WAUKEE, IOWA, and sheet number 1/3.

PRAIRIE ROSE PLAT 6

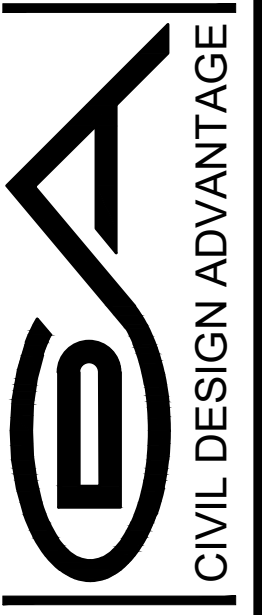
FINAL PLAT



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DRAWN BY: JACOB GALENORIK
PLOTTED BY: JACOB GALENORIK
DATE: 9/20/2022 7:53 AM
COMMENTS:

REVISIONS	DATE
	09/20/22

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



WAUKEE, IOWA

PRAIRIE ROSE PLAT 6
FINAL PLAT

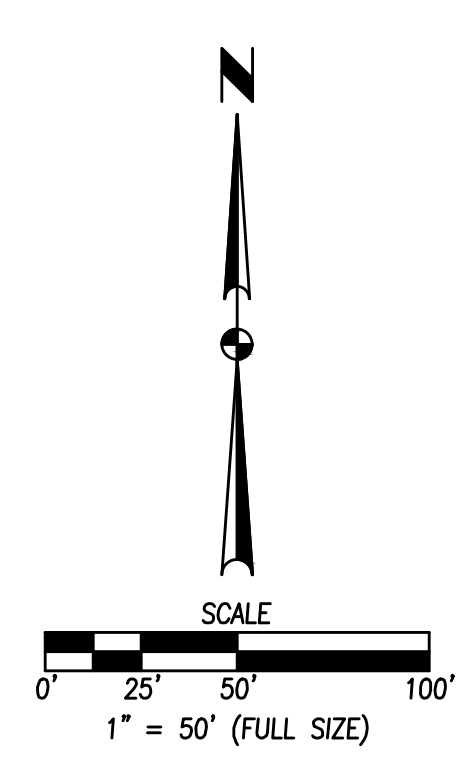
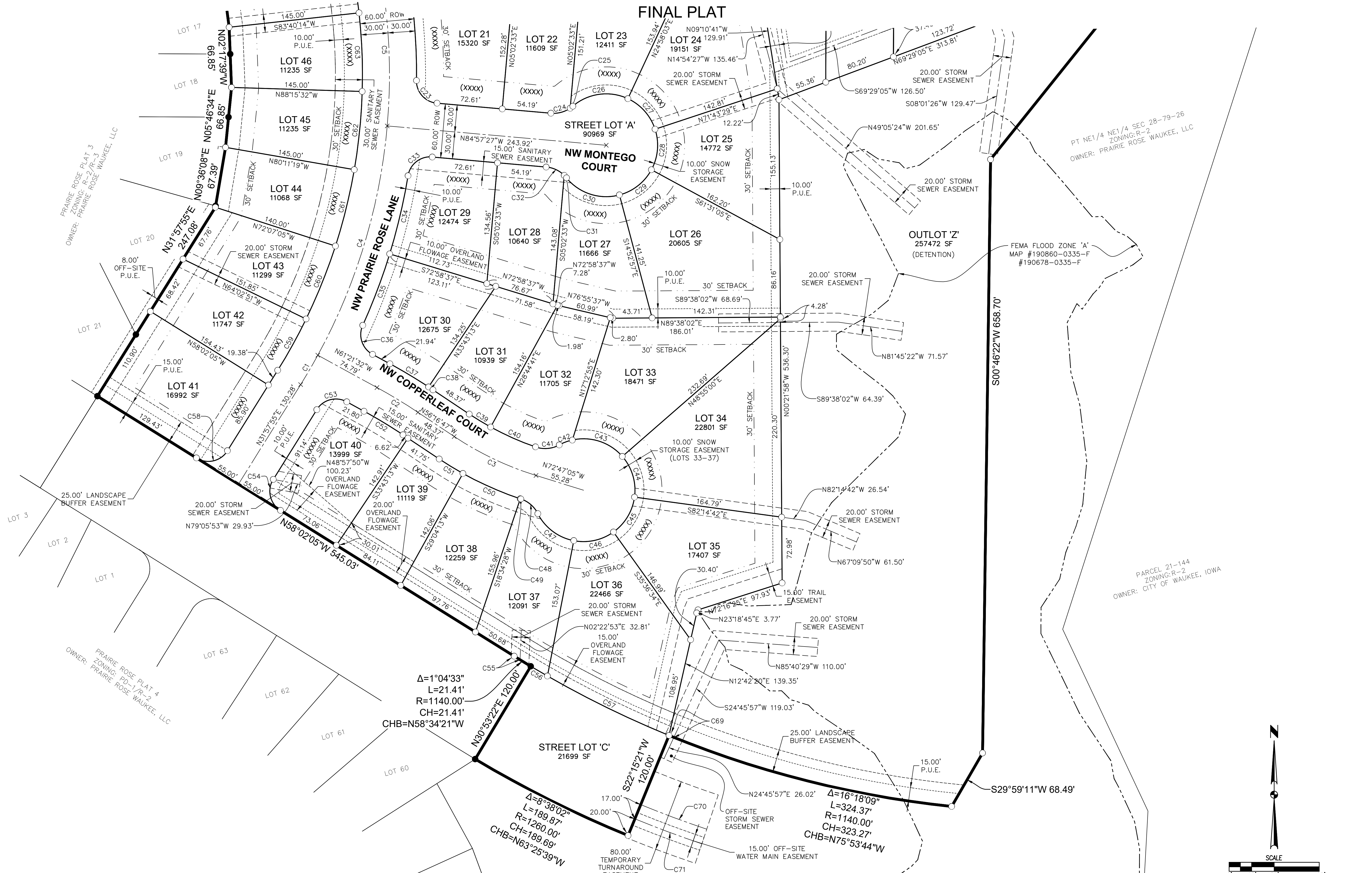
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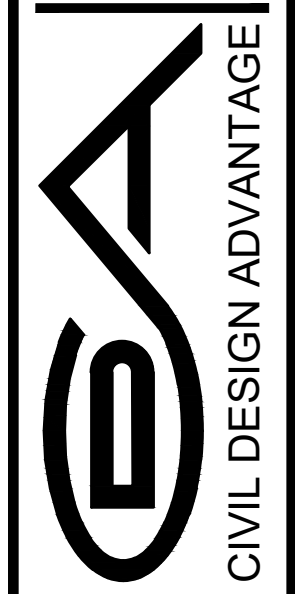
PRAIRIE ROSE PLAT 6

FINAL PLAT



DATE	REVISIONS	FIRST SUBMITTAL
09/20/22		

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



WAUKEE, IOWA

PRAIRIE ROSE PLAT 6 FINAL PLAT

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