

PRAIRIE VILLAGE PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PT PARCEL '21-54'
SEC 32-79-26, PT. S1/2 SE1/4

REQUESTOR: PRAIRIE VILLAGE OF IOWA, LLC

PROPRIETOR: PRAIRIE VILLAGE OF IOWA, LLC
4800 E 57TH ST STE A
SIOUX FALLS, SD 57108

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / DEVELOPER

PRAIRIE VILLAGE OF IOWA, LLC
4800 E 57TH ST STE A
SIOUX FALLS, SD 57108

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°16'54"	1765.00'	101.09'	N09°27'39"W	101.08'	C25	43°52'16"	57.00'	43.64'	N23°15'10"E	42.59'
C2	1°17'25"	1835.00'	41.33'	N18°48'31"W	41.32'	C26	55°55'53"	57.00'	55.64'	N73°09'14"E	53.46'
C3	22°08'18"	1800.00'	695.50'	N10°42'29"W	691.18'	C27	12°40'34"	57.00'	12.61'	S72°32'32"E	12.58'
C4	1°20'19"	1800.00'	42.06'	N22°26'48"W	42.06'	C28	45°34'23"	33.00'	26.25'	S88°59'27"E	25.56'
C5	4°57'09"	1800.00'	155.59'	N20°38'23"W	155.54'	C29	88°18'20"	25.00'	38.53'	N24°04'12"E	34.83'
C6	90°00'01"	30.00'	47.12'	S45°21'41"W	42.43'	C30	3°50'17"	1835.00'	122.92'	N18°09'49"W	122.90'
C7	1°31'49"	1765.00'	47.14'	S00°24'14"E	47.14'	C31	1°59'49"	1835.00'	63.96'	N15°14'46"W	63.95'
C8	2°13'01"	1765.00'	68.29'	S02°16'39"E	68.29'	C32	1°59'49"	1835.00'	63.96'	N13°14'57"W	63.95'
C9	2°13'01"	1765.00'	68.29'	S04°29'40"E	68.29'	C33	1°59'49"	1835.00'	63.96'	N11°15'08"W	63.95'
C10	2°13'01"	1765.00'	68.29'	S06°42'41"E	68.29'	C34	1°59'49"	1835.00'	63.96'	N08°00'25"W	63.95'
C11	2°13'01"	1765.00'	68.29'	S12°12'37"E	68.29'	C35	1°59'49"	1835.00'	63.96'	N06°00'35"W	63.95'
C12	2°13'01"	1765.00'	68.29'	S14°25'38"E	68.29'	C36	1°59'49"	1835.00'	63.96'	N04°00'46"W	63.95'
C13	2°13'01"	1765.00'	68.29'	S16°38'39"E	68.29'	C37	1°59'49"	1835.00'	63.96'	N02°00'57"W	63.95'
C14	2°12'48"	1765.00'	68.18'	S18°51'33"E	68.18'	C38	1°22'43"	1835.00'	44.15'	N00°19'41"W	44.15'
C15	91°48'41"	25.00'	40.06'	S65°52'18"E	35.91'	C39	89°59'59"	30.00'	47.12'	N44°38'19"W	42.43'
C16	90°53'48"	25.00'	39.66'	S22°46'28"W	35.63'	C40	1°14'54"	1835.00'	39.98'	S09°37'46"E	39.98'
C17	3°13'12"	1835.00'	103.13'	S21°03'50"E	103.12'	C41	0°18'44"	1835.00'	10.00'	S10°05'51"E	10.00'
C18	4°38'07"	1765.00'	142.79'	N20°28'52"W	142.75'	C42	0°46'48"	1835.00'	24.98'	S09°23'43"E	24.98'
C19	84°35'42"	25.00'	36.91'	N69°28'47"W	33.65'	C43	1°01'04"	1765.00'	31.35'	S10°35'34"E	31.35'
C20	45°34'23"	33.00'	26.25'	S45°26'10"W	25.56'	C44	1°06'13"	1765.00'	34.00'	S09°31'55"E	34.00'
C21	16°34'30"	57.00'	16.49'	S30°56'14"W	16.43'	C45	0°21'15"	1765.00'	10.91'	S07°59'50"E	10.91'
C22	54°21'01"	57.00'	54.07'	S66°24'00"W	52.07'	C46	0°06'30"	1835.00'	3.47'	S19°23'58"E	3.47'
C23	43°52'16"	57.00'	43.64'	N64°29'22"W	42.59'	C47	1°14'42"	1765.00'	38.36'	S10°28'45"E	38.35'
C24	43°52'16"	57.00'	43.64'	N20°37'06"W	42.59'						

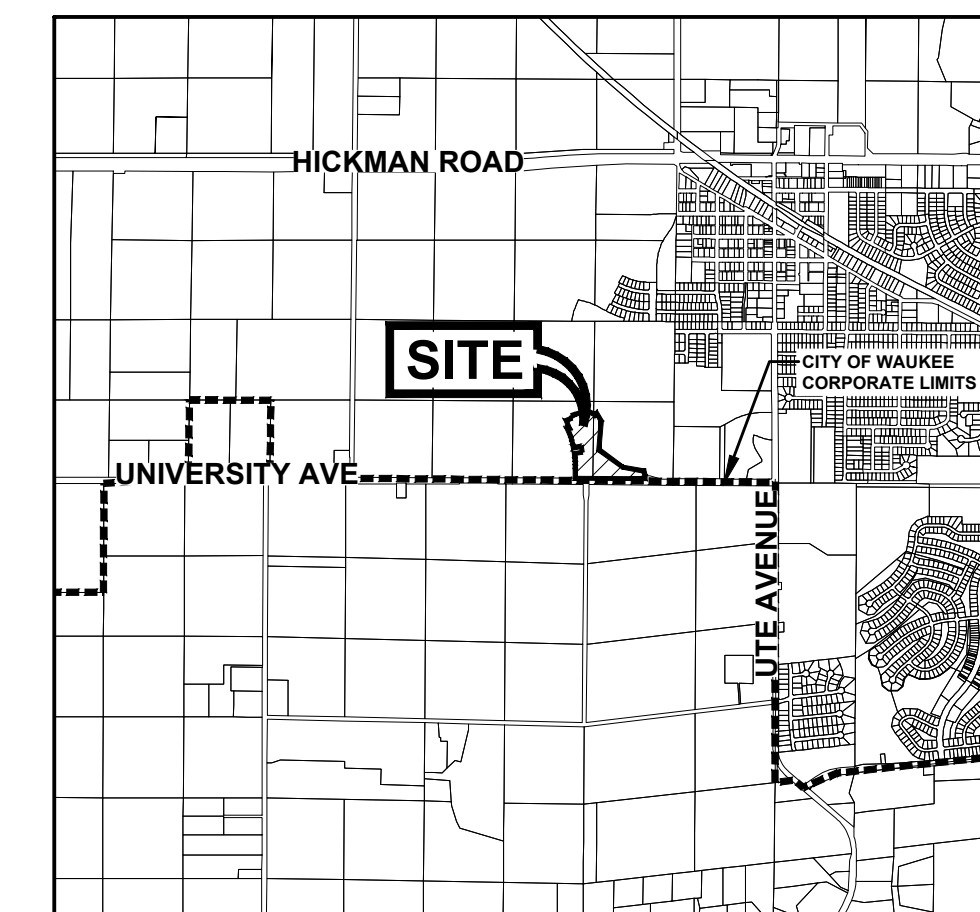
PLAT DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 445.03 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '21-54' AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°38'19" WEST ALONG SAID SOUTH LINE, 1146.14 FEET; THENCE NORTH 00°21'41" EAST, 155.50 FEET; THENCE NORTH 00°09'45" WEST, 63.80 FEET; THENCE NORTH 02°16'39" WEST, 63.26 FEET; THENCE NORTH 04°29'40" WEST, 63.26 FEET; THENCE NORTH 06°42'41" WEST, 63.26 FEET; THENCE NORTH 78°53'54" WEST, 130.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1765.00 FEET, WHOSE ARC LENGTH IS 101.09 FEET AND WHOSE CHORD BEARS NORTH 09°27'39" WEST, 101.08 FEET; THENCE SOUTH 78°53'54" WEST, 130.00 FEET; THENCE NORTH 12°12'37" WEST, 63.26 FEET; THENCE NORTH 14°25'38" WEST, 63.26 FEET; THENCE NORTH 16°38'39" WEST, 63.26 FEET; THENCE NORTH 21°46'38" WEST, 144.76 FEET; THENCE NORTH 68°13'22" EAST, 32.73 FEET; THENCE NORTH 21°46'38" WEST, 128.50 FEET; THENCE NORTH 68°13'22" EAST, 101.83 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1835.00 FEET, WHOSE ARC LENGTH IS 41.33 FEET AND WHOSE CHORD BEARS NORTH 18°48'31" WEST, 41.32 FEET; THENCE NORTH 71°50'12" EAST, 157.29 FEET; THENCE NORTH 74°15'06" EAST, 112.61 FEET; THENCE SOUTH 64°29'22" EAST, 147.18 FEET; THENCE NORTH 47°26'46" EAST, 34.72 FEET; THENCE SOUTH 31°02'04" EAST, 147.97 FEET; THENCE SOUTH 04°46'21" WEST, 471.69 FEET; THENCE SOUTH 54°09'18" EAST, 486.48 FEET; THENCE SOUTH 78°54'20" EAST, 351.39 FEET; THENCE SOUTH 17°32'55" EAST, 67.99 FEET; THENCE SOUTH 00°21'41" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.90 ACRES (649,014 SQUARE FEET).

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

VICINITY MAP



WAUKEE, IOWA

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

DATE OF SURVEY

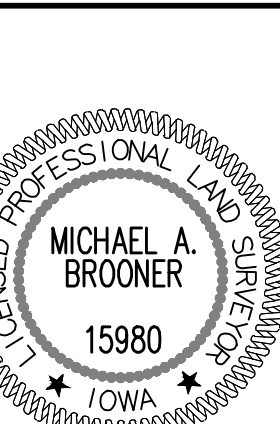
MAY 24, 2021

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. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
4. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE.

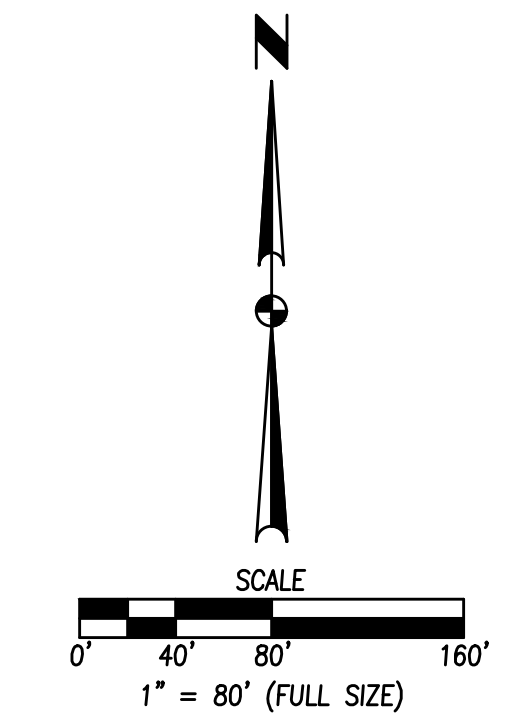
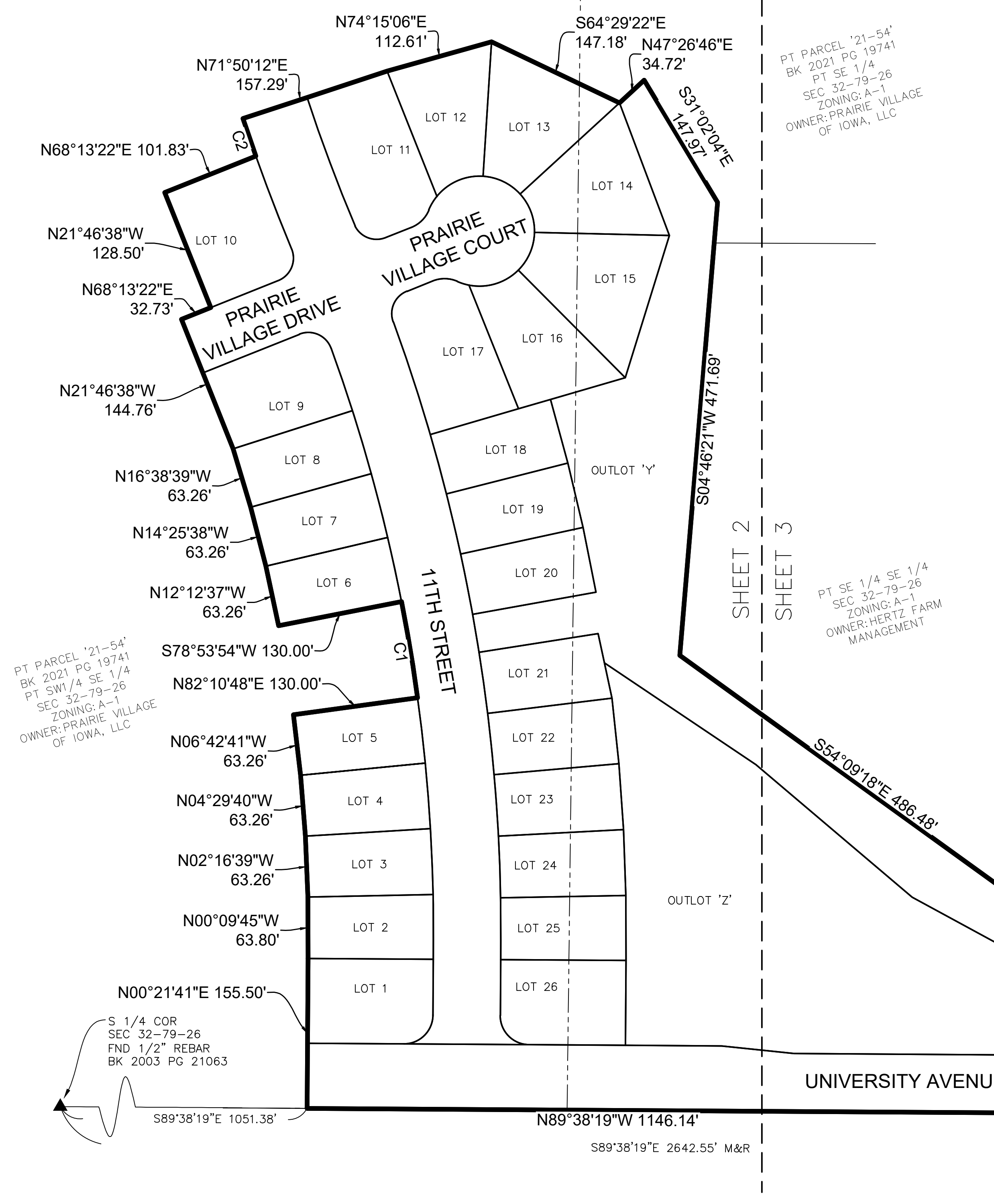
LEGEND

	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.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
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



DATE: 11/02/22
10/24/22

REVISIONS: 2ND SUBMITTAL 11/02/22
1ST SUBMITTAL 10/24/22

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

REVIEW: _____
TECH: _____
ENGINEER: _____

CIVIL DESIGN ADVANTAGE

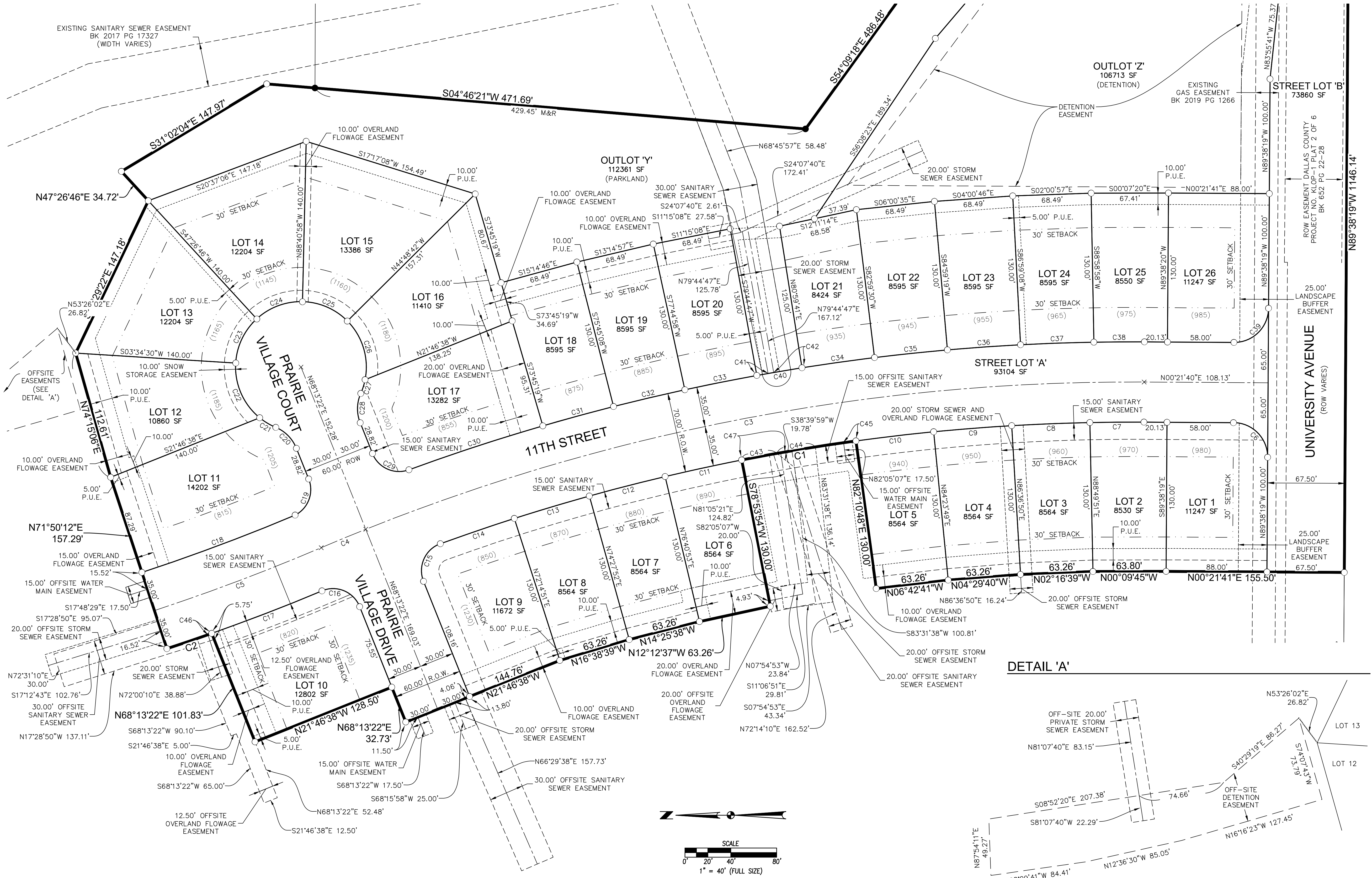
WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 1
FINAL PLAT

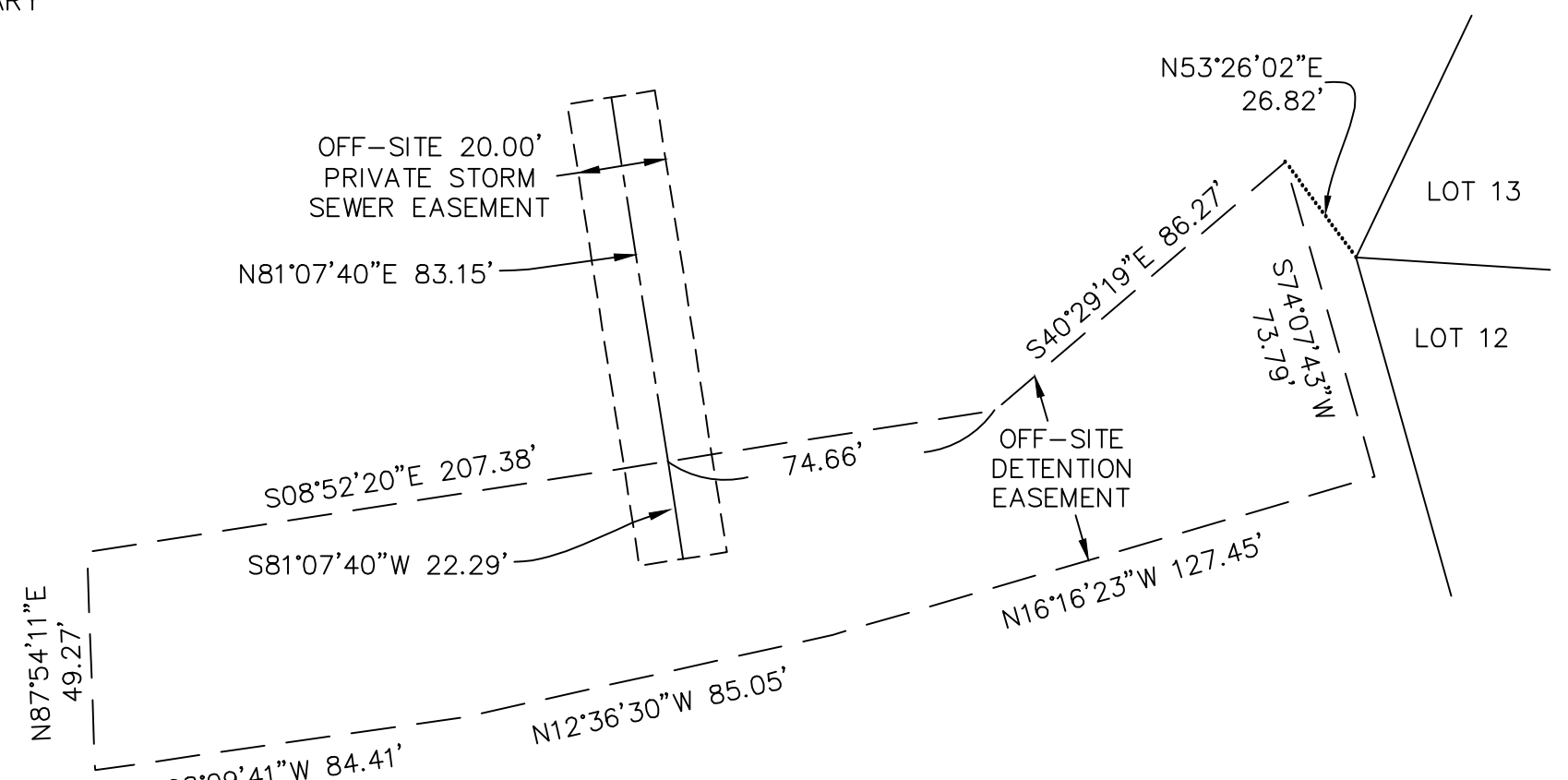
1 / 3
2102.094

PRAIRIE VILLAGE PLAT 1

FINAL PLAT



DETAIL 'A'



COMMENT: 210209A-0000-PLAT 1-210209A-FINAL PLATING
 DATE: 11/27/2022 1:27 PM
 PLOTTED BY: LAZLO MURRAY
 DATE: 11/27/2022

DATE	11/02/22
REVISIONS	
2ND SUBMITTAL	11/02/22
1ST SUBMITTAL	10/24/22

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ESA
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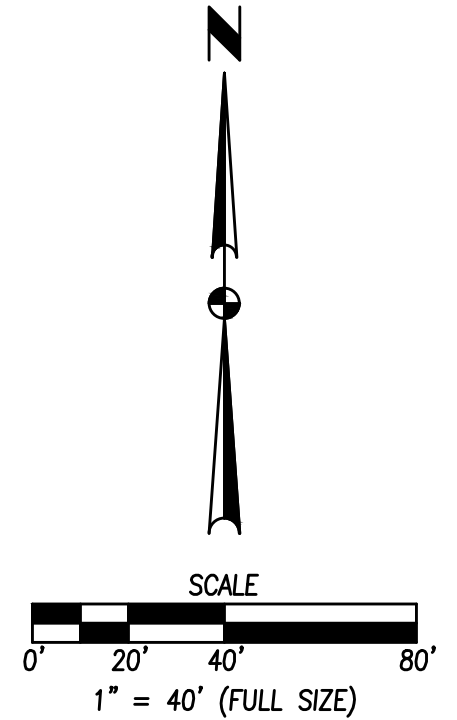
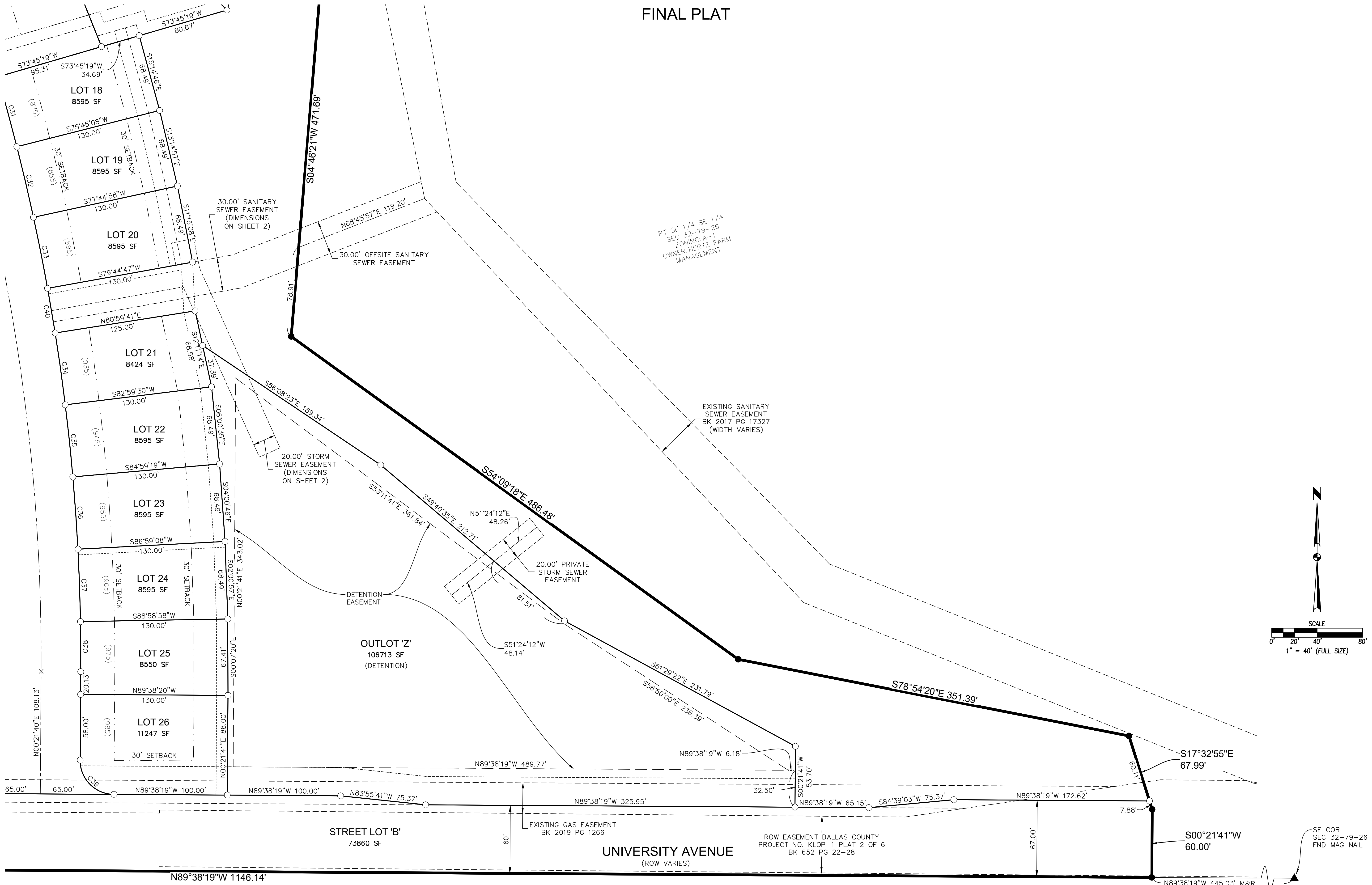
WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 1
FINAL PLAT

2 / 3
 2102.094

PRAIRIE VILLAGE PLAT 1

FINAL PLAT



FILE: H:\2021\2102094\WORK\PLAT 1\2102094-FINAL PLATING
 COMMENT: 11/22/2022 1:27 PM
 PLOTTED BY: LAZLO MURRAY
 DATE: 11/22/2022

REVISIONS	DATE
2ND SUBMITTAL	11/02/22
1ST SUBMITTAL	10/24/22

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 ENGINEER: _____
 TECH: _____
 REVIEW: _____

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