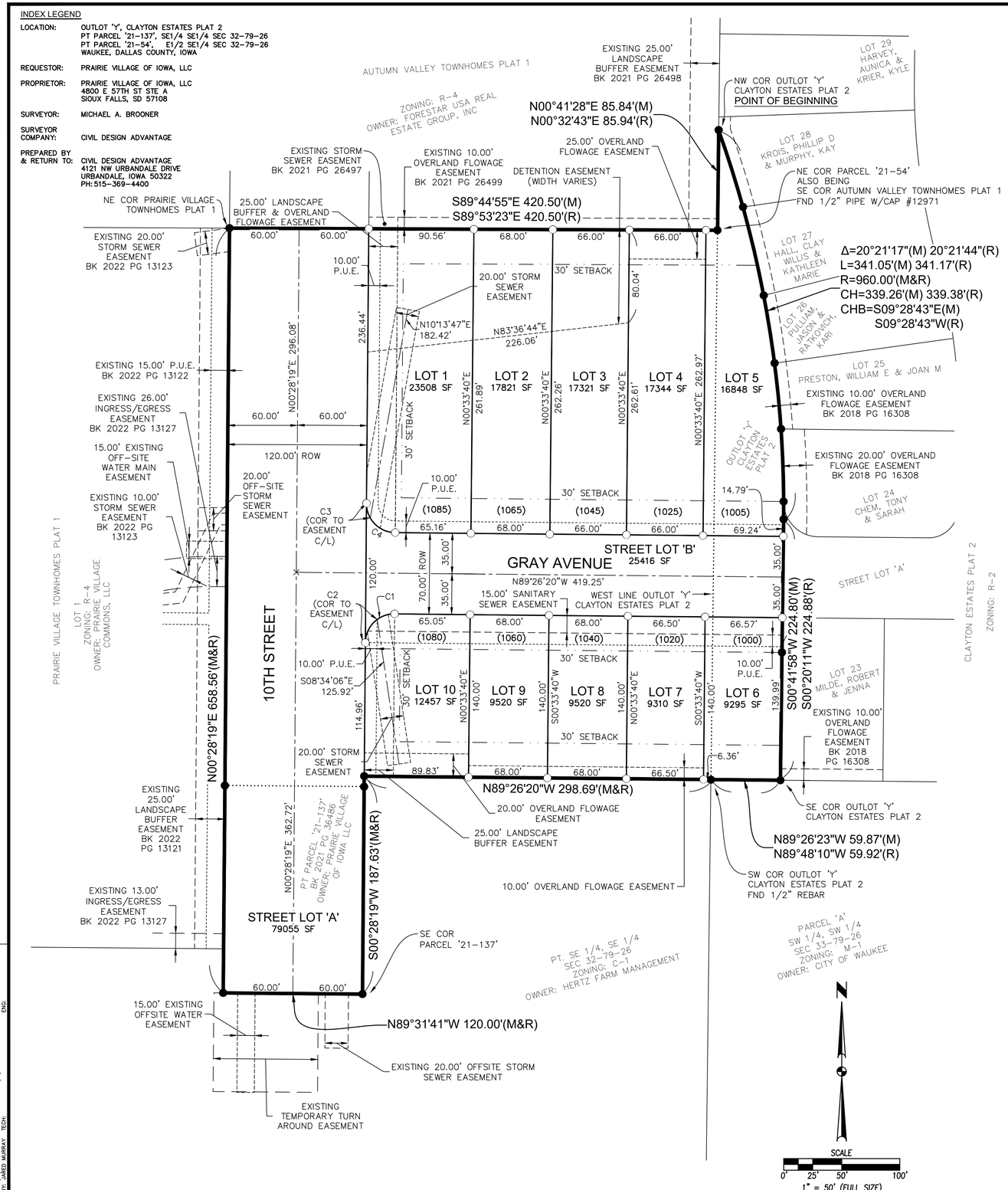
INDEX LEGEND

LOCATION:	OUTLOT 'Y', CLAYTON ESTATES PLAT 2 PT PARCEL '21-137', SE1/4 SE1/4 SEC 32-79-26 PT PARCEL '21-54', E1/2 SE1/4 SEC 32-79-26 WAUKEE, DALLAS COUNTY, IOWA
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



PRAIRIE VILLAGE PLAT 2

FINAL PLAT

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

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

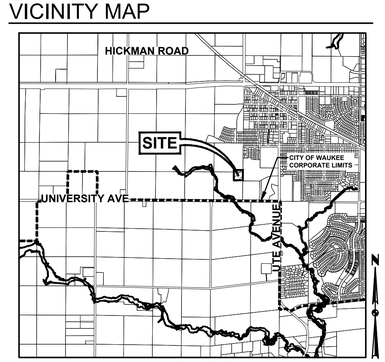
DATE OF SURVEY

MAY 24, 2021

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°59'53"	25.00'	39.27'	N45°28'22"E	35.35'
C2	53°02'27"	25.00'	23.14'	N27°04'54"E	22.33'
C3	30°07'02"	25.00'	13.14'	N14°35'12"W	12.99'
C4	89°59'59"	25.00'	39.27'	S44°31'41"E	35.36'

VICINITY MAP



WAUKEE, IOWA

PLAT DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, AND A PART OF PARCEL '21-137' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 36486, BOTH PARCELS BEING IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF OUTLOT 'Y', CLAYTON ESTATES PLAT 2, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'Y' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 341.05 FEET AND WHOSE CHORD BEARS SOUTH 09°28'43" EAST, 339.26 FEET; THENCE SOUTH 00°41'58" WEST CONTINUING ALONG SAID EASTERLY LINE, 224.80 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 89°26'23" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Y', 59.87 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 89°26'20" WEST ALONG THE EASTERLY LINE OF SAID PARCEL '21-54', A DISTANCE OF 298.69 FEET; THENCE SOUTH 00°28'19" WEST CONTINUING ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID PARCEL '21-137', A DISTANCE OF 187.63 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '21-137'; THENCE NORTH 89°31'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL '21-137', A DISTANCE OF 120.00 FEET; THENCE NORTH 00°28'19" EAST, 658.56 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-54'; THENCE SOUTH 89°44'55" EAST ALONG SAID NORTHERLY LINE, 420.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '21-54'; THENCE NORTH 00°41'28" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 85.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.68 ACRES (247,416 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. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.

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		

LICENSED PROFESSIONAL LAND SURVEYOR MICHAEL A. BROONER 15980 IOWA

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:
THIS SHEET

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

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE PLAT 2
FINAL PLAT
WAUKEE, IOWA

1/1

2106.503

FILE: H:\2021\2106503\DWG\2106503-FINAL PLAT.DWG
REF XWRF: 2106503-XBASE-LOTS; 2106503-XBASE-TOPO
PLOTTED BY: JARED MURRAY PLOT DATE: 11/2/2022 1:40 PM
COMMENT:
ENG:
TECH: