

INDEX LEGEND

LOCATION: PT. PARCEL 21-54
SEC 32-79-26, PT. SW1/4 SE1/4

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

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, IA 50322
PH: 515-369-4400

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT

OWNER / APPLICANT

PRAIRIE VILLAGE OF IOWA, LLC
4800 E 57TH S, SUITE A
SIOUX FALLS, SD 57108

BULK REGULATIONS

SETBACKS:
AREA: 30 FEET
REAR: 30 FEET
SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

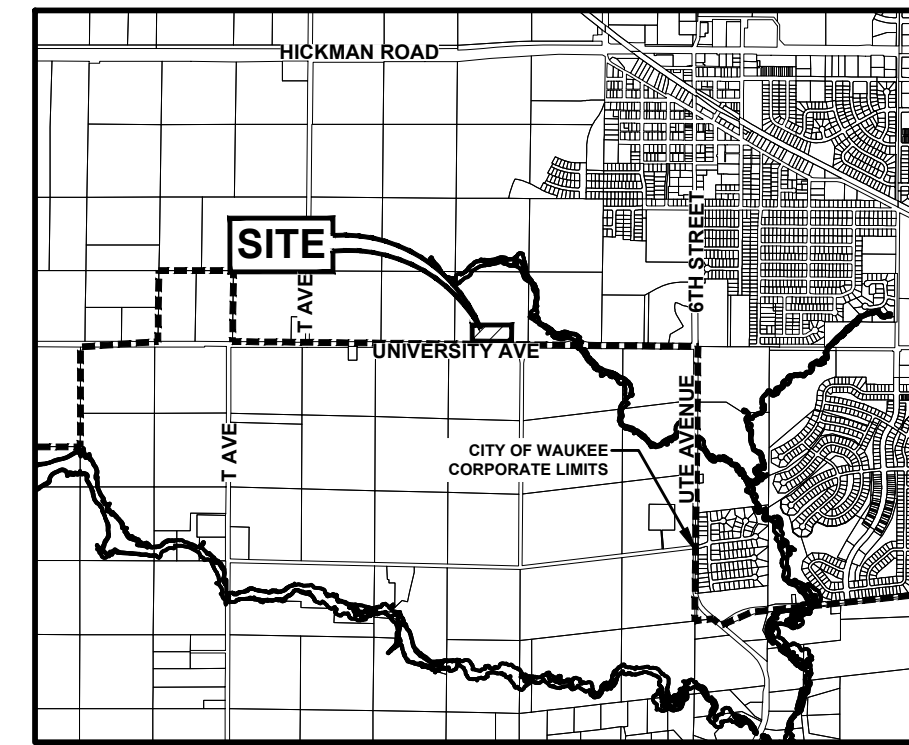
DATE OF SURVEY

MARCH 7, 2022

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. OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

VICINITY MAP (NOT TO SCALE)

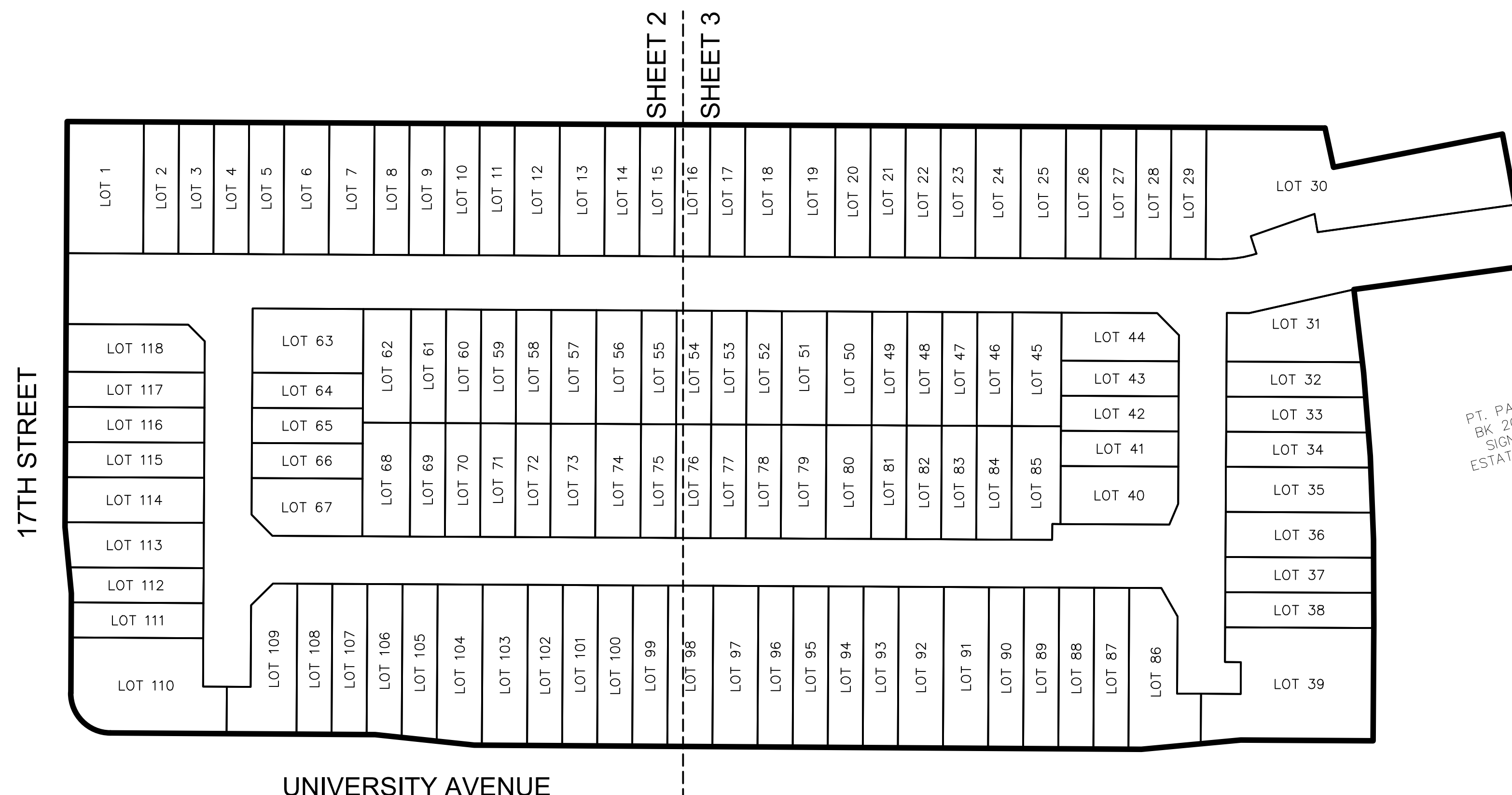


PLAT DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, BEING A PART OF THE SOUTHWEST QUARTER 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 SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 0°40'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 97.84 FEET; THENCE SOUTH 89°19'04" EAST, 66.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'41" EAST, 75.22 FEET; THENCE NORTH 05°24'57" WEST, 50.25 FEET; THENCE NORTH 00°17'41" EAST, 306.33 FEET; THENCE SOUTH 89°42'19" EAST, 950.29 FEET; THENCE SOUTH 12°12'37" EAST, 30.27 FEET; THENCE NORTH 78°53'54" EAST, 130.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1765.00 FEET, WHOSE ARC LENGTH IS 101.09 FEET AND WHOSE CHORD BEARS SOUTH 09°27'39" EAST, 101.08 FEET; THENCE SOUTH 82°10'48" WEST, 130.00 FEET; THENCE SOUTH 06°42'41" EAST, 63.26 FEET; THENCE SOUTH 04°29'40" EAST, 63.26 FEET; THENCE SOUTH 02°16'39" EAST, 63.26 FEET; THENCE SOUTH 00°09'45" EAST, 63.80 FEET; THENCE SOUTH 00°21'41" WEST, 88.00 FEET; THENCE NORTH 89°38'19" WEST, 100.00 FEET; THENCE SOUTH 84°39'03" WEST, 75.37 FEET; THENCE NORTH 89°38'19" WEST, 503.94 FEET; THENCE NORTH 83°55'41" WEST, 75.37 FEET; THENCE NORTH 89°38'19" WEST, 200.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.09 FEET AND WHOSE CHORD BEARS NORTH 44°40'19" WEST, 42.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.76 ACRES (468,624 SQUARE FEET).

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



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°14'42"	1765.00'	38.36'	N10°28'45"W	38.35'
C2	1°31'53"	1765.00'	47.17'	N10°20'10"W	47.17'
C3	0°18'27"	1765.00'	9.48'	N09°29'49"W	9.48'
C4	1°31'23"	1765.00'	46.92'	N08°34'54"W	46.92'
C5	0°21'15"	1765.00'	10.91'	N07°59'50"W	10.91'
C6	18°23'52"	82.00'	26.33'	N81°05'45"E	26.22'
C7	1°45'31"	1765.00'	54.18'	N10°13'21"W	54.17'

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	_____	

PT. PARCEL '21-54'
BK 2021 PG 19741
SIGNATURE REAL
ESTATE HOLDINGS LLC

PRELIMINARY

NOT FOR CONSTRUCTION

MICHAEL A. BROONER
15980

MICHAEL A. BROONER, P.E.
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 5

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.

FILE: H:\2021\110895\110895-FINAL PLAT.DWG
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 COMMENT: ENCL

DATE		REVISIONS		11/02/22	10/10/22	08/11/22
				3RD SUBMITTAL	2ND SUBMITTAL	1ST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400			TECH:	ENGINEER:	REVIEW:	
PRAIRIE VILLAGE TOWNHOMES PLAT 2			FINAL PLAT			5
WAUKEE, IOWA			CIVIL DESIGN ADVANTAGE			2110.856

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT

PT. PARCEL '21-54'
BK 2021 PG 19741
SIGNATURE REAL
ESTATE HOLDINGS LLC



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DRAWN BY: LAZAR MURRAY
CHECKED BY: LAZAR MURRAY

WESTERLY LINE PARCEL '21-54'

SW COR PARCEL '21-54'

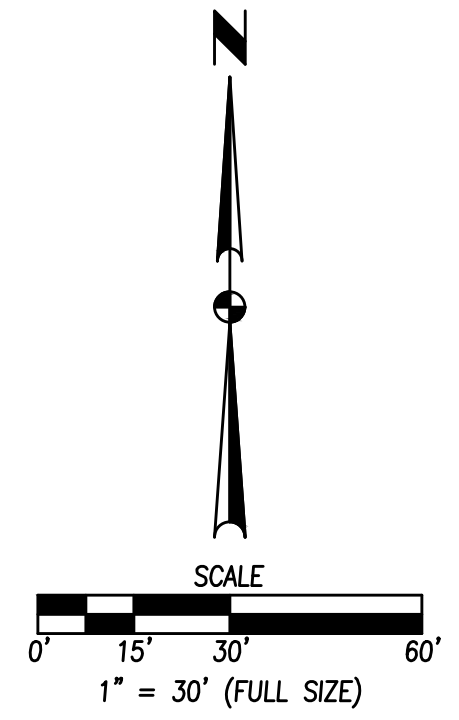
S1/4 COR SEC 32-79-26
FND 1/2" REBAR (NEW TIE)
POINT OF COMMENCEMENT

$\Delta=89^{\circ}56'00''$
 $L=47.09'$
 $R=30.00'$
 $CH=42.40'$
 $CHB=N44^{\circ}40'19''W$

51.28' (M&R)
ROW EASEMENT
DALLAS COUNTY
PROJECT NO. KLOP-1
PLAT 1 OF 6
BK 652 PG 22-28

PT. PARCEL '21-54'
BK 2021 PG 19741
SIGNATURE REAL
ESTATE HOLDINGS LLC

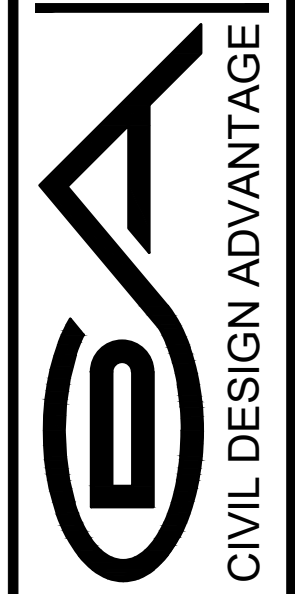
UNIVERSITY AVENUE



REVISIONS	DATE
3RD SUBMITTAL	11/02/22
2ND SUBMITTAL	10/10/22
1ST SUBMITTAL	08/11/22

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

TECH: REVIEW:



WAUKEE, IOWA

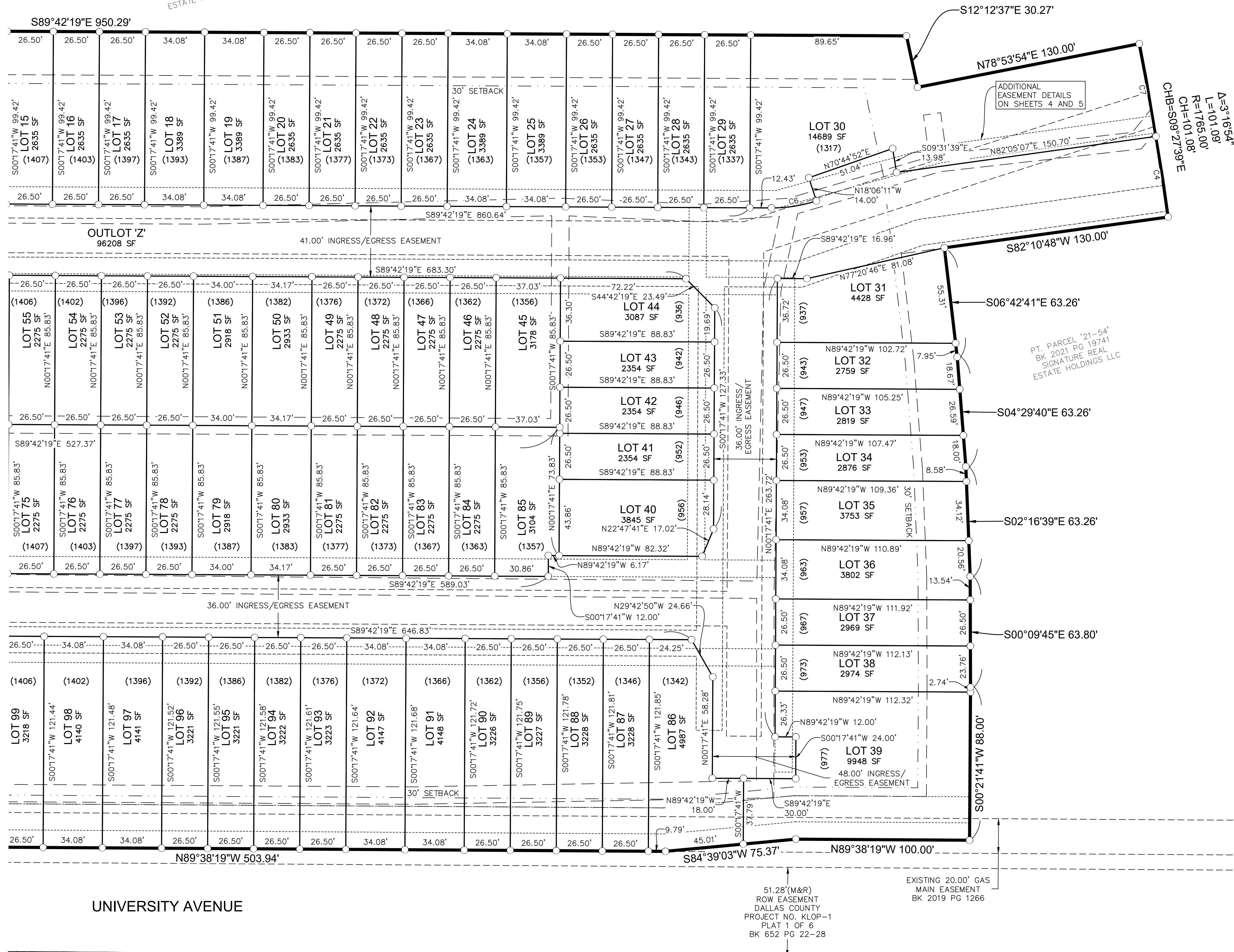
PRAIRIE VILLAGE TOWNHOMES PLAT 2

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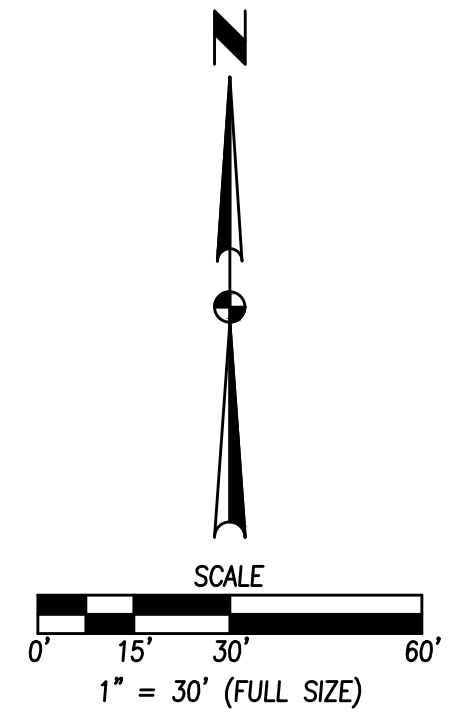
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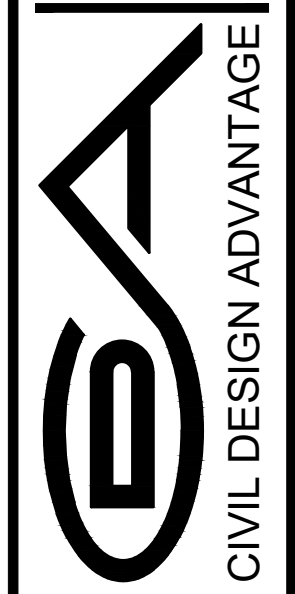


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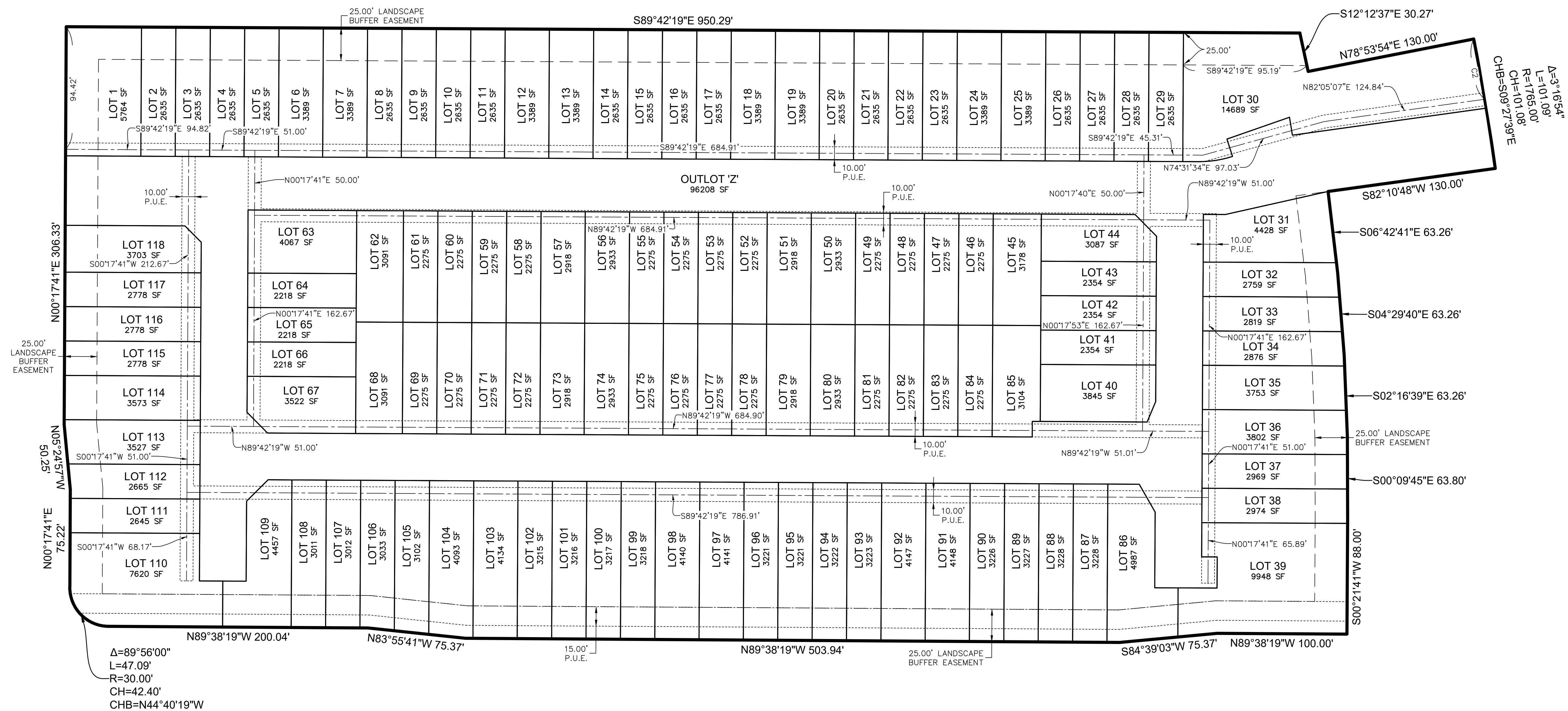
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

3 PRAIRIE VILLAGE TOWNHOMES PLAT 2
5 FINAL PLAT
 2110.856

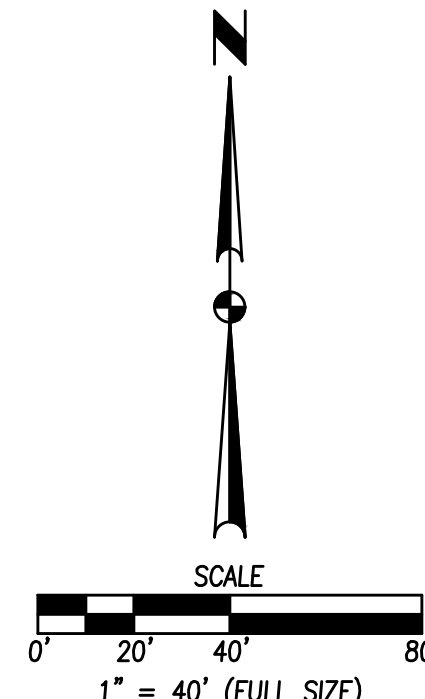


PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT



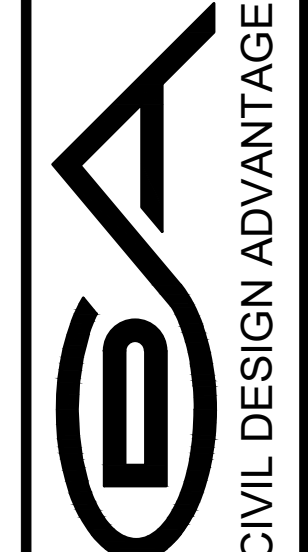
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 $R=30.00'$
 $CH=42.40'$
 $CHB=N44^{\circ}40'19''W$



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 PLOTTED BY: JAZZ MURRAY
 DWG NO: 110825

REVISIONS	DATE
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2ND SUBMITTAL	10/10/22
1ST SUBMITTAL	08/11/22

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
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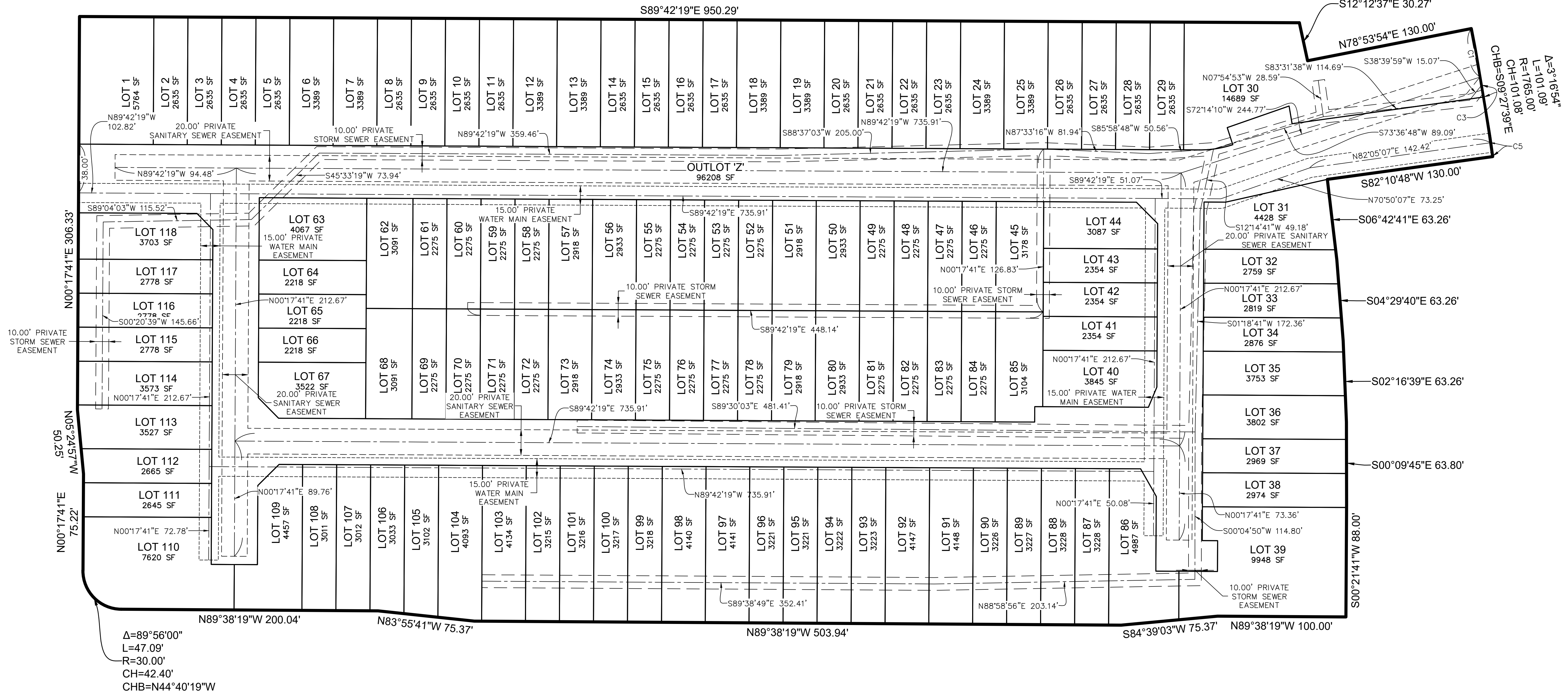
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

4 PRAIRIE VILLAGE TOWNHOMES PLAT 2
5 FINAL PLAT
 2110.856

ENGINEER:	TECH:	REVIEW:

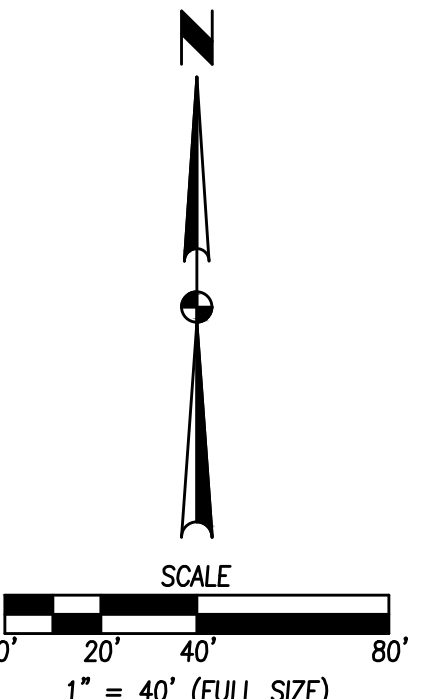
PRAIRIE VILLAGE TOWNHOMES PLAT 2

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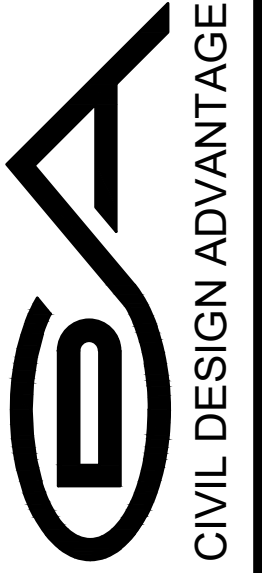
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 DESIGNED BY: LAZAR MURRAY

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 URBANDALE, IA 50322
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
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 2110.856

