

**INDEX LEGEND**  
 LOCATION: OUTLOT 'Y', CLAYTON ESTATES PLAT 2  
 PT PARCEL '21-137', SE 1/4 SE 1/4 SEC 32-79-26  
 PT PARCEL '21-54', E 1/2 SE 1/4 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

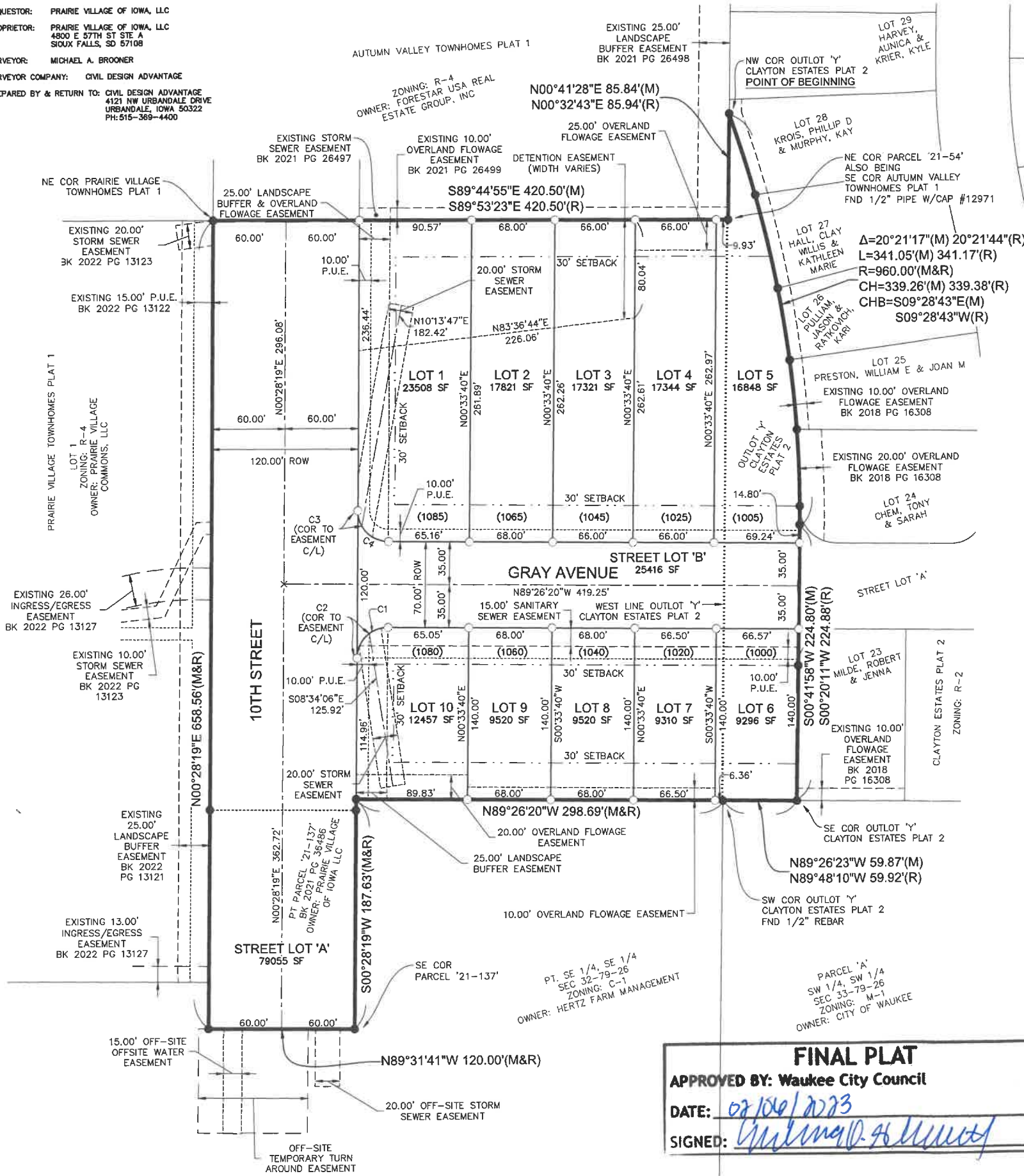
SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

Doc ID: 009103810018 Type: PLAT  
 Recorded: 08/14/2023 at 08:40:54 AM  
 Fee Amt: \$92.00 Page 1 of 18  
 Dallas County Iowa  
 ReNae Arnold RECORDER  
 File#  
**BK 2023 PG 11843**

DATE	REVISIONS
02/10/23	FINAL SUBMITTAL
12/12/22	3RD SUBMITTAL
11/02/22	2ND SUBMITTAL
10/24/22	1ST SUBMITTAL

# 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'

### 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	---	

### 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:

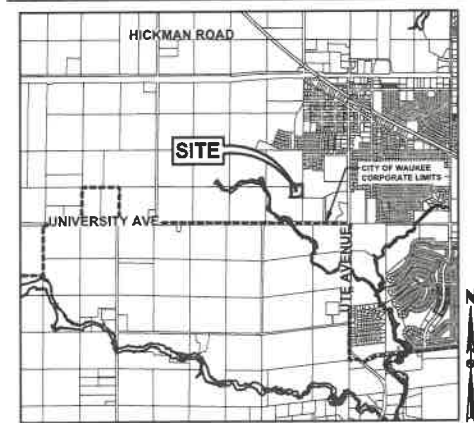
BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'Y' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 341.05 FEET AND WHOSE CHORD BEARS SOUTH 09°28'43" EAST, 339.26 FEET; THENCE SOUTH 00°41'58" WEST CONTINUING ALONG SAID EASTERLY LINE, 224.80 FEET TO THE SOUTHWEST 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 PARCEL '21-54'; THENCE NORTH 89°26'20" WEST ALONG THE EASTERLY LINE OF SAID PARCEL '21-54'; 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 SOUTHWEST 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, 420.00 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

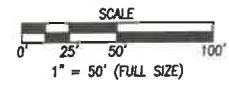
### NOTES

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.

### VICINITY MAP



**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 02/10/2023  
 SIGNED: *[Signature]*



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 Brooner* 2-10-2023  
 MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

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



**PRAIRIE VILLAGE PLAT 2**  
**FINAL PLAT**