

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT

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

OWNER / APPLICANT

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

BULK REGULATIONS

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

MINIMUM LOT WIDTH:
20 FT PER UNIT

MAXIMUM BUILDING HEIGHT:
3 STORIES OR 40 FT

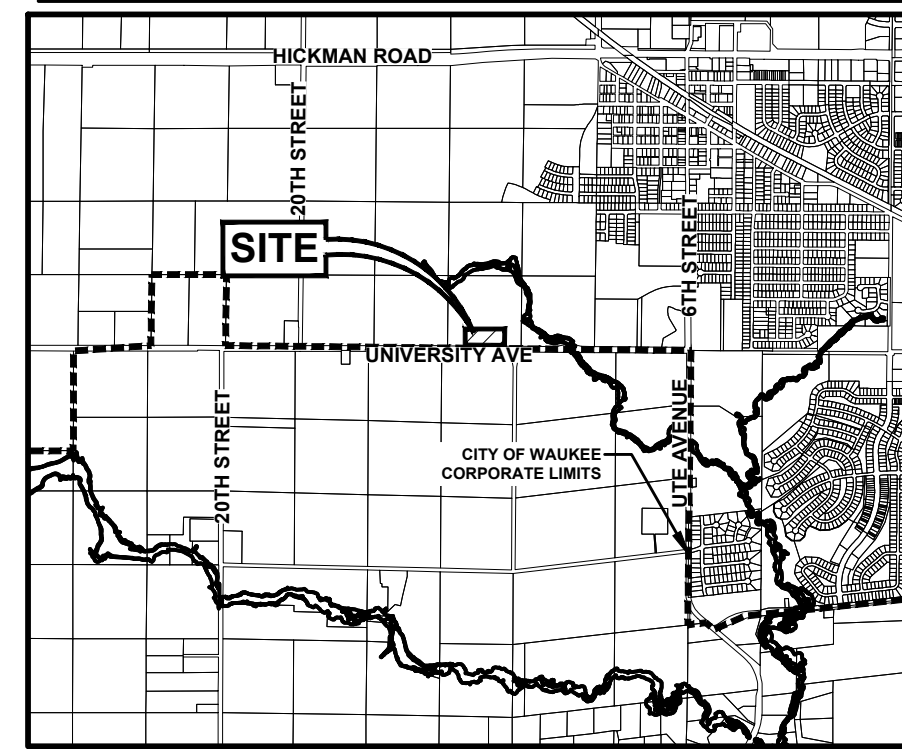
DATE OF SURVEY

MARCH 7, 2022

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- OUTLOT 'X' AND 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT 'Y' WILL BE OWNED AND MAINTAINED BY PRAIRIE VILLAGE OF IOWA AND UTILIZED FOR FUTURE DEVELOPMENT.

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:

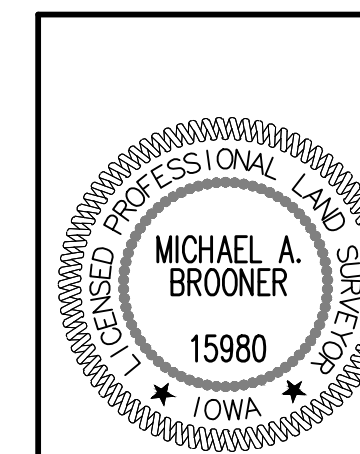
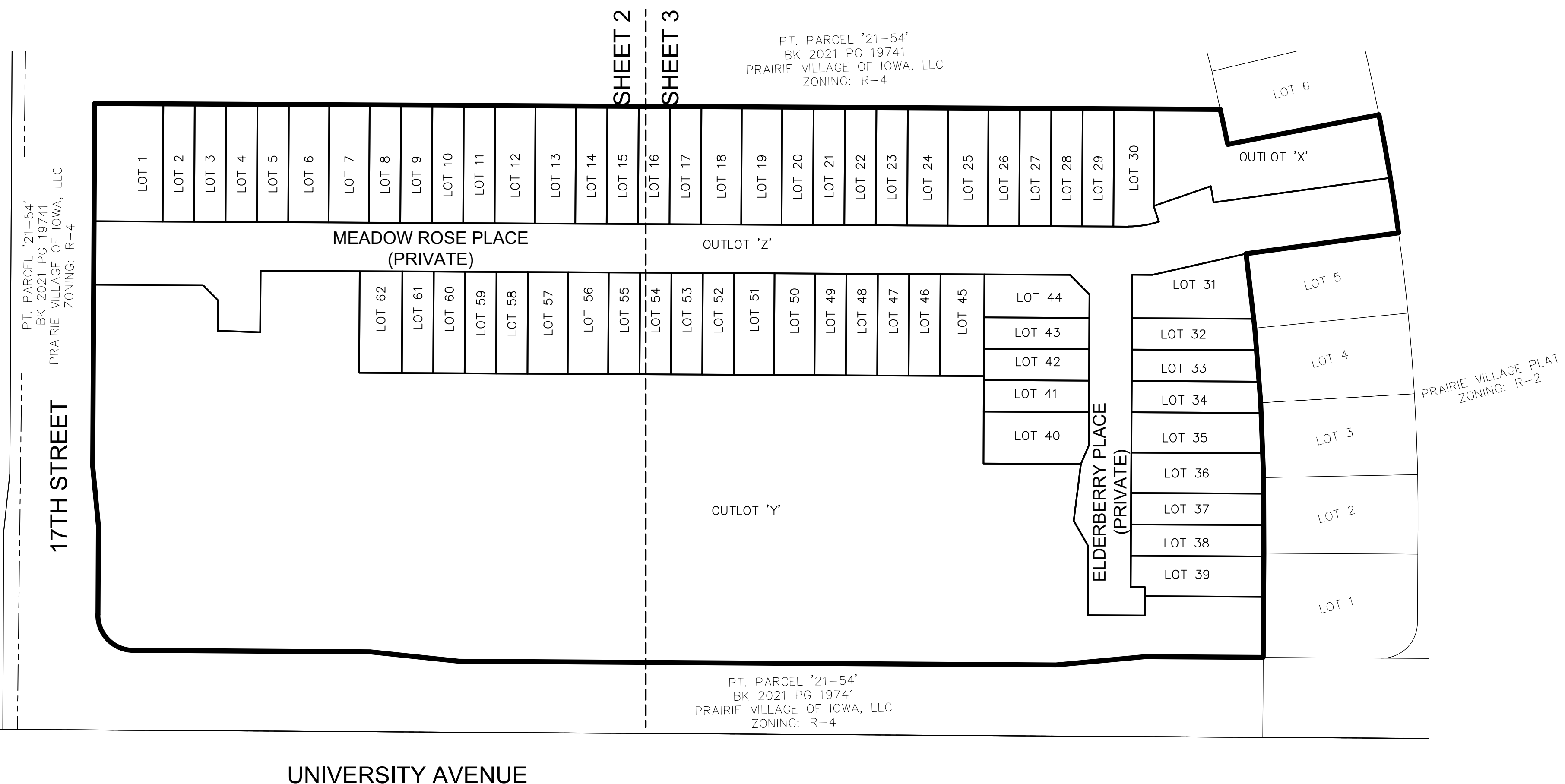
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 0°40'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 97.84 FEET; THENCE SOUTH 89°19'04" EAST, 66.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'41" EAST, 75.22 FEET; THENCE NORTH 05°24'57" WEST, 50.25 FEET; THENCE NORTH 00°17'41" EAST, 306.33 FEET; THENCE SOUTH 89°42'19" EAST, 950.29 FEET TO THE WESTERLY LINE OF PRAIRIE VILLAGE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 12°12'37" EAST ALONG SAID WESTERLY LINE, 30.27 FEET; THENCE NORTH 78°53'54" EAST ALONG SAID WESTERLY LINE, 130.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND 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 ALONG SAID WESTERLY LINE, 130.00 FEET; THENCE SOUTH 06°42'41" EAST ALONG SAID WESTERLY LINE, 63.26 FEET; THENCE SOUTH 04°29'40" EAST ALONG SAID WESTERLY LINE, 63.26 FEET; THENCE SOUTH 02°16'39" EAST ALONG SAID WESTERLY LINE, 63.26 FEET; THENCE SOUTH 00°09'45" EAST ALONG SAID WESTERLY LINE, 63.80 FEET; THENCE SOUTH 00°21'41" WEST ALONG SAID WESTERLY LINE, 88.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID PRAIRIE VILLAGE PLAT 1; 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	0°21'15"	1765.00'	10.91'	N07°59'50"W	10.91'
C5	1°31'23"	1765.00'	46.92'	N08°34'54"W	46.92'
C6	1°45'31"	1765.00'	54.18'	S10°13'21"E	54.17'
C7	18°23'52"	82.00'	26.33'	N81°05'45"E	26.22'

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, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 5

DATE	03/05/24	REVISIONS	FINAL SUBMITTAL
	02/02/24		7TH SUBMITTAL
	11/07/23		8TH SUBMITTAL
	05/19/23		5TH SUBMITTAL
	04/25/23		4TH SUBMITTAL
	11/02/22		3RD SUBMITTAL

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

ENGINEER: CIVIL DESIGN ADVANTAGE
TECH: _____
REVIEW: _____

WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
FINAL PLAT

1 / 5
2110.856

FILE: H:\2021\TOWNHOMES\2110856-FINAL PLAT NEWDING
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DRAWN BY: MURRAY
CHECKED BY: _____

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT

PT. PARCEL 21-54
BK 2021 PG 19741
PRAIRIE VILLAGE OF IOWA, LLC
ZONING: R-2

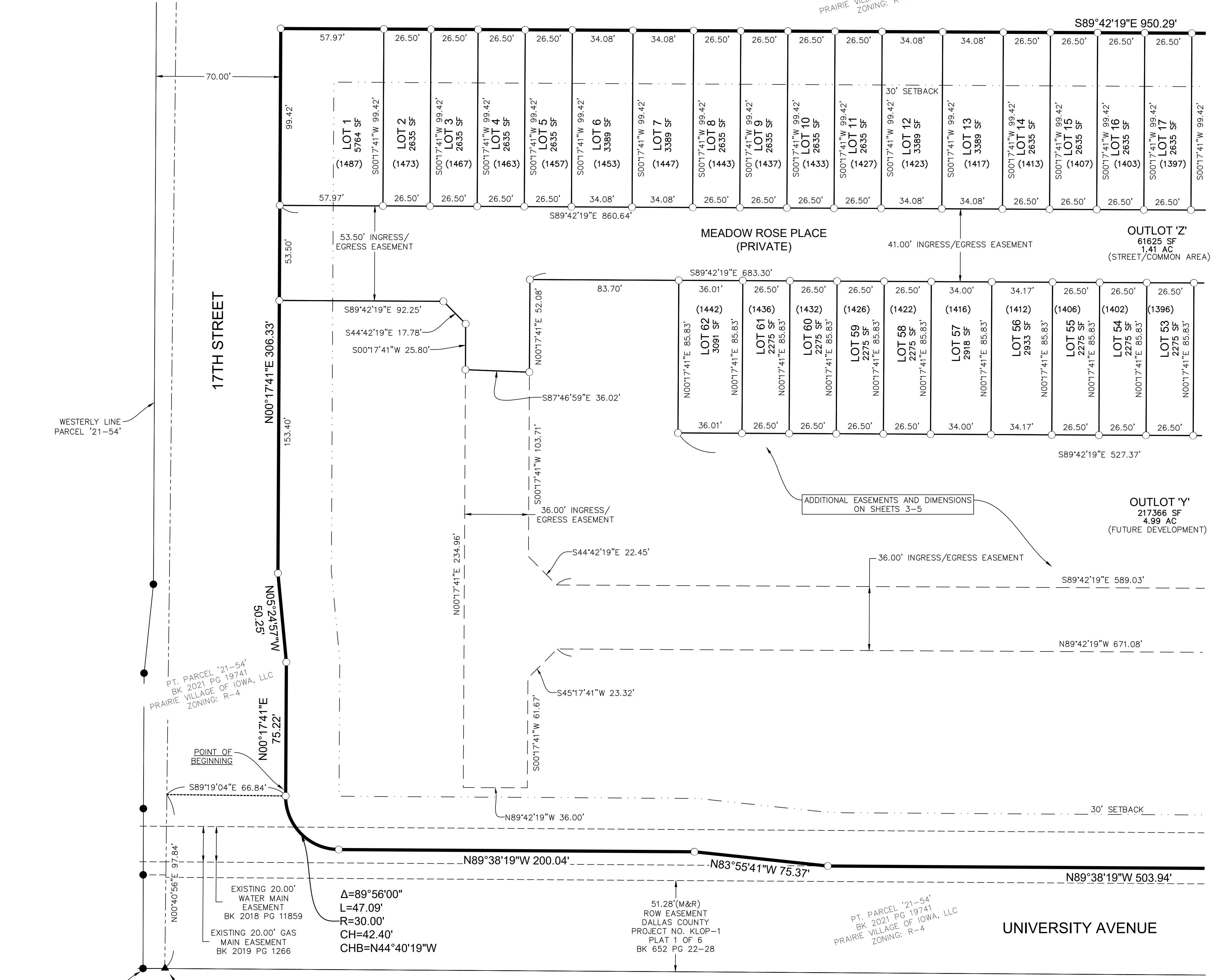
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7TH SUBMITTAL	02/02/24
6TH SUBMITTAL	11/07/23
5TH SUBMITTAL	05/19/23
4TH SUBMITTAL	04/25/23
3RD SUBMITTAL	11/02/22

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WAUKEE, IOWA

2 PRAIRIE VILLAGE TOWNHOMES PLAT 2
FINAL PLAT
5
2110.856



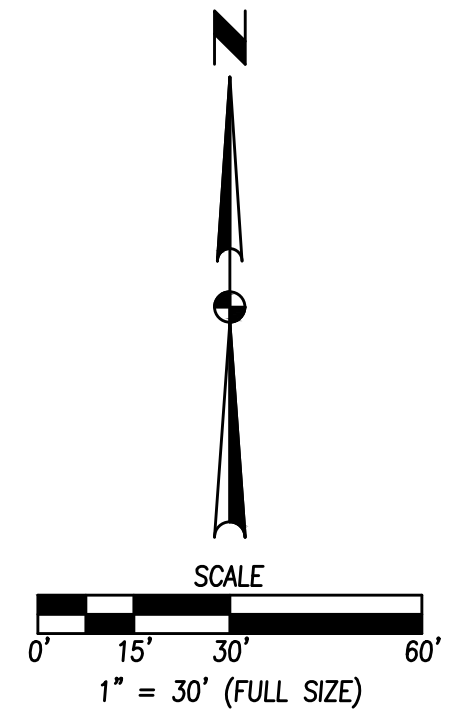
SEE SHEET 3

FILE: H:\2021\10856\10856-FINAL PLAT NEW.DWG
DATE PLOTTED: 3/6/2024 1:27 PM
DRAWN BY: MURRAY
CHECKED BY: MURRAY

EXISTING 20.00' WATER MAIN EASEMENT BK 2018 PG 11859
EXISTING 20.00' GAS MAIN EASEMENT BK 2019 PG 1266
 $\Delta=89^{\circ}56'00''$
 $L=47.09'$
 $R=30.00'$
 $CH=42.40'$
 $CHB=N44^{\circ}40'19''W$

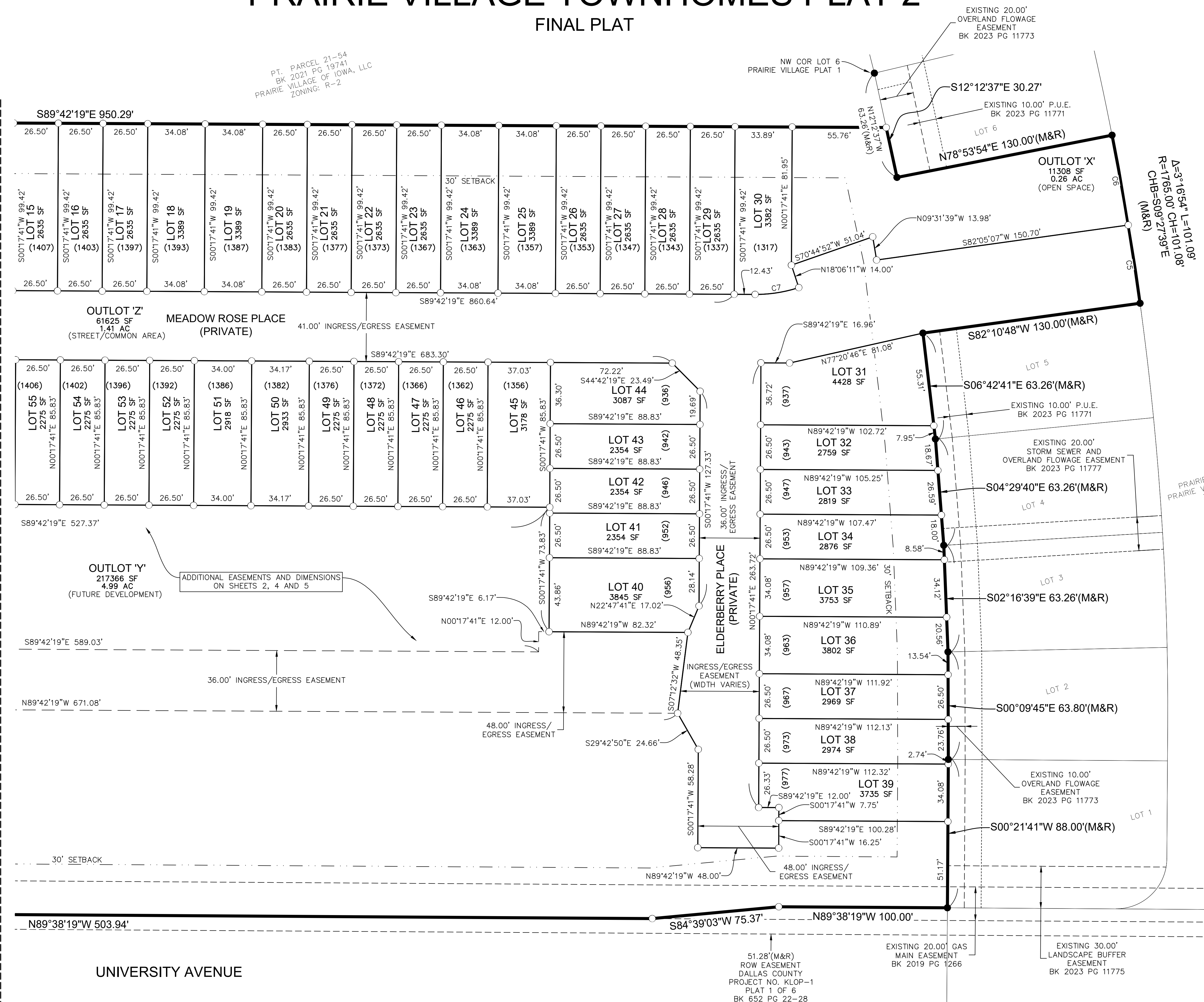
51.28' (M&R) ROW EASEMENT DALLAS COUNTY PROJECT NO. KLOP-1 PLAT 1 OF 6 BK 652 PG 22-28

PT. PARCEL '21-54'
BK 2021 PG 19741
PRAIRIE VILLAGE OF IOWA, LLC
ZONING: R-4



PRAIRIE VILLAGE TOWNHOMES PLAT 2

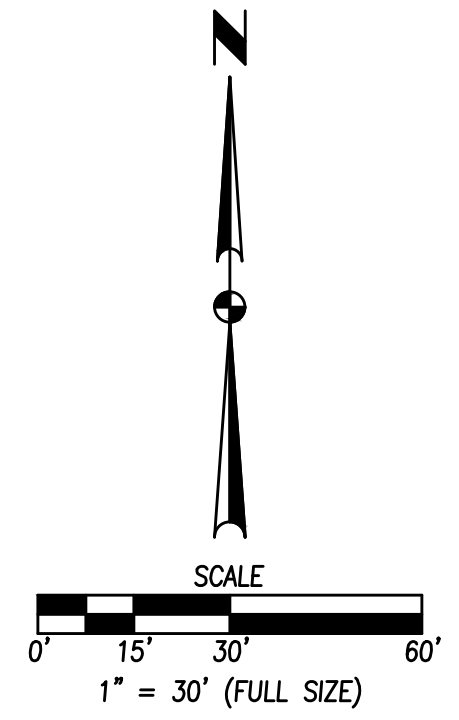
FINAL PLAT



PT. PARCEL 21-54
BK 2021 PG 19741
PRAIRIE VILLAGE OF IOWA, LLC
ZONING: R-2

SEE SHEET 2

UNIVERSITY AVENUE



FILE: H:\2021\TOWNHOMES\DWG\2110856-FINAL PLAT NEW.DWG
COMMENTS: 3/16/2024 1:27 PM
PLOTTER: MURRAY
DATE: 3/16/2024

DATE	03/05/24	FINAL SUBMITTAL	REVISIONS
DATE	02/02/24	7TH SUBMITTAL	FINAL SUBMITTAL
DATE	11/07/23	6TH SUBMITTAL	7TH SUBMITTAL
DATE	05/19/23	5TH SUBMITTAL	6TH SUBMITTAL
DATE	04/25/23	4TH SUBMITTAL	5TH SUBMITTAL
DATE	11/02/22	3RD SUBMITTAL	4TH SUBMITTAL

ENGINEER:	TECH:	REVIEW:
CIVIL DESIGN ADVANTAGE		

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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

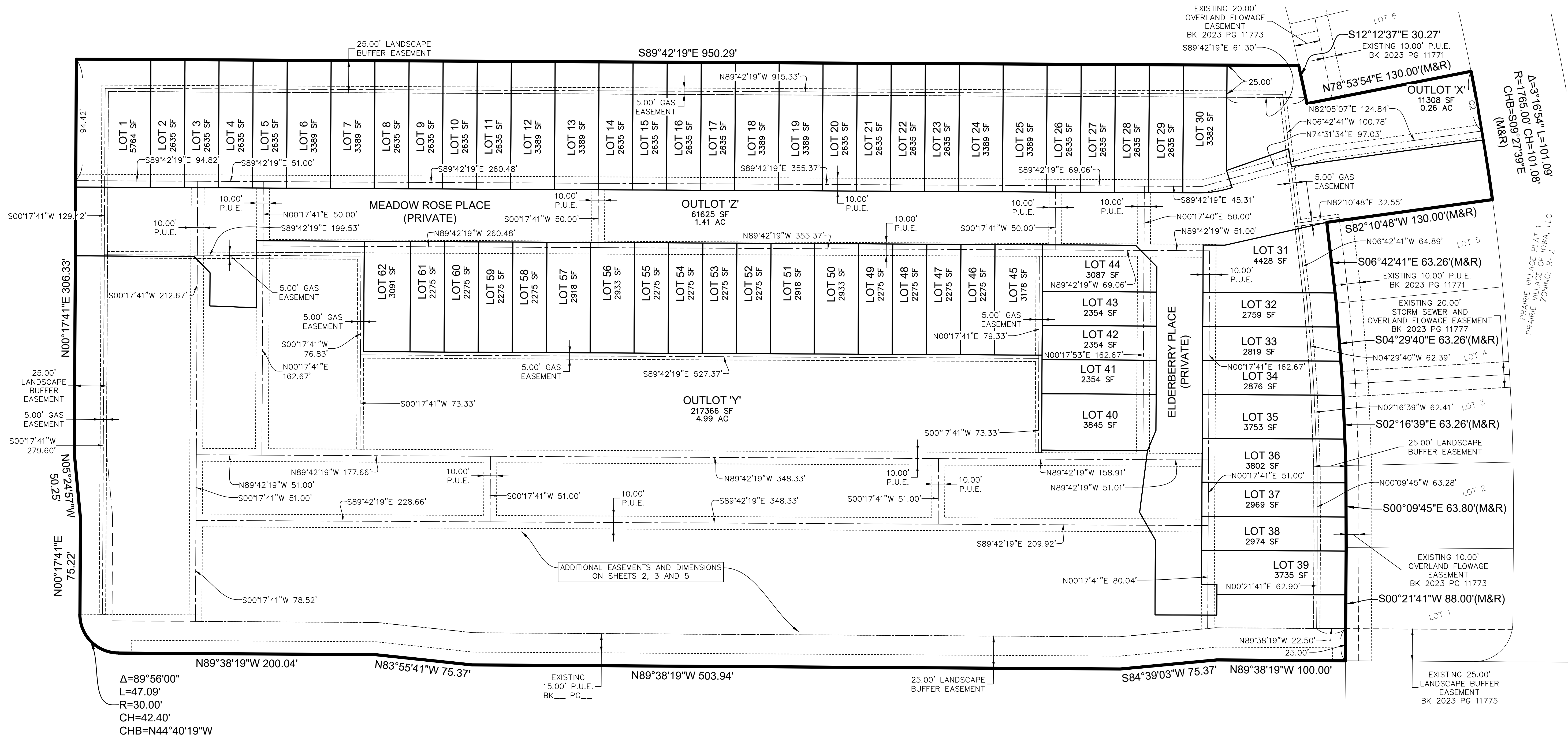
3 PRAIRIE VILLAGE TOWNHOMES PLAT 2

5 FINAL PLAT

2110.856

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT

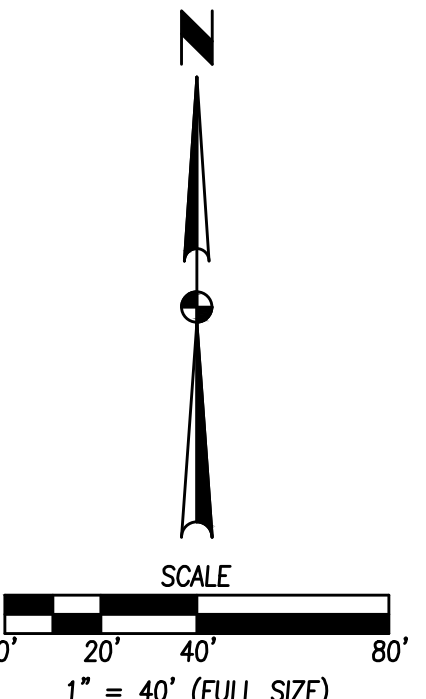


$\Delta=89^{\circ}56'00''$
 $L=47.09'$
 $R=30.00'$
 $CH=42.40'$
 $CHB=N44^{\circ}40'19''W$

EXISTING
 15.00' P.U.E.
 BK ___ PG ___

25.00' LANDSCAPE
 BUFFER EASEMENT

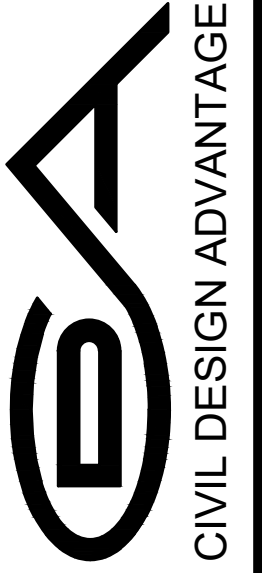
EXISTING 25.00'
 LANDSCAPE BUFFER
 EASEMENT
 BK 2023 PG 11775



COMMENT: DATE: 03/05/24
 FILE: H:\2024\110856\110856-FINAL PLAT NEWDING DATE: 02/02/24
 PLOTTED BY: MURRAY DATE: 11/07/23
 DESIGNED BY: MURRAY DATE: 05/19/23
 CHECKED BY: MURRAY DATE: 04/25/23
 DRAWN BY: MURRAY DATE: 11/02/22

REVISIONS	DATE
FINAL SUBMITTAL	03/05/24
7TH SUBMITTAL	02/02/24
8TH SUBMITTAL	11/07/23
5TH SUBMITTAL	05/19/23
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PRAIRIE VILLAGE TOWNHOMES PLAT 2
FINAL PLAT
 WAUKEE, IOWA

ENGINEER: [Signature]
 TECH: [Signature]
 REVIEW: [Signature]

