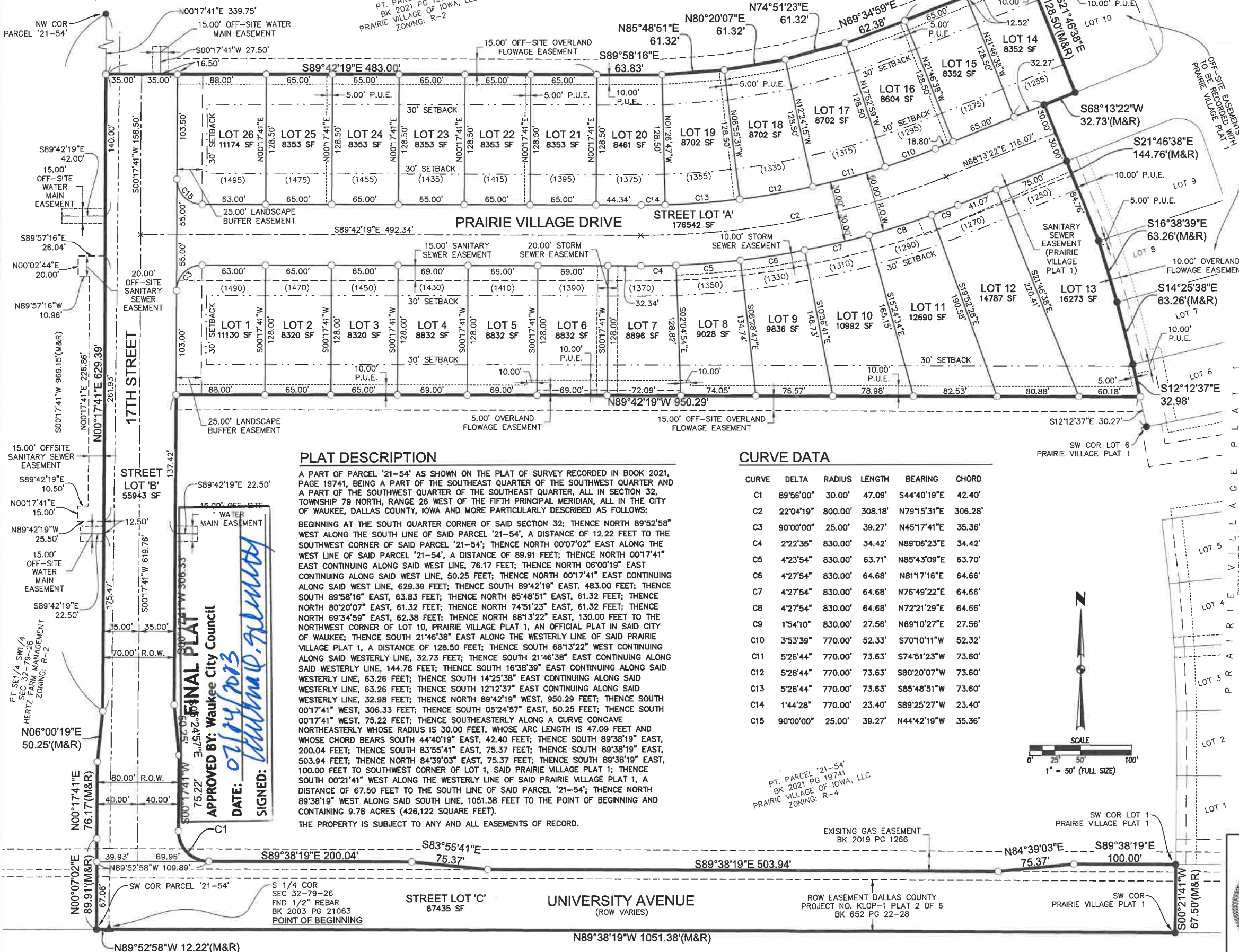


PRAIRIE VILLAGE PLAT 3

FINAL PLAT

INDEX LEGEND
 LOCATION: PT. PARCEL '21-54' OF SE 1/4 SW 1/4 SEC 32-79-28 & OF SW 1/4 SE 1/4 SEC 32-79-28 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
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

2024-03289
 RECORDED: 03/12/2024 01:08:17 PM
 RECORDING FEE: \$92.00
 COMBINED FEE: \$92.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA



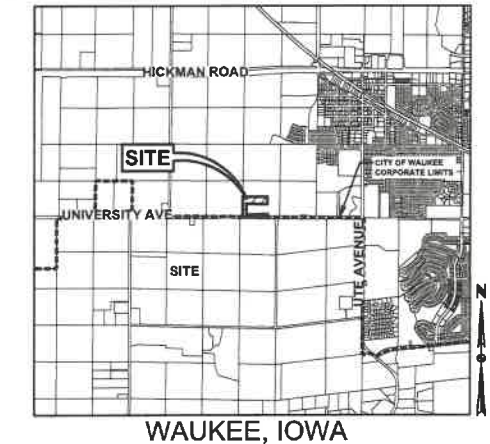
PLAT DESCRIPTION

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 SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 89°52'58" WEST ALONG THE SOUTH LINE OF SAID PARCEL '21-54', A DISTANCE OF 12.22 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '21-54'; THENCE NORTH 00°07'02" EAST ALONG THE WEST LINE OF SAID PARCEL '21-54', A DISTANCE OF 89.91 FEET; THENCE NORTH 00°17'41" EAST CONTINUING ALONG SAID WEST LINE, 76.17 FEET; THENCE NORTH 06°00'19" EAST CONTINUING ALONG SAID WEST LINE, 50.25 FEET; THENCE NORTH 00°17'41" EAST CONTINUING ALONG SAID WEST LINE, 629.39 FEET; THENCE SOUTH 89°42'19" EAST, 483.00 FEET; THENCE SOUTH 89°58'16" EAST, 63.83 FEET; THENCE NORTH 85°48'51" EAST, 61.32 FEET; THENCE NORTH 80°20'07" EAST, 61.32 FEET; THENCE NORTH 74°51'23" EAST, 61.32 FEET; THENCE NORTH 69°34'59" EAST, 62.38 FEET; THENCE NORTH 68°13'22" EAST, 130.00 FEET TO THE NORTHWEST CORNER OF LOT 10, PRAIRIE VILLAGE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 21°46'38" EAST ALONG THE WESTERLY LINE OF SAID PRAIRIE VILLAGE PLAT 1, A DISTANCE OF 128.50 FEET; THENCE SOUTH 68°13'22" WEST CONTINUING ALONG SAID WESTERLY LINE, 32.73 FEET; THENCE SOUTH 16°38'39" EAST CONTINUING ALONG SAID WESTERLY LINE, 63.26 FEET; THENCE SOUTH 14°25'38" EAST CONTINUING ALONG SAID WESTERLY LINE, 63.26 FEET; THENCE SOUTH 12°12'37" EAST CONTINUING ALONG SAID WESTERLY LINE, 32.98 FEET; THENCE NORTH 89°42'19" WEST, 950.29 FEET; THENCE SOUTH 00°17'41" WEST, 75.22 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.09 FEET AND WHOSE CHORD BEARS SOUTH 44°40'19" EAST, 42.40 FEET; THENCE SOUTH 89°38'19" EAST, 200.04 FEET; THENCE SOUTH 83°55'41" EAST, 75.37 FEET; THENCE SOUTH 89°38'19" EAST, 503.94 FEET; THENCE NORTH 84°39'03" EAST, 75.37 FEET; THENCE SOUTH 89°38'19" EAST, 100.00 FEET TO SOUTHWEST CORNER OF LOT 1, SAID PRAIRIE VILLAGE PLAT 1; THENCE SOUTH 00°17'41" WEST ALONG THE WESTERLY LINE OF SAID PRAIRIE VILLAGE PLAT 1, A DISTANCE OF 67.50 FEET TO THE SOUTH LINE OF SAID PARCEL '21-54'; THENCE NORTH 89°38'19" WEST ALONG SAID SOUTH LINE, 1051.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.78 ACRES (426,122 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°56'00"	30.00'	47.09'	S44°40'19"E	42.40'
C2	22°04'19"	800.00'	308.18'	N79°15'31"E	306.28'
C3	90°00'00"	25.00'	39.27'	N45°17'41"E	35.36'
C4	2°22'35"	830.00'	34.42'	N89°06'23"E	34.42'
C5	4°23'54"	830.00'	63.71'	N85°43'09"E	63.70'
C6	4°27'54"	830.00'	64.68'	N81°17'16"E	64.66'
C7	4°27'54"	830.00'	64.68'	N76°49'22"E	64.66'
C8	4°27'54"	830.00'	64.68'	N72°21'29"E	64.66'
C9	1°54'10"	830.00'	27.56'	N69°10'27"E	27.56'
C10	3°53'39"	770.00'	52.33'	S70°10'11"W	52.32'
C11	5°26'44"	770.00'	73.63'	S74°51'23"W	73.60'
C12	5°26'44"	770.00'	73.63'	S80°20'07"W	73.60'
C13	5°26'44"	770.00'	73.63'	S85°48'51"W	73.60'
C14	1°44'28"	770.00'	23.40'	S89°25'27"W	23.40'
C15	90°00'00"	25.00'	39.27'	N44°42'19"W	35.36'

VICINITY MAP



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 & 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

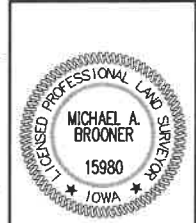
JUNE 14, 2022

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. STREET LOTS 'A', 'B', AND 'C' 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	
PUBLIC UTILITY EASEMENT	P.U.E.	
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: 5-15-2023
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

REVISIONS: FINAL SUBMITTAL (05/15/23), 3RD SUBMITTAL (12/27/22), 1ST SUBMITTAL (11/02/22), 2ND SUBMITTAL (10/24/22)

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

TECH: REVIEW: ENGINEER: WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 3
FINAL PLAT

2110.855