

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT

2024-05321
RECORDED: 04/18/2024 02:06:25 PM
RECORDING FEE: \$117.00
COMBINED FEE: \$117.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

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

DATE OF SURVEY

MARCH 7, 2022

ZONING

R-4: ROW DWELLING & TOWNHOME DWELLING

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

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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, PRAIRIE VILLAGE PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 89°42'19" EAST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 13, SAID PRAIRIE VILLAGE PLAT 3, A DISTANCE OF 950.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 121°2'37" EAST ALONG THE WESTERLY LINE OF PRAIRIE VILLAGE PLAT 1, AN OFFICIAL PLAT, 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 ALONG THE NORTH LINE OF STREET LOT 'C', SAID PRAIRIE VILLAGE PLAT 3, A DISTANCE OF 100.00 FEET; THENCE SOUTH 84°39'03" WEST ALONG SAID NORTH LINE, 75.37 FEET; THENCE NORTH 89°38'19" WEST ALONG SAID NORTH LINE, 503.94 FEET; THENCE NORTH 83°55'41" WEST ALONG SAID NORTH LINE, 75.37 FEET; THENCE NORTH 89°38'19" WEST ALONG SAID NORTH LINE, 200.04 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'B', SAID PRAIRIE VILLAGE PLAT 3; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID STREET LOT 'B' AND 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; THENCE NORTH 00°17'41" EAST ALONG SAID EASTERLY LINE, 75.22 FEET; THENCE NORTH 05°24'57" WEST ALONG SAID EASTERLY LINE, 50.25 FEET; THENCE NORTH 00°17'41" EAST ALONG SAID EASTERLY LINE, 306.33 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.

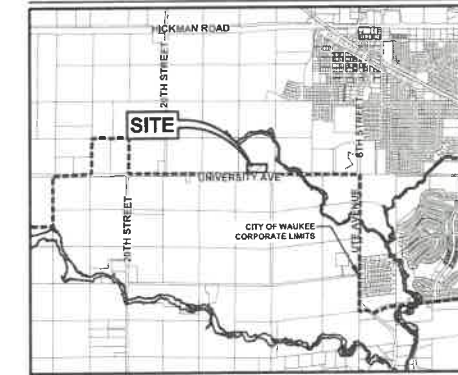
CURVE DATA

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'

NOTES

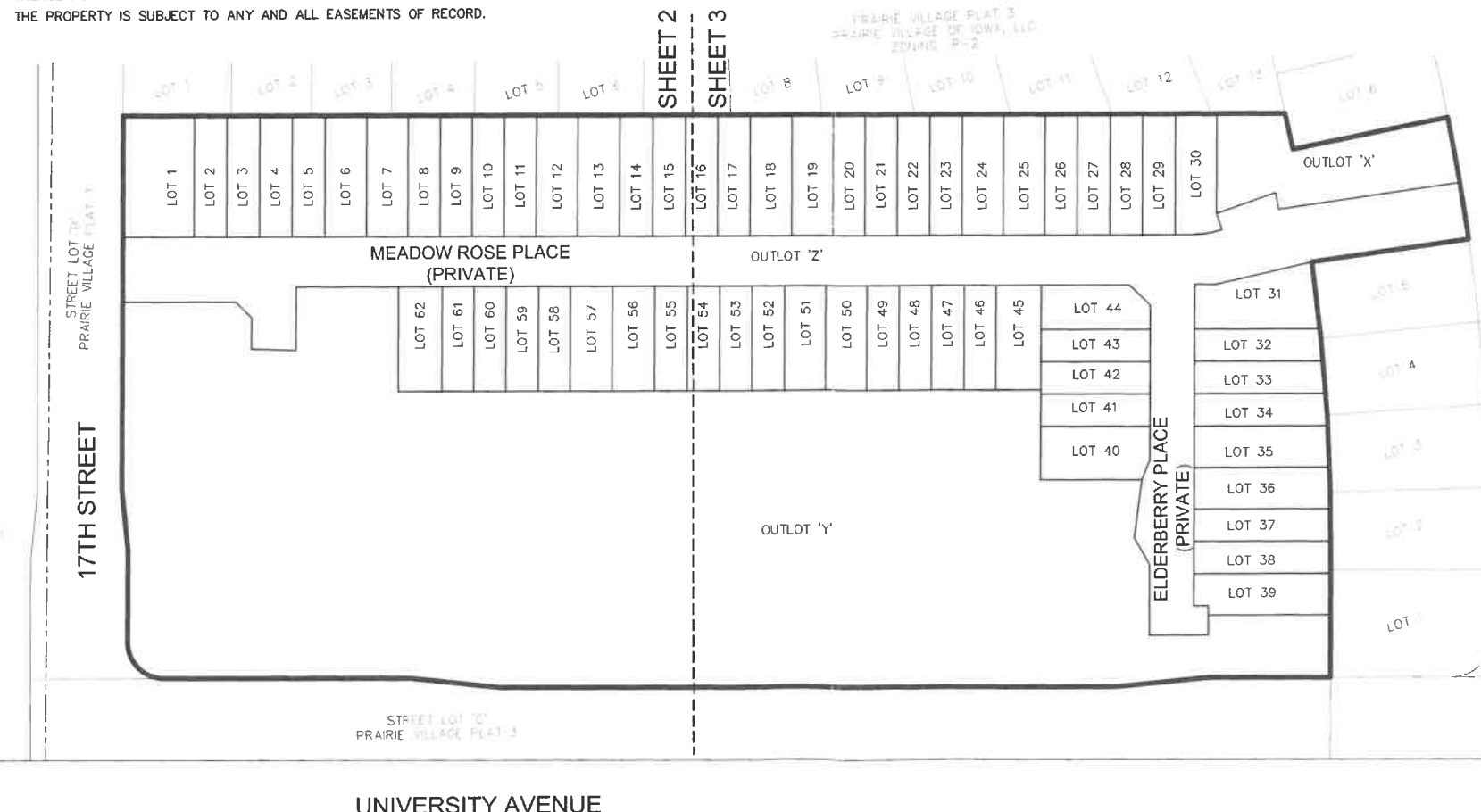
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. OUTLOT 'X' AND 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. OUTLOT 'Y' WILL BE OWNED AND MAINTAINED BY PRAIRIE VILLAGE OF IOWA AND UTILIZED FOR FUTURE DEVELOPMENT.

VICINITY MAP (NOT TO SCALE)

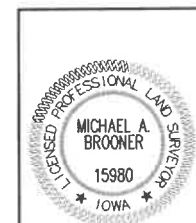


LEGEND

	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	----	



FINAL PLAT
APPROVED BY: Waukeee City Council
DATE: 03/10/2024
SIGNED: [Signature]



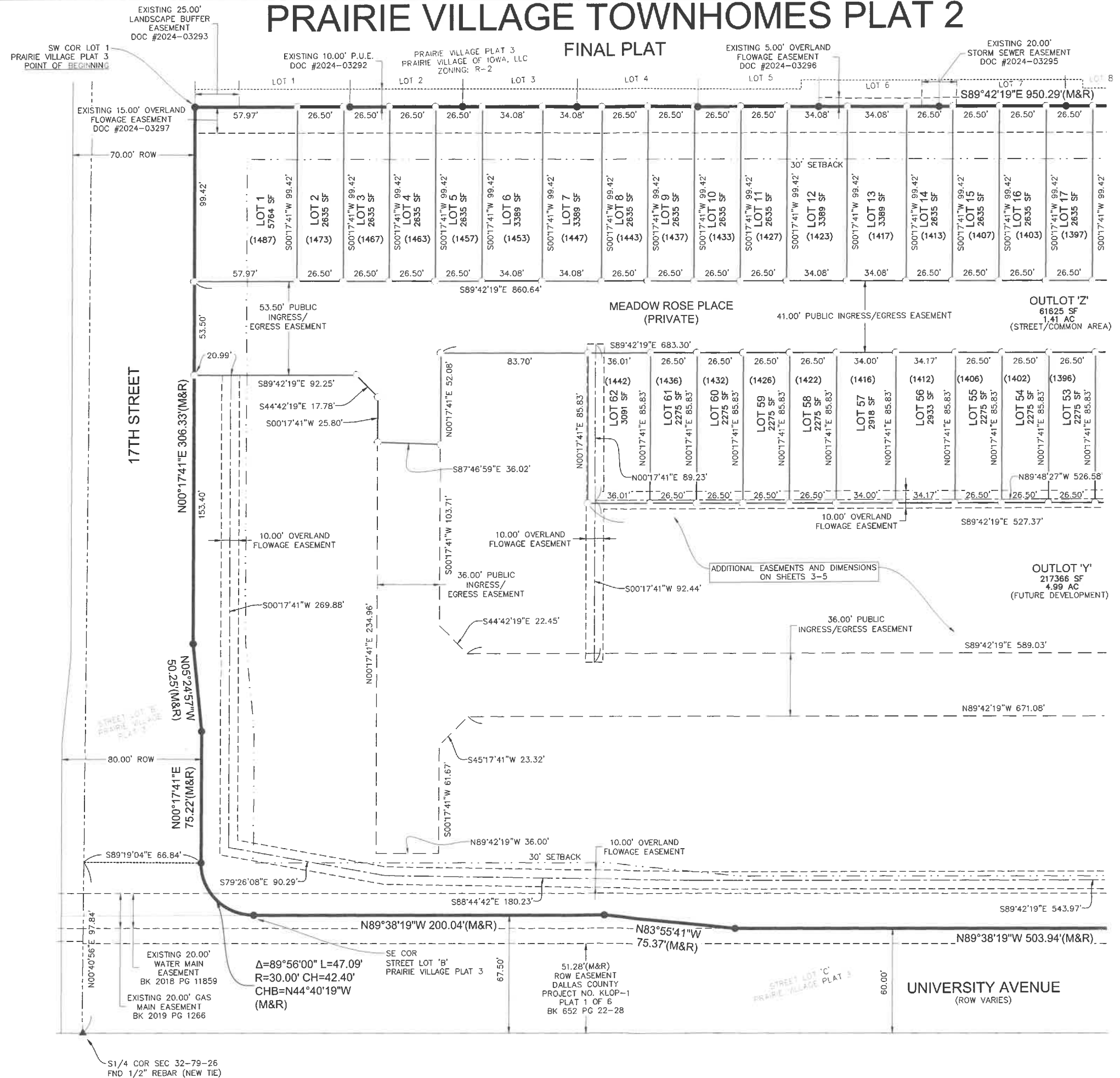
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael Brooner 3-20-2024
 MICHAEL A. BROONER, P.L.S. DATE
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 5

FILE: H:\2024\110856\110856-FINAL PLAT NEW.DWG
 DATE PLOTTED: 3/29/2024 11:08 AM
 PLOTTED BY: GSK

DATE	03/29/24	03/29/24	03/29/24	03/29/24	04/25/23
REVISIONS	REVISED	FINAL SUBMITTAL	7TH SUBMITTAL	6TH SUBMITTAL	5TH SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH:	ENGINEER:	REVIEW:		
PSA CIVIL DESIGN ADVANTAGE					
PRAIRIE VILLAGE TOWNHOMES PLAT 2					
FINAL PLAT					
1	5				
2110.856					

PRAIRIE VILLAGE TOWNHOMES PLAT 2

FINAL PLAT



DATE: 03/20/24
 REVISIONS:
 REVISED: 03/06/24
 FINAL SUBMITTAL: 02/02/24
 7TH SUBMITTAL: 11/07/23
 6TH SUBMITTAL: 05/19/23
 5TH SUBMITTAL: 04/25/23
 4TH SUBMITTAL: 04/25/23

DRAWING: 2110.856-05-FINAL PLAT NEW/ONG
 DATE PLOTTED: 3/20/2024 11:56 AM
 PROJECT: PRAIRIE VILLAGE TOWNHOMES PLAT 2



SEE SHEET 3

2 / 5 2110.856	
PRAIRIE VILLAGE TOWNHOMES PLAT 2 FINAL PLAT	
CIVIL DESIGN ADVANTAGE WAUKEE, IOWA	
ENGINEER:	REVIEW:
TECH:	PHONE: (515) 369-4400
4121 NW URBANDALE DRIVE URBANDALE, IA 50322	

