

# PRAIRIE VILLAGE APARTMENTS PLAT 1

## FINAL PLAT

### INDEX LEGEND

LOCATION: SEC 32-79-26, PT. SE1/4 SE1/4 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: PRAIRIE VILLAGE OF IOWA, LLC

PROPRIETOR: PRAIRIE VILLAGE OF IOWA, LLC  
4800 E 57TH STREET, SUITE A  
SIOUX FALLS, SOUTH DAKOTA 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

REVISIONS	DATE
FINAL SUBMITTAL	08/02/24
4TH SUBMITTAL	08/06/24
3RD SUBMITTAL	07/23/24
2ND SUBMITTAL	07/12/24
1ST SUBMITTAL	06/13/24

AREA ABOVE RESERVED FOR RECORDER

### PLAT DESCRIPTION

A PART OF THE SOUTHEAST 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 PRAIRIE VILLAGE TOWNHOMES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°31'41" EAST ALONG THE SOUTH LINE OF SAID PRAIRIE VILLAGE TOWNHOMES PLAT 1, A DISTANCE OF 771.16 FEET TO THE SOUTHEAST CORNER OF SAID PRAIRIE VILLAGE TOWNHOMES PLAT 1; THENCE SOUTH 00°28'19" WEST ALONG THE WEST LINE OF PRAIRIE VILLAGE PLAT 2, AN OFFICIAL PLAT, 38.00 FEET TO THE SOUTHWEST CORNER OF SAID PRAIRIE VILLAGE PLAT 2; THENCE SOUTH 89°31'41" EAST ALONG THE SOUTHERLY LINE OF SAID PRAIRIE VILLAGE PLAT 2, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'A', SAID PRAIRIE VILLAGE PLAT 2; THENCE SOUTH 00°28'19" WEST, 573.81 FEET; THENCE SOUTH 10°50'17" EAST, 43.58 FEET; THENCE SOUTH 44°34'51" EAST, 45.63 FEET; THENCE SOUTH 85°49'10" EAST, 218.63 FEET; THENCE SOUTH 89°37'08" EAST, 36.42 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°41'28" WEST ALONG SAID EAST LINE, 59.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 445.03 FEET TO THE SOUTHEAST CORNER OF PRAIRIE VILLAGE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°21'41" EAST ALONG THE EASTERLY LINE OF SAID PRAIRIE VILLAGE PLAT 1, A DISTANCE OF 60.00 FEET; THENCE NORTH 17°32'55" WEST ALONG SAID EASTERLY LINE, 67.99 FEET; THENCE NORTH 78°54'20" WEST ALONG SAID EASTERLY LINE, 351.39 FEET; THENCE NORTH 54°09'18" WEST ALONG SAID EASTERLY LINE, 486.48 FEET; THENCE NORTH 04°46'21" EAST ALONG SAID EASTERLY LINE, 291.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.97 ACRES (521,336 SQUARE FEET).

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

### OWNER / DEVELOPER

PRAIRIE VILLAGE OF IOWA, LLC  
CONTACT: BRIAN ATWOOD  
4800 E 57TH STREET, SUITE A  
SIOUX FALLS, SOUTH DAKOTA 57108  
PH: (515) 371-3669  
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

### DATE OF SURVEY

JUNE 12, 2024

### ZONING

R-3: RENTAL MULTI-FAMILY  
RESIDENTIAL DISTRICT

### BULK REGULATIONS

#### SETBACKS:

FRONT: 30 FEET  
REAR: 30 FEET (DWELLING)  
40 FEET (OTHER PRINCIPLE PERMITTED USES)  
SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

#### MAXIMUM BUILDING HEIGHT:

3 STORIES OR 45 FT

#### MAXIMUM DENSITY:

18.0 UNITS/ACRE

#### MINIMUM LOT WIDTH:

75 FEET

#### FLOOR AREA:

750 SF PER UNIT EXCEPT FOR EFFICIENCY UNITS AND 1-BEDROOM APARTMENTS, WHICH SHALL BE 600 SF.

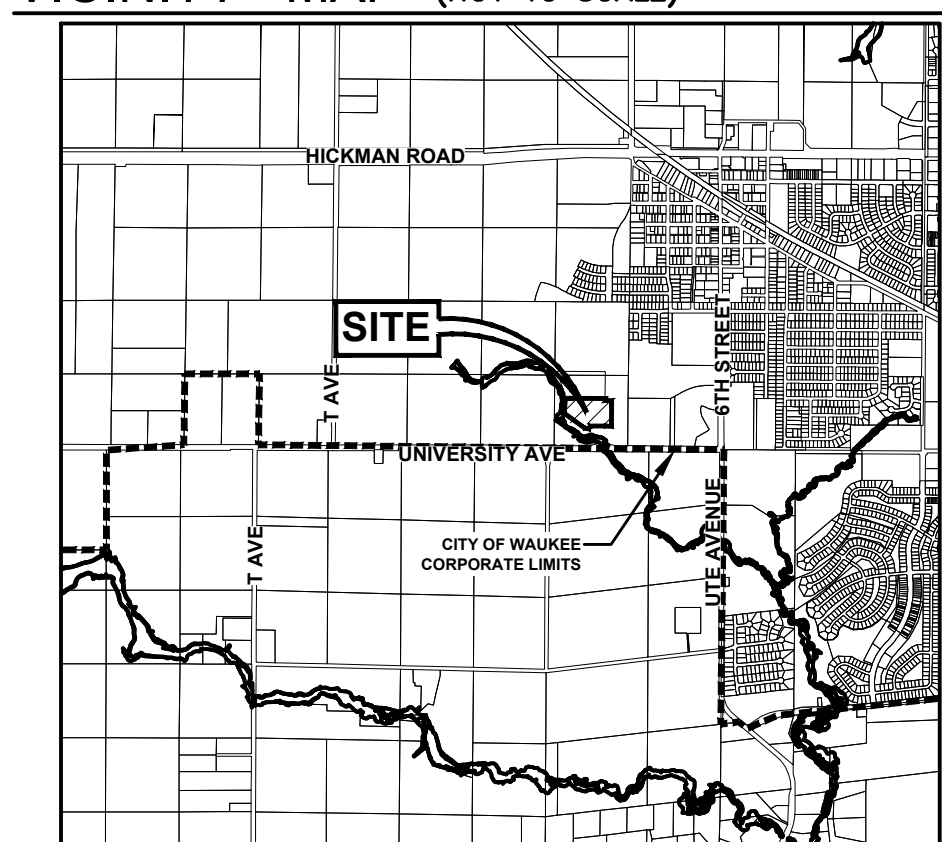
### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°14'46"	250.00'	9.80'	S76°55'56"E	9.80'
C2	31°20'05"	125.00'	68.36'	S62°23'16"E	67.51'
C3	15°41'52"	125.00'	34.25'	S54°34'10"E	34.14'
C4	37°00'56"	125.00'	80.76'	S43°54'38"E	79.36'
C5	26°10'07"	125.00'	57.09'	S12°19'07"E	56.60'
C6	46°16'10"	50.00'	40.38'	S21°13'55"E	39.29'
C7	22°37'36"	100.00'	39.49'	S55°40'48"E	39.23'
C8	22°32'05"	100.00'	39.33'	S78°15'38"E	39.08'
C9	90°00'00"	28.00'	43.98'	S44°31'41"E	39.60'
C10	90°00'00"	28.00'	43.98'	N45°28'19"E	39.60'

### 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PARKLAND DEDICATION.
- OUTLOT 'Y' SHALL BE UTILIZED AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

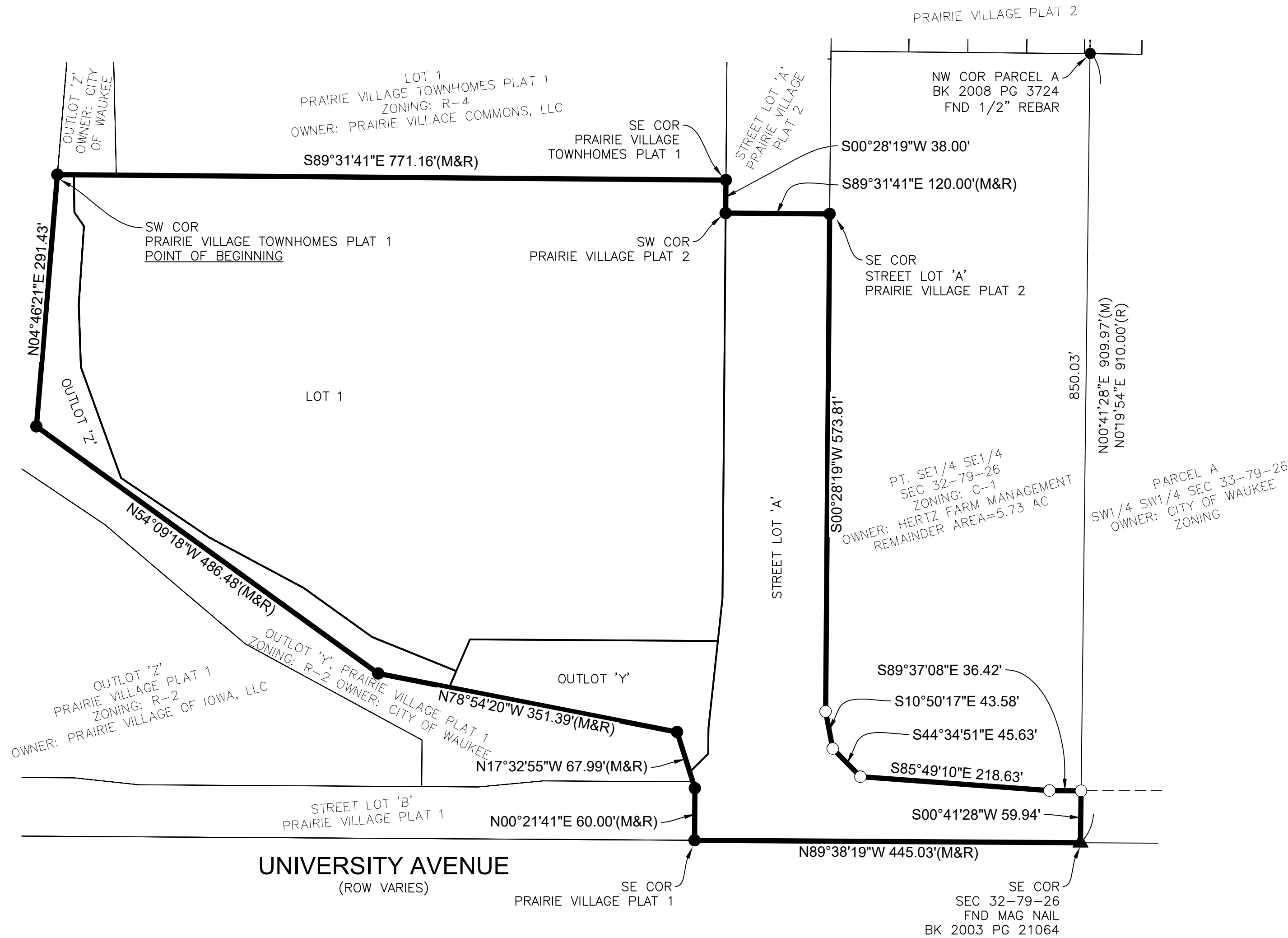
### VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

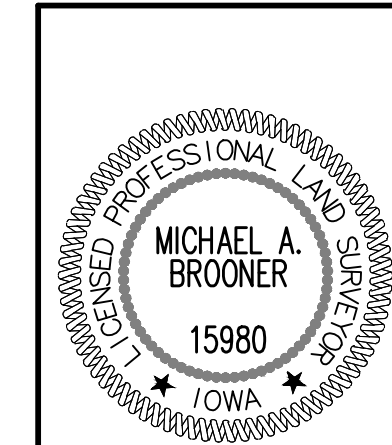
### LEGEND

	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	----	



SCALE  
0' 50' 100' 200'  
1" = 100' (FULL SIZE)

FILE: H:\2023\21731\WMP\PUBLIC\05\231731-FINAL PLAT.DWG  
DATE PLOTTED: 8/21/2024 11:36 AM  
PLOT BY: CATER YOUNGBERG, P.E., ENG.



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 3

**CIVIL DESIGN ADVANTAGE**  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS PLAT 1 FINAL PLAT**

REVISIONS: 1 / 3  
 2311.731

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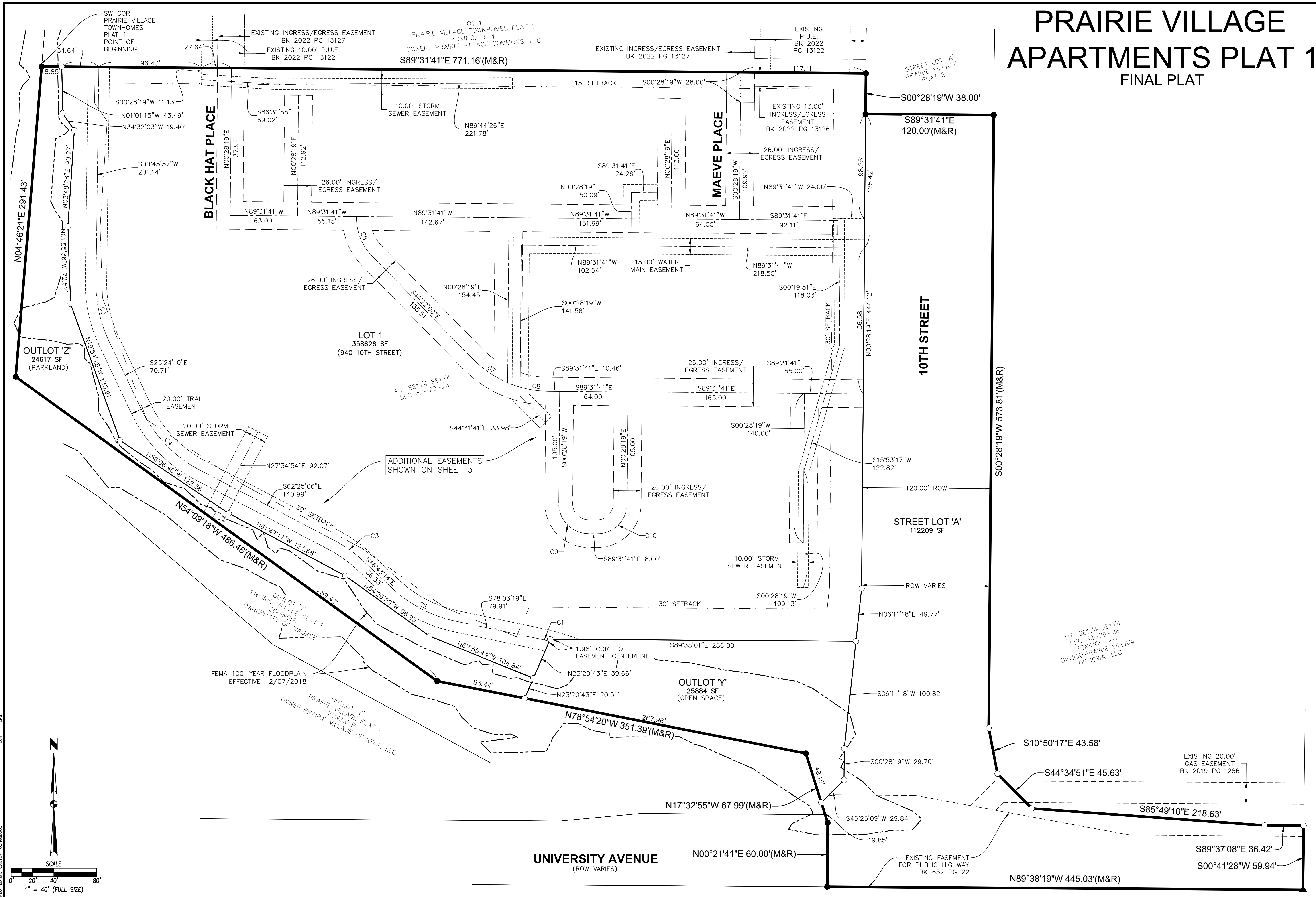
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WAUKEE, IOWA

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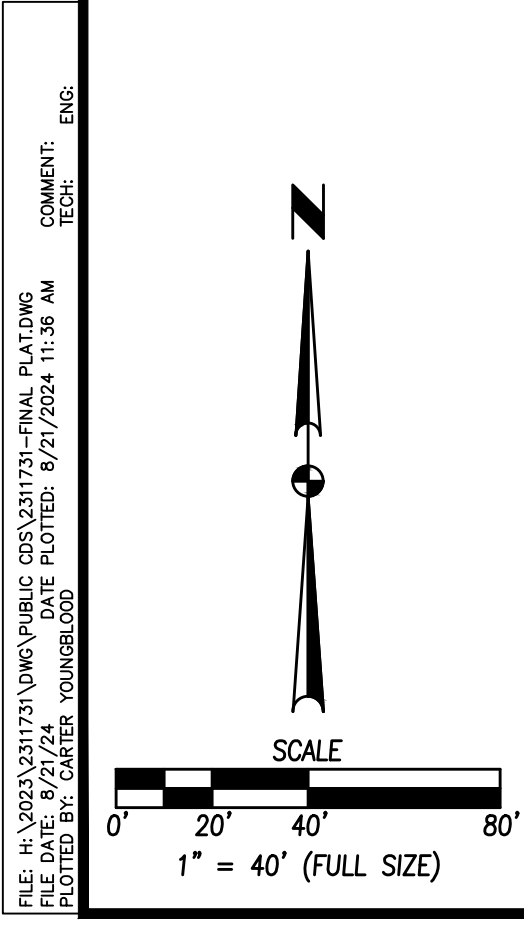
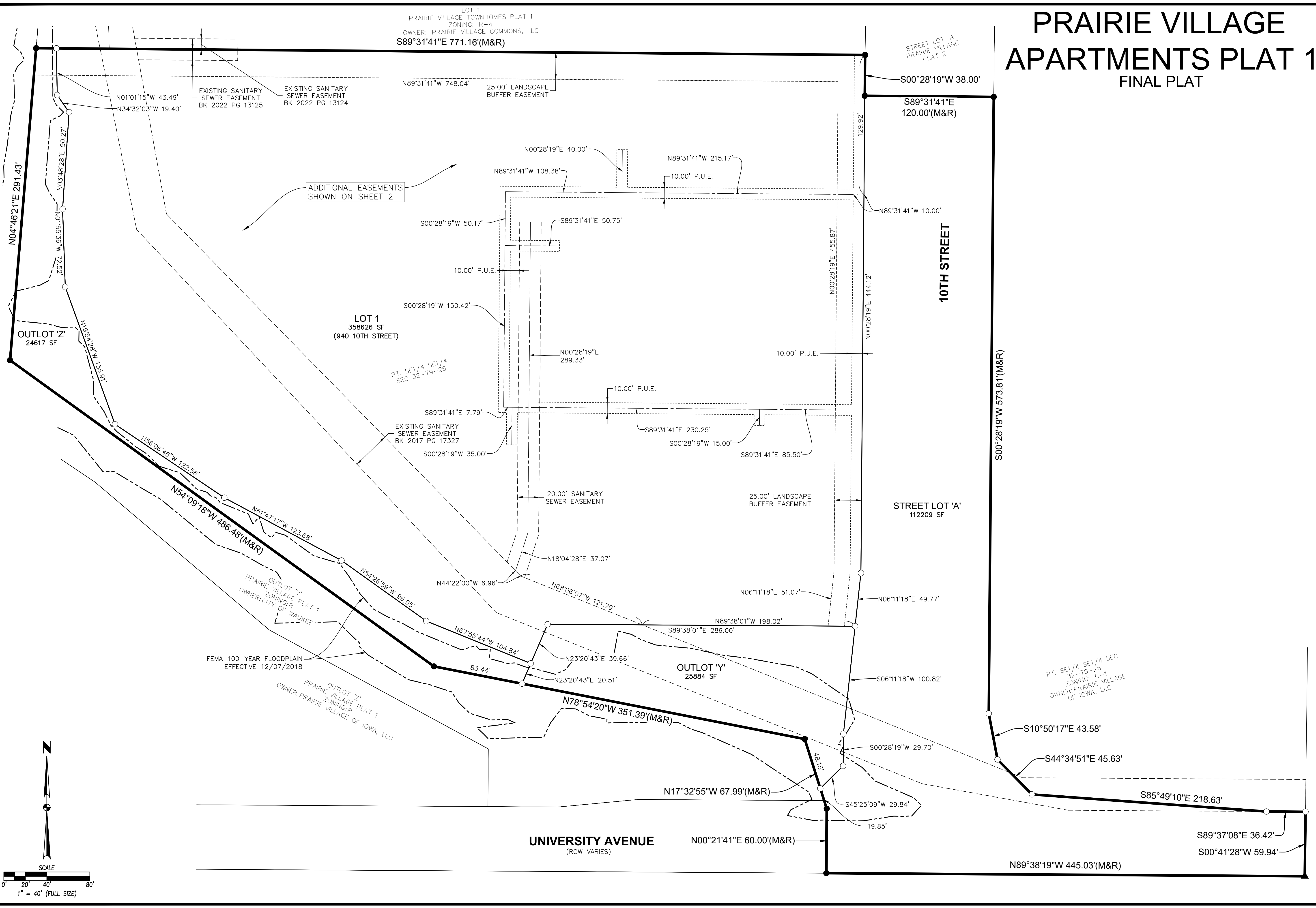
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WAUKEE, IOWA

## PRAIRIE VILLAGE APARTMENTS PLAT 1 FINAL PLAT

LOT 1  
 PRAIRIE VILLAGE TOWNHOMES PLAT 1  
 ZONING: R-4  
 OWNER: PRAIRIE VILLAGE COMMONS, LLC  
 S89°31'41"E 771.16'(M&R)



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