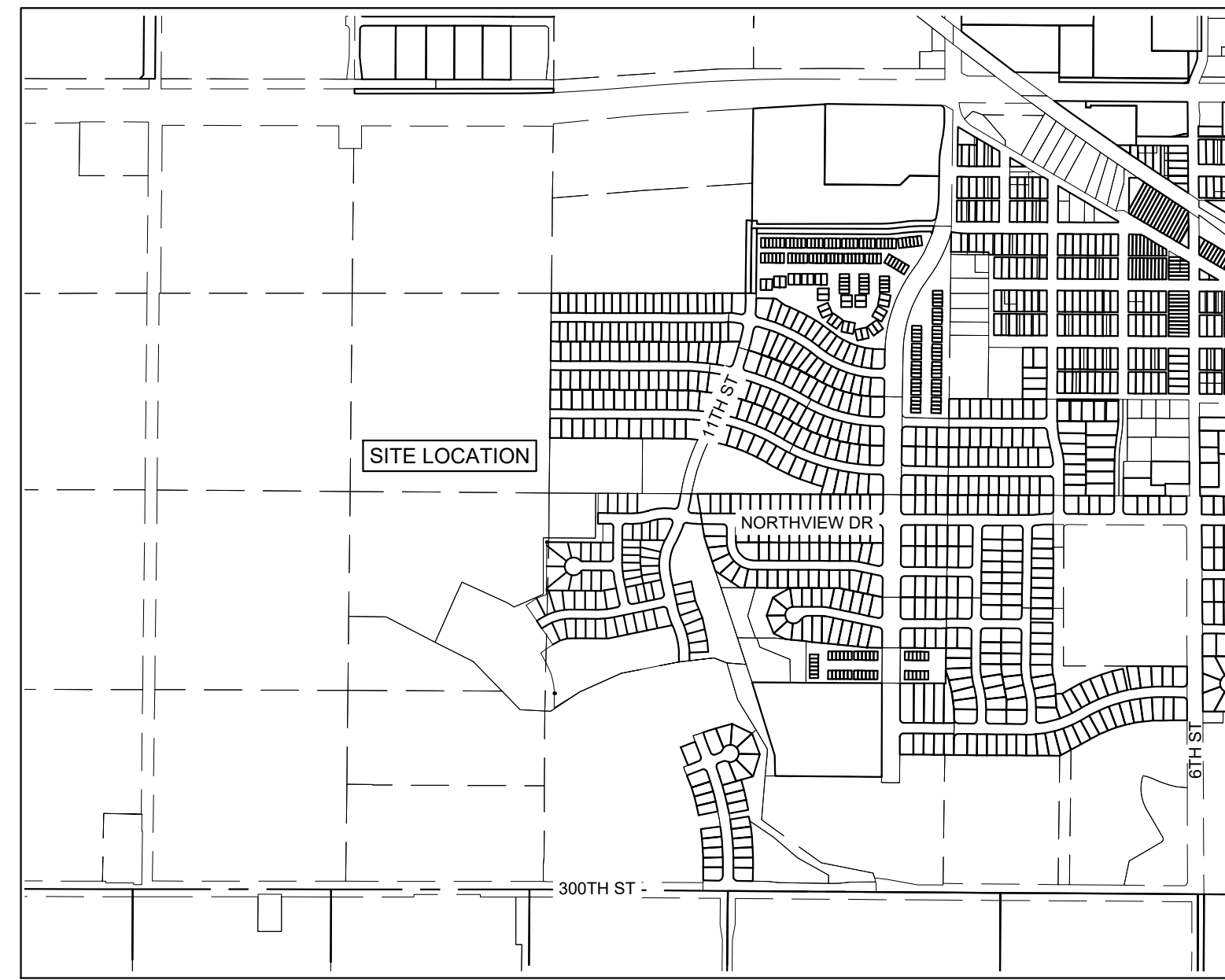


**FINAL PLAT FOR
AUTUMN VALLEY WEST PLAT 1
WAUKEE, DALLAS COUNTY, IOWA**

INDEX LEGEND
 LOCATION: LOT 11, PRAIRIE VILLAGE PART 3, PHASE 1
 REQUESTOR: JJR HOLDINGS, L.L.C.
 PROPRIETOR: JJR HOLDINGS, L.L.C.
 SURVEYOR: RYAN R. REMLING, P.L.S.
 COMPANY: STUBBS ENGINEERING
 431 NE 72ND ST
 PLEASANT HILL, IA 50327
 PHONE: (515) 979-8499
 RYAN@STUBBS3.COM
 RETURN TO: RYAN REMLING

SPACE RESERVED FOR RECORDING PURPOSES

FINAL PLAT FOR
 AUTUMN VALLEY WEST PLAT 1
 WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP:
(1" = 1000')

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	182.30'	303.00'	34°28'18"	N73°12'29"E	179.56'
C2	218.40'	363.00'	34°28'18"	S73°12'29"W	215.12'
C3	64.62'	303.00'	12°13'11"	S84°20'03"W	64.50'
C4	77.42'	363.00'	12°13'11"	N84°20'03"E	77.27'
C5	39.27'	25.00'	90°00'00"	S33°13'27"W	35.36'
C6	39.27'	25.00'	90°00'00"	N56°46'33"W	35.36'
C7	39.27'	25.00'	90°00'00"	N33°13'27"E	35.36'
C8	39.05'	25.00'	89°29'18"	S57°01'54"E	35.20'
C9	113.55'	535.00'	12°09'37"	S18°22'03"E	113.33'
C10	190.05'	465.00'	23°25'01"	S12°44'22"E	188.73'
C11	52.94'	1835.00'	1°39'10"	S1°51'26"E	52.93'
C12	46.11'	1765.00'	1°29'48"	N1°46'45"W	46.11'
C13	218.66'	535.00'	23°25'01"	N12°44'22"W	217.14'
C14	102.84'	465.00'	12°40'19"	N18°06'42"W	102.63'
C15	205.94'	298.00'	39°35'42"	N8°01'18"E	201.86'
C16	254.31'	368.00'	39°35'42"	N8°01'18"E	249.28'
C17	108.79'	965.00'	6°27'33"	N24°35'23"E	108.73'
C18	134.01'	1035.00'	7°25'07"	N24°06'38"E	133.92'
C19	34.74'	25.00'	79°37'13"	S60°12'38"W	32.01'
C20	62.94'	368.00'	9°47'58"	S84°52'45"E	62.86'
C21	34.59'	298.00'	6°39'02"	N86°27'12"W	34.57'
C22	42.31'	25.00'	96°57'58"	N34°38'42"W	37.44'
C23	88.69'	1035.00'	4°54'36"	N11°22'59"E	88.67'
C24	10.99'	1215.00'	0°31'06"	N9°11'15"E	10.99'
C25	84.38'	965.00'	5°00'37"	S11°24'52"W	84.36'
C26	37.14'	25.00'	85°07'08"	S56°28'45"W	33.82'
C27	175.35'	368.00'	27°18'04"	S85°23'17"W	173.70'
C28	97.29'	298.00'	18°42'23"	S81°05'26"W	96.86'
C29	39.27'	25.00'	90°00'00"	S44°33'22"E	35.36'
C30	39.27'	25.00'	90°00'00"	S45°26'38"W	35.36'
C31	19.23'	25.00'	44°03'51"	N67°31'27"W	18.76'
C32	283.11'	58.50'	277°16'48"	S4°07'55"E	77.31'
C33	23.22'	25.00'	53°12'57"	N63°50'09"E	22.39'
C34	35.79'	25.00'	82°01'34"	S48°52'35"E	32.81'
C35	26.90'	363.00'	4°14'45"	S9°39'10"E	26.89'
C36	64.62'	303.00'	12°13'11"	S5°39'57"E	64.50'
C37	39.27'	25.00'	90°00'00"	S45°26'38"W	35.36'
C38	120.15'	368.00'	18°42'23"	S81°05'26"W	119.61'
C39	122.07'	298.00'	23°28'11"	S83°28'20"W	121.22'
C40	46.32'	25.00'	106°09'11"	N31°42'59"W	39.97'
C41	27.79'	298.00'	5°20'34"	N87°46'21"E	27.78'
C42	69.51'	298.00'	13°21'49"	N78°25'09"E	69.35'
C44	57.93'	368.00'	9°01'09"	N85°56'03"E	57.87'
C45	55.55'	368.00'	8°38'56"	N77°06'01"E	55.50'
C46	6.67'	368.00'	1°02'18"	N72°15'24"E	6.67'
C47	23.99'	368.00'	3°44'04"	S9°54'31"E	23.98'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C48	46.26'	368.00'	7°12'10"	S4°26'23"E	46.23'
C49	46.26'	368.00'	7°12'10"	S2°45'46"W	46.23'
C50	46.26'	368.00'	7°12'10"	S9°57'56"W	46.23'
C51	82.74'	368.00'	12°52'55"	S20°00'28"W	82.56'
C52	8.80'	368.00'	1°22'13"	S27°08'02"W	8.80'
C53	33.96'	303.00'	6°25'16"	S2°46'00"W	33.94'
C54	30.66'	303.00'	5°47'55"	S8°52'35"E	30.65'
C55	14.80'	25.00'	33°54'40"	S73°29'18"W	14.58'
C56	8.42'	25.00'	19°18'17"	S46°52'50"W	8.38'
C57	65.64'	58.50'	64°17'36"	N69°22'29"E	62.25'
C58	40.15'	58.50'	39°19'23"	S58°49'01"E	39.37'
C59	23.20'	58.50'	22°43'38"	S11°11'45"E	23.05'
C60	38.99'	58.50'	38°11'23"	S19°15'46"W	38.27'
C61	38.99'	58.50'	38°11'23"	S57°27'09"W	38.27'
C62	59.18'	58.50'	57°57'38"	N74°28'21"W	56.69'
C63	9.40'	25.00'	21°33'15"	S56°16'09"E	9.35'
C64	9.82'	25.00'	22°30'36"	S78°18'04"E	9.76'
C65	54.57'	303.00'	10°19'07"	S61°07'53"W	54.49'
C66	88.28'	303.00'	16°41'36"	S74°38'15"W	87.97'
C67	39.45'	303.00'	7°27'35"	S86°42'50"W	39.42'
C68	43.07'	363.00'	6°47'51"	S59°22'15"W	43.04'
C69	68.08'	363.00'	10°44'43"	S68°08'32"W	67.98'
C70	64.74'	363.00'	10°13'08"	S78°37'28"W	64.66'
C71	42.51'	363.00'	6°42'36"	S87°05'20"W	42.49'
C72	45.25'	303.00'	8°33'27"	N86°09'55"E	45.21'
C73	19.37'	303.00'	3°39'44"	N80°03'19"E	19.36'
C74	32.16'	363.00'	5°04'37"	N87°54'19"E	32.15'
C75	45.25'	363.00'	7°08'34"	N81°47'44"E	45.22'
C76	162.99'	78.50'	118°57'41"	S83°17'28"E	135.25'
C77	45.12'	298.00'	8°40'29"	S76°04'29"W	45.08'
C78	76.95'	298.00'	14°47'41"	S87°48'35"W	76.74'
C79	59.39'	465.00'	7°19'03"	S15°28'04"E	59.35'
C80	43.46'	465.00'	5°21'16"	S21°46'14"E	43.44'
C81	25.66'	535.00'	2°44'52"	N23°04'26"W	25.66'
C82	61.58'	535.00'	6°35'43"	N18°24'08"W	61.55'
C83	61.58'	535.00'	6°35'43"	N11°48'26"W	61.55'
C84	61.58'	535.00'	6°35'43"	N5°12'43"W	61.55'
C85	8.25'	535.00'	0°53'00"	N1°28'21"W	8.25'
C86	106.01'	535.00'	11°21'13"	S17°57'51"E	105.84'
C87	7.53'	535.00'	0°48'25"	S24°02'39"E	7.53'
C88	49.13'	535.00'	5°15'43"	S21°00'35"E	49.12'
C89	100.92'	550.00'	10°30'50"	S18°03'21"E	100.78'
C90	5.93'	550.00'	0°37'04"	S23°37'18"E	5.93'
C91	66.11'	283.00'	13°23'02"	N86°33'59"E	65.96'
C92	100.56'	945.00'	6°05'49"	S24°46'15"W	100.51'
C93	23.20'	58.50'	22°43'38"	S11°11'45"E	23.05'
C94	20.36'	465.00'	2°30'29"	S21°15'43"E	20.35'

PROPERTY DESCRIPTION:

PART OF PARCEL 22-163 OF THE SURVEY OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE AS SHOWN IN BOOK 2022 PAGE 24139 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 22-163; THENCE S09°16'03"E 299.69 FEET ALONG THE EAST LINE OF SAID PARCEL 22-163; THENCE S18°15'44"E 878.28 ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL 22-163; THENCE N85°46'58"W 127.66 FEET ALONG THE SOUTH LINE OF SAID PARCEL 22-163; THENCE N68°35'08"W 91.56 FEET ALONG SAID SOUTH LINE; THENCE S83°23'16"W 234.65 FEET ALONG SAID SOUTH LINE; THENCE S78°55'05"W 388.27 FEET ALONG SAID SOUTH LINE; THENCE S85°59'33"W 301.24 FEET ALONG SAID SOUTH LINE; THENCE S57°55'40"W 199.41 FEET ALONG SAID SOUTH LINE; THENCE N00°17'41"E 94.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 182.05 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY WHOSE CHORD BEARS N13°15'06"W 180.36 FEET; THENCE N26°47'54"W 105.12 FEET; THENCE N55°58'23"E 95.81 FEET; THENCE N34°01'40"W 315.00 FEET; THENCE N55°58'20"E 81.31 FEET; THENCE N69°41'02"E 69.95 FEET; THENCE N00°26'38"E 347.97 FEET; THENCE S89°33'22"E 370.52 FEET; THENCE N00°26'38"E 125.00 FEET; THENCE N89°33'22"W 32.46 FEET; THENCE N00°26'38"E 201.04 FEET TO THE NORTH LINE OF SAID PARCEL 22-163; THENCE S89°44'13"E 656.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29.16 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS.

NOTES:

- BASIS OF BEARINGS: IOWA STATE PLANE SOUTH (IOWA RTN) - NAD83
- THE PROPERTY IS LOCATED IN AN UNSHADED ZONE "X" FLOOD HAZARD AREA, MAP #19049C0335F, CITY OF WAUKEE MAP #190678 WITH AN EFFECTIVE DATE OF 12/7/2018.
- SURVEY WORK COMPLETED ON JUNE 16, 2022.
- THE BOUNDARY FOR THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
- OUTLOT W SHALL BE A PUBLIC STORM WATER DETENTION EASEMENT. OUTLOT W SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOTS Y, AND Z SHALL BE PRIVATELY OWNED AND MAINTAINED.
- OUTLOT X SHALL BE DEDICATED TO CITY OF WAUKEE AS PUBLIC PARKLAND.

ZONING:

- R-2 - ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
- R-2 / PD-1 - PLANNED DEVELOPMENT DISTRICT
- BULK REGULATIONS (2024-09246 ORDINANCE NO. 3114):
- R-2 - ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (LOTS 1-4, & LOTS 26-64):
 - FRONT SETBACK: 30'
 - REAR SETBACK: 30'
 - SIDE SETBACK: 15' TOTAL (7' MIN)
 - MIN LOT WIDTH: 65'
 - MIN LOT AREA: 8,000 SF
- R-2 / PD-1 - PLANNED DEVELOPMENT DISTRICT (LOTS 5-25):
 - R-2 / PD-1 WILL FOLLOW R-2 DISTRICT REGULATIONS EXCEPT AS FOLLOWS:
 - MIN LOT WIDTH: 50'
 - SIDE YARD SETBACK: 10' TOTAL (5' MIN)
 - FRONT YARD SETBACK: 30'
 - REAR YARD SETBACK: 25'
 - MIN LOT AREA: 6,000 SF

AREA TABLE				
LOT	NE-SW	NW-SE	SW-SE	TOTAL
LOT 30	0.00 AC	0.27 AC	0.00 AC	0.27 AC
LOT 31	0.02 AC	0.24 AC	0.00 AC	0.26 AC
LOT 32	0.02 AC	0.25 AC	0.00 AC	0.27 AC
LOT 33	0.00 AC	0.27 AC	0.00 AC	0.27 AC
LOT 44	0.14 AC	0.10 AC	0.00 AC	0.24 AC
LOT 46	0.03 AC	0.17 AC	0.00 AC	0.20 AC
OUTLOT W	0.04 AC	5.54 AC	0.21 AC	5.79 AC

STUBBS ENGINEERING
 1609 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
 (515) 979-8499



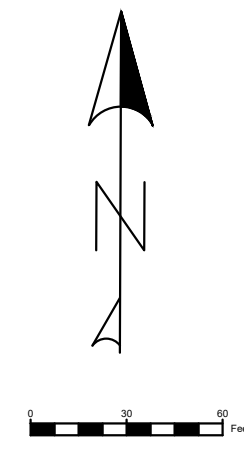
REVISIONS
 CITY COMMENTS PER EMAIL DATED 8-5-24
 CITY COMMENTS PER EMAIL DATED 8-29-24
 CITY COMMENTS PER EMAIL DATED 9-18-24

DATE: 10-4-24
 DRAWN BY: RRR
 ENGINEER: BWS
 PROJECT NUMBER: 21-700
 PAGE NUMBER: 1

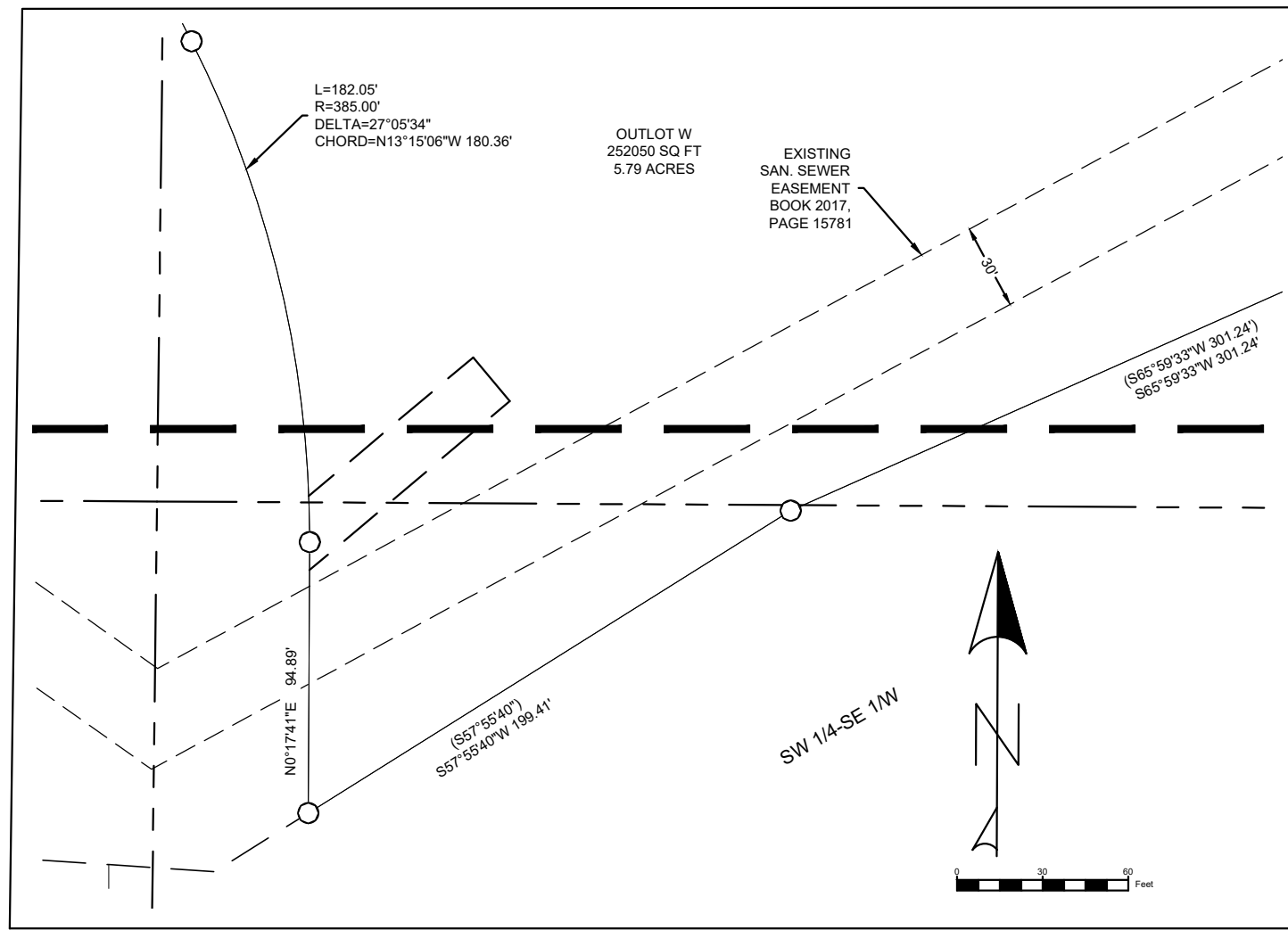
HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RYAN R. REMLING, P.L.S.
 LICENSE NUMBER: 18769
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL: _____

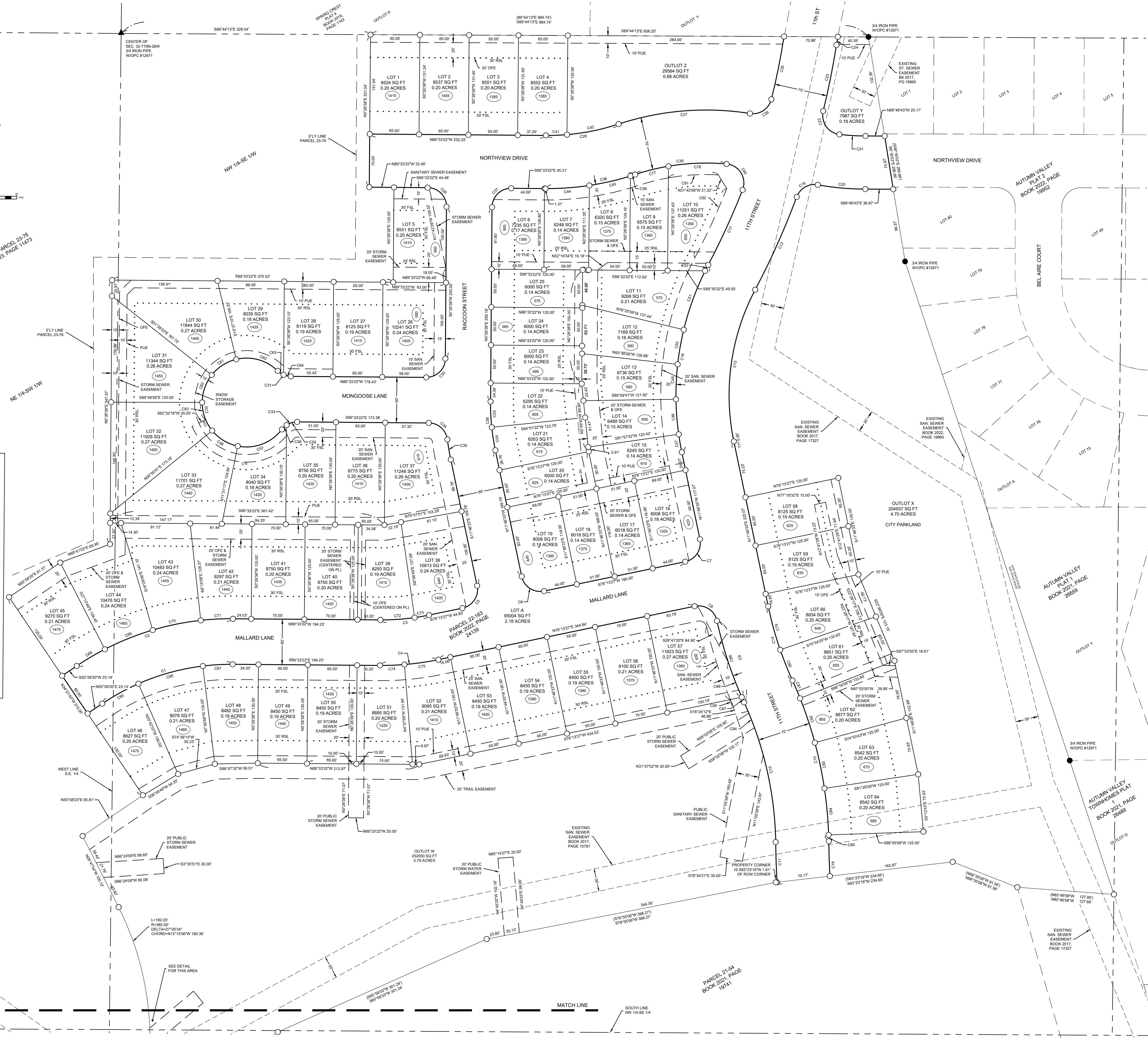
- LEGEND**
- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 18769
 - FOUND SECTION CORNER AS NOTED
 - ▲ SET SECTION CORNER AS NOTED
 - ▲ FOUND SECTION CORNER AS NOTED
 - () RECORDED AS
 - PLAT OR SURVEY BOUNDARY
 - - - - PLAT LOT LINE
 - · - · - · EXISTING LOT LINE
 - · - · - · EASEMENT LINE
 - · - · - · SECTION LINE
 - · - · - · 1/4 SECTION LINE
 - · - · - · 1/4-1/4 SECTION LINE
 - · - · - · SETBACK LINE
 - · - · - · FRONT/REAR/SIDE SETBACK LINE
 - · - · - · PUBLIC UTILITY EASEMENT
 - · - · - · OVERLAND FLOWAGE EASEMENT
 - · - · - · YELLOW/ORANGE/RED PLASTIC CAP
 - · - · - · LOT ADDRESS



PART OF PARCEL 23-76
BOOK 2023, PAGE 1473



DETAIL



FINAL PLAT FOR
AUTUMN VALLEY WEST PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

STUBBS ENGINEERING
1609 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
(515) 979-8499



REVISIONS
CITY COMMENTS PER EMAIL DATED 8-5-24
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