

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

PRAIRIE VILLAGE APARTMENTS PLAT 1

FINAL PLAT

2024-16666
RECORDED: 10/25/2024 02:51:58 PM
RECORDING FEE: \$92.00
COMBINED FEE: \$92.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 09/03/2024
SIGNED: [Signature]

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, 38.42 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.

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	---	

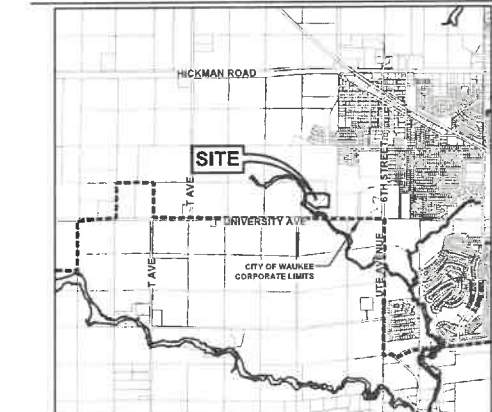
CURVE DATA

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'
C11	89°55'44"	25.00'	39.24'	N89°19'52"W	35.33'

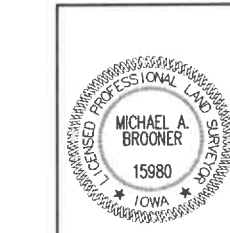
NOTES

- 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)



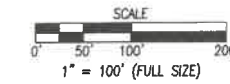
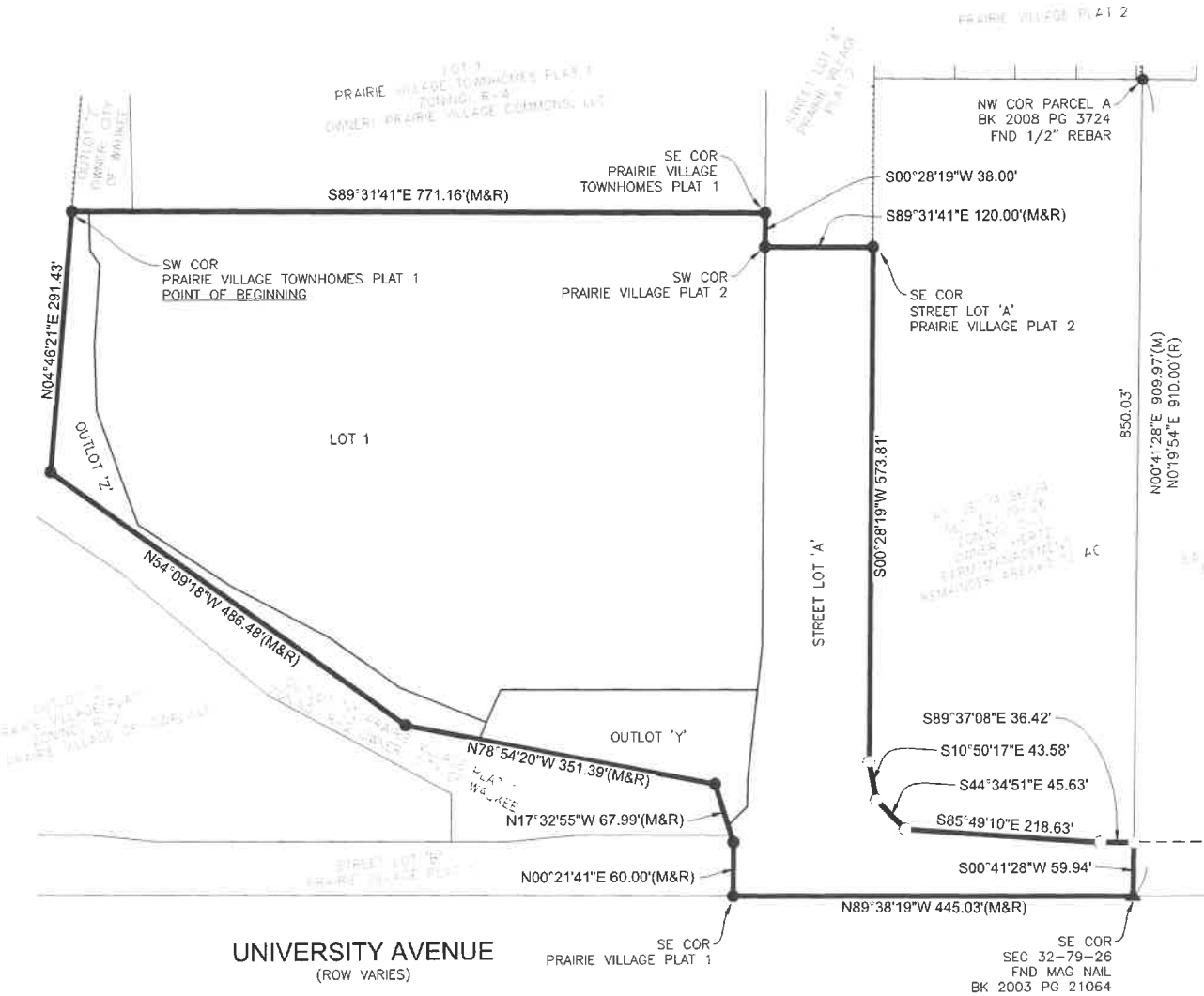
WAUKEE, IOWA



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
 MICHAEL A. BROONER, P.L.S.
 9-4-2024
 DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3



FILE: N:\2024\2311731\15980\15980-15980-FINAL PLATING
 PLOTTED BY: JARED MURRAY, TECH.
 DATE: 9/4/2024 4:35 PM

DATE	REVISIONS
08/20/24	FINAL SUBMITTAL
09/06/24	4TH SUBMITTAL
07/29/24	3RD SUBMITTAL
07/12/24	2ND SUBMITTAL
06/19/24	1ST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE APARTMENTS PLAT 1 FINAL PLAT

1 / 3
 2311 731

PRAIRIE VILLAGE APARTMENTS PLAT 1

FINAL PLAT

DATE	REVISIONS
08/20/24	FINAL SUBMITTAL
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06/13/24	1ST SUBMITTAL

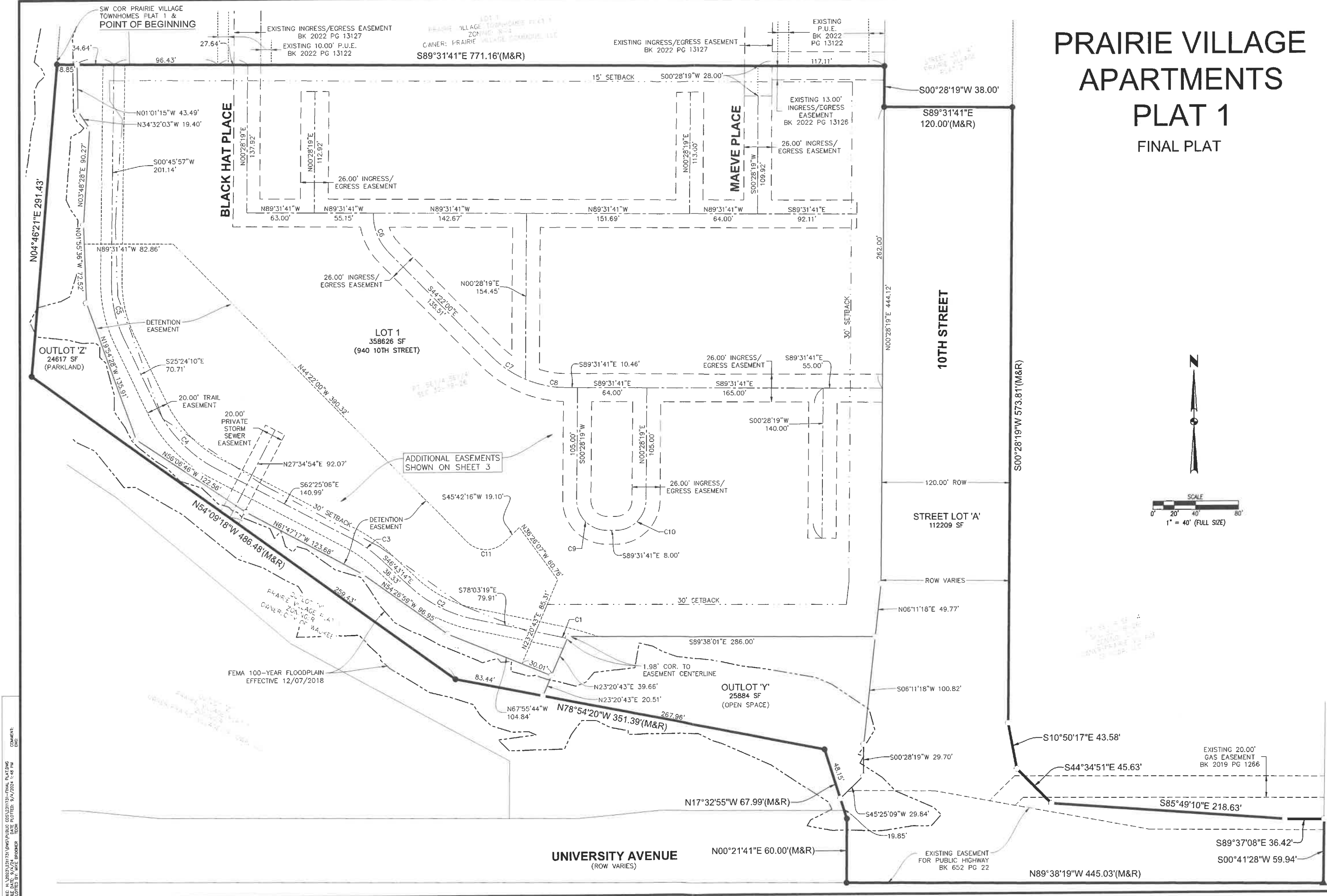
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WAUKEE, IOWA

PRAIRIE VILLAGE APARTMENTS PLAT 1

FINAL PLAT

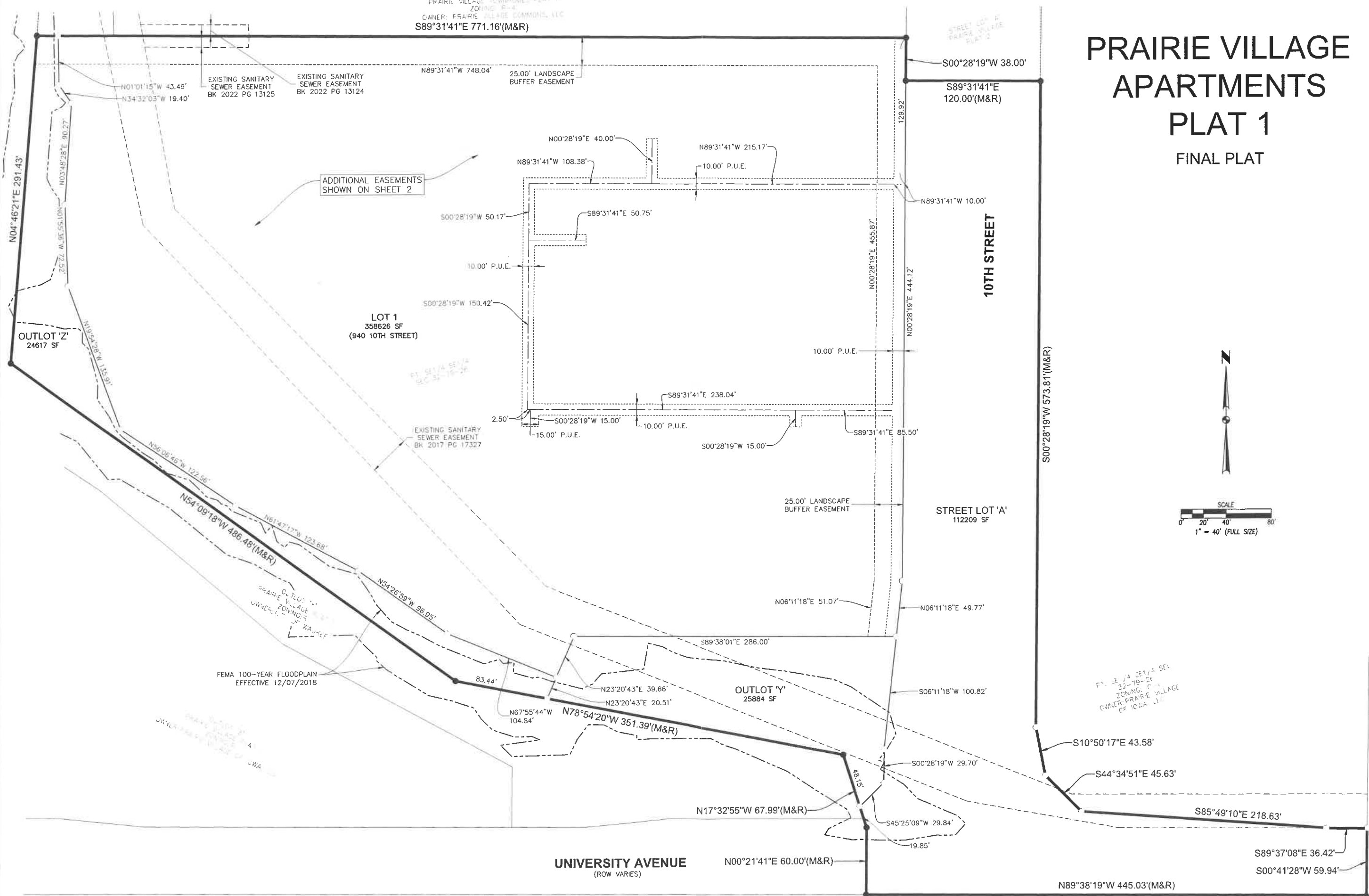


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 PLOTTED BY: AILE BROOKER

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

PRAIRIE VILLAGE APARTMENTS PLAT 1

FINAL PLAT



REVISIONS	DATE
FINAL SUBMITTAL	06/20/24
4TH SUBMITTAL	06/06/24
3RD SUBMITTAL	07/23/24
2ND SUBMITTAL	07/12/24
1ST SUBMITTAL	06/13/24

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WAUKEE, IOWA

PRAIRIE VILLAGE APARTMENTS PLAT 1 FINAL PLAT

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