

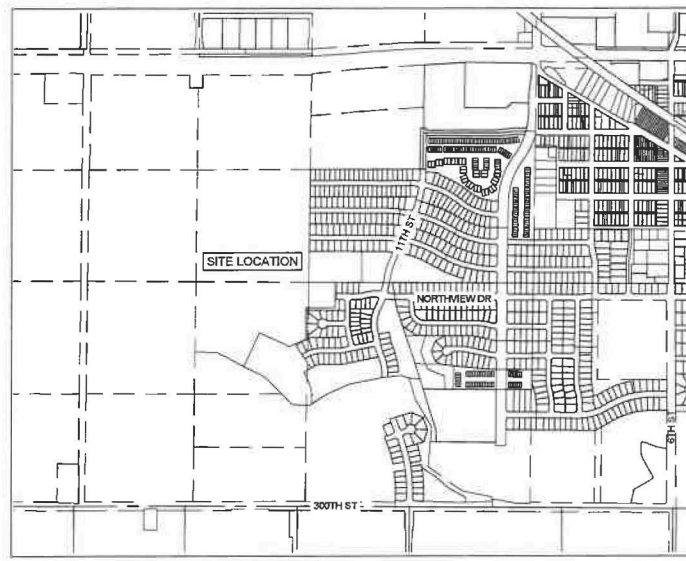
FINAL PLAT FOR
AUTUMN VALLEY WEST PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

INDEX LEGEND
LOCATION: LOT 11, PRAIRIE VILLAGE PART 3, PHASE 1
REQUESTOR: JRR HOLDINGS, L.L.C.
PROPRIETOR: JRR HOLDINGS, L.L.C.
SURVEYOR: RYAN R. REMLING, P.L.S.
COMPANY: STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50237
PHONE: (515) 878-8689
RYAN@STUBBS3.COM
RETURN TO: RYAN REMLING

SPACE RESERVED FOR RECORDING PURPOSES

2025-00516
RECORDED: 01/10/2025 03:32:30 PM
RECORDING FEE: \$242.00
COMBINED FEE: \$242.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

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



VICINITY MAP:
(1" = 1000')

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	162.307	303.00	34°28'16"	N73°12'29"E	179.96
C2	218.407	303.00	34°28'16"	S73°12'29"W	215.12
C3	64.62	303.00	12°13'11"	S84°20'03"W	64.50
C4	77.42	303.00	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"	N66°46'33"E	35.36
C7	39.27	25.00	90°00'00"	N33°13'27"E	35.36
C8	39.05	25.00	88°29'16"	S57°01'54"E	35.20
C9	113.59	535.00	12°09'37"	S18°22'03"E	113.33
C10	190.09	485.00	23°29'01"	S12°44'22"E	193.73
C11	52.94	1839.00	1°38'10"	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°29'01"	N12°44'22"W	217.14
C14	102.54	485.00	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	388.00	39°35'42"	N8°01'18"E	249.28
C17	106.79	995.00	6°27'33"	N24°36'23"E	106.73
C18	134.01	1035.00	7°25'07"	N24°06'36"E	133.92
C19	34.74	25.00	79°37'13"	S60°12'38"W	32.01
C20	62.94	388.00	9°47'58"	S84°32'49"E	62.86
C21	34.59	298.00	6°39'02"	N88°27'12"W	34.57
C22	42.31	25.00	96°57'58"	N34°38'42"W	37.44
C23	68.69	1095.00	4°54'38"	N11°22'58"E	68.67
C24	10.99	1215.00	0°31'08"	N9°11'19"E	10.99
C25	84.38	865.00	5°00'37"	S11°24'52"W	84.36
C26	37.14	25.00	85°07'08"	S56°28'45"W	33.82
C27	175.39	368.00	27°18'04"	S85°28'17"W	173.70
C28	97.28	298.00	18°42'23"	S81°05'28"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	19.76
C32	283.11	58.50	27°16'46"	S4°07'59"E	77.31
C33	23.22	25.00	53°12'57"	N63°50'08"E	22.39
C34	35.79	25.00	82°01'34"	S48°32'39"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	120.19	368.00	18°42'23"	S81°05'28"W	119.61
C39	122.07	298.00	29°28'11"	S83°28'20"W	121.22
C40	46.32	25.00	105°09'11"	N31°42'59"W	39.97
C41	27.79	298.00	5°29'34"	N87°46'21"E	27.78
C42	69.51	298.00	13°21'49"	N78°25'09"E	69.35
C43	57.83	368.00	9°01'09"	N85°56'03"E	57.87
C44	55.59	368.00	8°38'55"	N77°06'01"E	55.50
C45	6.67	368.00	1°02'18"	N72°15'24"E	6.67
C46	23.99	368.00	3°44'04"	S8°54'31"E	23.98
C47	46.28	368.00	7°12'10"	S4°28'23"E	46.23
C48	48.28	368.00	7°12'10"	S2°45'46"W	46.23
C49	46.28	368.00	7°12'10"	S9°57'56"W	46.23
C50	82.74	368.00	12°52'55"	S20°00'28"W	82.56
C51	8.80	368.00	1°22'13"	S27°08'02"W	8.80

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C52	33.96	303.00	6°25'16"	S2°45'00"E	33.94
C53	30.66	303.00	5°47'59"	S8°52'35"E	30.65
C54	14.80	25.00	33°54'40"	S73°29'18"W	14.58
C55	8.42	25.00	18°18'17"	S46°52'50"W	8.38
C56	65.64	58.50	64°17'36"	N89°22'29"E	62.25
C57	40.15	58.50	38°19'23"	S58°49'01"E	38.37
C58	23.20	58.50	22°43'38"	S11°14'49"E	23.05
C59	38.99	58.50	38°11'23"	S19°15'46"W	38.27
C60	38.99	58.50	38°11'23"	S57°27'09"W	38.27
C61	59.18	58.50	57°57'38"	N74°28'21"W	56.89
C62	9.47	25.00	21°33'15"	S96°16'09"E	9.36
C63	8.82	25.00	22°30'36"	S70°18'04"E	8.76
C64	54.57	303.00	10°19'07"	S61°07'53"W	54.49
C65	88.23	303.00	16°41'36"	S74°38'15"W	87.97
C66	39.45	303.00	7°27'30"	S86°42'50"W	39.42
C67	43.07	363.00	6°47'51"	S59°22'15"W	43.04
C68	68.03	363.00	10°44'43"	S68°06'32"W	67.98
C69	64.74	363.00	10°13'06"	S78°37'28"W	64.69
C70	42.51	363.00	6°42'36"	S87°05'20"W	42.49
C71	45.28	303.00	8°33'27"	N88°09'59"E	45.21
C72	19.37	303.00	3°39'44"	N80°03'19"E	19.36
C73	32.19	363.00	5°04'37"	N87°54'19"E	32.19
C74	45.29	363.00	7°08'34"	N81°47'44"E	45.22
C75	162.99	76.50	118°57'41"	S63°17'28"E	135.25
C76	45.12	298.00	8°40'29"	S76°04'29"W	45.08
C77	76.99	298.00	14°47'41"	S87°48'35"W	76.74
C78	59.39	485.00	7°19'03"	S15°26'04"E	59.36
C79	43.46	485.00	5°21'16"	S21°46'14"E	43.44
C80	25.96	535.00	2°44'52"	N23°04'28"W	25.69
C81	61.58	535.00	6°35'43"	N11°48'26"W	61.55
C82	106.91	535.00	11°21'13"	S17°57'51"E	105.94
C83	7.53	535.00	0°48'25"	S24°02'39"E	7.52
C84	49.13	535.00	5°15'43"	S21°00'35"E	49.12
C85	100.92	550.00	10°30'50"	S18°03'21"E	100.78
C86	5.67	590.00	0°37'04"	S23°37'16"E	5.67
C87	66.11	283.00	13°23'02"	N86°33'59"E	65.96
C88	104.56	945.00	6°09'49"	S24°46'15"W	100.51
C89	23.20	58.50	22°43'38"	S11°14'49"E	23.05
C90	20.36	485.00	2°30'29"	S21°16'43"E	20.35
C91	83.34	485.00	10°13'53"	S7°01'48"E	82.82
C92	16.10	385.00	2°24'40"	N00°54'39"W	16.20
C93	15.48	485.00	1°58'54"	S23°28'50"E	15.68
C94	64.95	378.00	9°47'58"	N84°52'44"W	64.57
C95	20.94	15.00	79°37'13"	S60°12'38"W	19.21
C96	103.63	1045.00	5°38'55"	S23°13'30"W	102.96
C97	106.84	1035.00	5°54'52"	N23°21'28"E	106.79
C98	74.68	455.00	9°24'15"	N6°36'59"W	74.60
C99	7.59	590.00	0°48'32"	N23°29'22"W	7.59

Line Table		
Line #	Length	Direction
L1	88.00	S0°28'38"W
L2	32.46	S89°33'22"E
L3	17.79	S0°28'38"W
L4	49.87	S89°28'45"W
L5	25.12	N89°28'45"W
L6	30.00	N0°22'02"E
L7	24.88	S89°37'58"E
L8	17.68	N89°28'45"E
L9	11.87	N0°22'02"E
L10	17.61	S89°48'11"W
L11	20.18	N89°07'30"W
L12	20.00	N0°22'02"E
L13	19.82	S89°07'35"E
L14	17.82	N89°48'11"E
L15	20.01	S0°28'38"W
L16	42.98	S0°28'38"W
L17	102.99	S55°58'20"W
L18	100.00	N34°01'40"W
L19	102.99	N55°58'20"E
L20	99.11	S55°58'20"W
L21	10.00	N34°01'40"W
L22	99.11	N55°58'20"E
L23	73.14	S56°44'04"W
L24	20.00	N33°15'56"W
L25	72.87	N56°44'04"E
L26	100.00	N34°01'40"W
L27	10.00	S34°01'40"E
L28	10.00	S34°01'40"E
L29	18.34	S34°01'40"E
L30	20.00	S34°01'40"E
L31	30.01	S34°01'40"E
L32	78.48	S57°42'32"W
L33	30.00	N02°17'27"W
L34	77.57	N67°42'33"E
L35	23.14	S55°58'20"W
L36	23.14	N55°58'20"E
L37	17.79	S0°28'38"W
L38	20.00	S34°01'40"E
L39	1.66	N34°01'40"W
L40	20.52	S34°01'40"E
L41	5.48	S34°01'40"E

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 2222 PAGE 24139 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST 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 S33°23'16"W 234.65 FEET ALONG SAID SOUTH LINE; THENCE S78°55'05"W 388.27 FEET ALONG SAID SOUTH LINE; THENCE S85°58'33"W 301.24 FEET ALONG SAID SOUTH LINE; THENCE S57°54'07"W 169.41 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 32.48 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 #190490335F, 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.
STREET LOT X SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
OUTLOT W SHALL BE A PUBLIC STORM WATER DETENTION EASEMENT, OUTLOT W SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
OUTLOTS Y, AND Z SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
OUTLOT X SHALL BE DEDICATED TO CITY OF WAUKEE AS PUBLIC PARKLAND.
9' SIDEWALKS ARE TO BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 12/16/2024
SIGNED: [Signature]

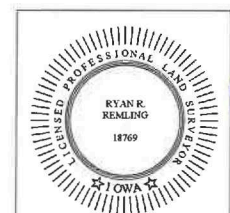
AREA TABLE				
LOT	NE-SW	NW-SE	SW-SE	TOTAL
LOT 30	0.00 AC	0.27 AC	0.00 AC	0.27 AC
LOT 31	0.02 AC	0.24 AC	0.00 AC	0.26 AC
LOT 32	0.02 AC	0.25 AC	0.00 AC	0.27 AC
LOT 33	0.00 AC	0.27 AC	0.00 AC	0.27 AC
LOT 44	0.14 AC	0.10 AC	0.00 AC	0.24 AC
LOT 48	0.03 AC	0.17 AC	0.00 AC	0.20 AC
OUTLOT W	0.04 AC	5.54 AC	0.21 AC	5.79 AC

STUBBS ENGINEERING
1808 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
(515) 979-8689



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
ADDED PUES PER MIDAM ENERGY REQUEST 10-17-24
CITY COMMENTS PER EMAIL DATED 10-23-24

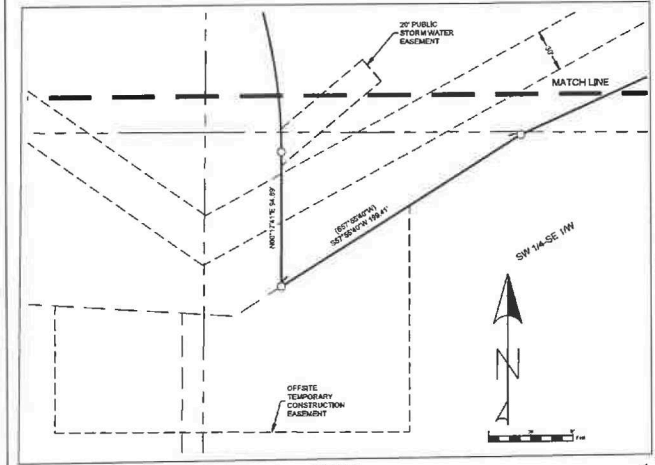
DATE: 12-18-24
DRAWN BY: RRR
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER: 1



I HEREBY CERTIFY THAT THIS IS AN ORIGINAL DOCUMENT AND THE RELATED SURVEY WORK WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
RYAN R. REMLING, P.L.S.
18769
DATE: 1-8-25
LICENSE NUMBER: 18769
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-3

LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 15768
- FOUND MONUMENT 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



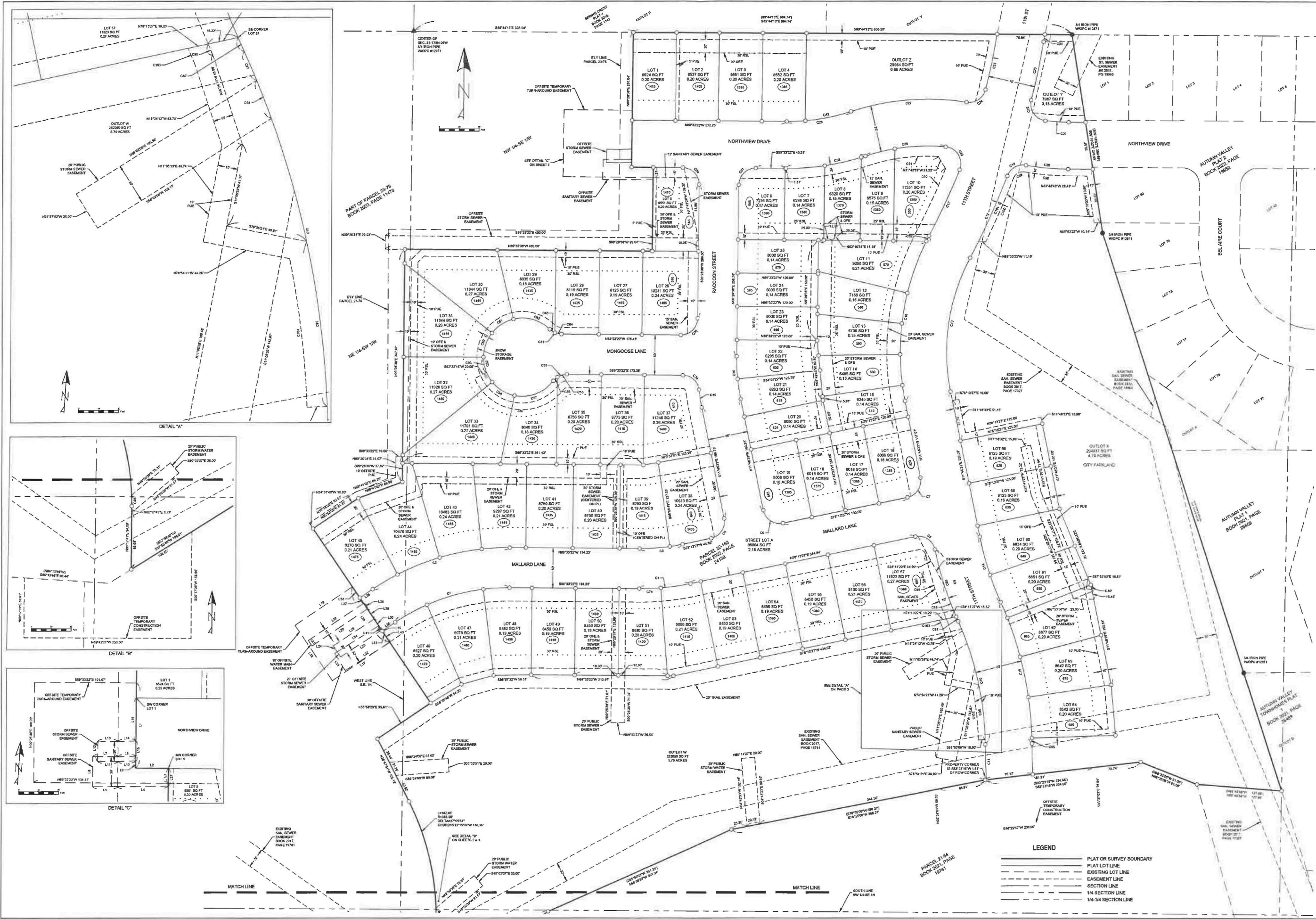
FINAL PLAT FOR
AUTUMN VALLEY WEST PLAT 1
WAUKEE, DALLAS COUNTY, IOWA

STUBBS ENGINEERING
1800 NORTH ANKENY BLVD. SUITE 230 ANKENY, IOWA 50023
(515) 979-9499



REVISIONS
CITY COMMENTS PER EMAIL DATED 8-24-24
CITY COMMENTS PER EMAIL DATED 9-18-24
ADDED PUES: PER MDAM, ENERGY REQUEST 10-17-24

DATE: **12-18-24**
DRAWN BY: **RRR**
ENGINEER: **BWS**
PROJECT NUMBER: **21-700**
PAGE NUMBER:



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

STUBBS ENGINEERING
1609 NORTH ANKENY BLVD SUITE 230 ANKENY, IOWA 50023
(515) 979-8498



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
ADDED PUES PER MIDAM. ENERGY REQUEST 10-17-24

DATE: **12-18-24**
DRAWN BY: **RRR**
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