

INDEX LEGEND	
LOCATION:	DALLAS COUNTY WAUKEE SEC. 28, T79N, R26W (NE 1/4) OUTLOTS X & Z, PRAIRIE ROSE PLAT 2 OUTLOT Z, PRAIRIE ROSE PLAT 6
PARCEL ID:	1228207001, 1228207002, 1228226041
ASSOC. DOC.:	BK 2022, PG 24930 PRAIRIE ROSE PLAT 6 BK 2024, PG 00686 PRAIRIE ROSE PLAT 2 BK _____ PG _____ PLAT OF SURVEY
PROPRIETOR:	CITY OF WAUKEE
REQUESTED BY:	GREATER DES MOINES HABITAT FOR HUMANITY
PREPARED BY:	DANIEL F. RITTEL, PLS CLAPSADDLE-GARBER ASSOCIATES, INC. 2413 GRAND AVENUE DES MOINES, IOWA 50312 PHONE 515-288-4823 DRITTEL@CGACONSULTANTS.COM

WALNUT CROSSING TOWNHOMES

WAUKEE, DALLAS COUNTY, IOWA

PREPARED FOR/DEVELOPER:

GREATER DES MOINES HABITAT FOR HUMANITY
P.O. BOX 716
DES MOINES, IA 50303

RYAN DOYLE
REAL ESTATE & LAND DEVELOPMENT MANAGER
PHONE: 515-329-6963

RECORD TITLEHOLDER:

CITY OF WAUKEE
230 W. HICKMAN ROAD
WAUKEE, IA 50263

PHONE: 515-978-7900

PLAT BOUNDARY DESCRIPTION:

Parcel 24-37 of that Plat of Survey filed in Book _____ at Page _____ in the Office of the Recorder for Dallas County, Iowa, being part of Outlots "X" and "Z" in PRAIRIE ROSE PLAT 2, an Official Plat, and part of Outlot "Z" in PRAIRIE ROSE PLAT 6, an Official Plat, all now included in and forming a part of the City of Waukee, Dallas County, Iowa, being more particularly described as follows:

Commencing at the Northeast corner of said Outlot "X" in PRAIRIE ROSE PLAT 2; thence South 00°(degrees) 22'(minutes) 55"(seconds) West, 241.98 feet along the East line of said Outlot "X" to the Point of Beginning; thence continuing South 00°22'55" West, 622.89 feet along the East line of said Outlot "X"; thence South 45°03'58" West, 35.48 feet along the Southeast line of said Outlot "X"; thence South 89°42'58" West, 230.38 feet along the South line of said Outlot "X" to the Southeast corner of said Outlot "Z" in PRAIRIE ROSE PLAT 2; thence South 89°43'23" West, 32.28 feet along the South line of said Outlot "Z"; thence North 00°16'37" West, 57.22 feet; thence North 42°15'27" West, 144.70 feet; thence North 09°45'36" East, 177.84 feet to and along the West line of said Outlot "X" in PRAIRIE ROSE PLAT 2; thence North 07°38'13" West, 68.66 feet along the West line of said Outlot "X"; thence North 18°12'29" East, 80.92 feet along the West line of said Outlot "X"; thence North 02°38'00" West, 107.23 feet; thence North 23°54'48" East, 81.25 feet; thence North 45°18'40" East, 66.01 feet to the West line of said Outlot "X" in PRAIRIE ROSE PLAT 2; thence North 18°12'29" East, 31.51 feet along the West line of said Outlot "X"; thence South 89°41'09" East, 162.83 feet; thence South 46°03'32" East, 132.75 feet to the point of beginning.

Containing 5.68 acres.

ZONING & SETBACK REQUIREMENTS:

R-4, ROW DWELLING & TOWNHOMES DWELLING DISTRICT

BULK REGULATIONS

DENSITY 3,500 SQUARE FEET PER UNIT.

LOT WIDTH 20 FEET PER UNIT; 75 FEET OVERALL.

FRONT YARD 30 FEET.

REAR YARD 30 FEET FOR DWELLING;
40 FEET FOR OTHER PERMITTED USES.

SIDE YARD A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES.
A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
FOR THE PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.

MAXIMUM HEIGHT 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING.
1 STORY OR 14 FEET FOR ACCESSORY BUILDING.

FLOOR AREA 800 SQUARE FEET OER UNIT.

SHEET INDEX:

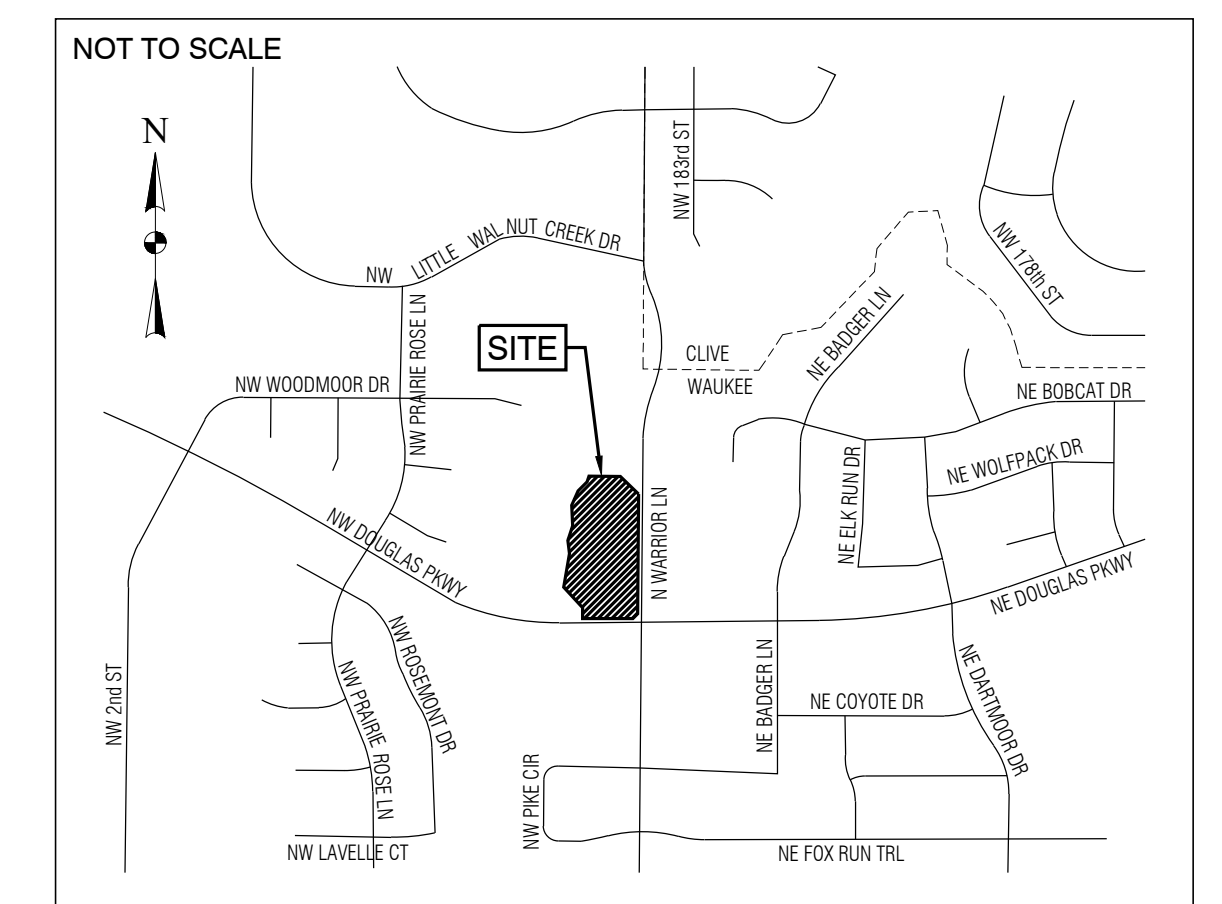
- COVER SHEET, DESCRIPTION, NOTES, CERTIFICATION, CURVE DATA
- BOUNDARY & LOT DIMENSIONS, EASEMENT DETAILS

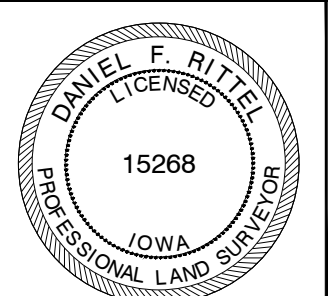
PLAT NOTES:

- LOT A IS TO BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
- OUTLOT Z IS TO BE OWNED AND MAINTAINED BY THE WALNUT CROSSING TOWNHOMES OWNERS ASSOCIATION.

CURVE DATA					
CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.90'	198.00'	37°52'48"	S18°39'48"W	128.53'
C2	122.72'	198.00'	35°30'48"	N19°50'48"E	120.77'
C3	150.74'	228.00'	37°52'48"	S18°39'48"W	148.01'
C4	104.13'	168.00'	35°30'47"	N19°50'48"E	102.47'
C5	20.89'	25.00'	47°52'35"	N21°50'53"W	20.29'
C6	274.33'	57.00'	275°45'10"	N87°54'36"W	76.46'
C7	20.89'	25.00'	47°52'35"	S26°01'42"W	20.29'
C8	141.32'	228.00'	35°30'47"	N19°50'48"E	139.07'
C9	111.07'	168.00'	37°52'48"	S18°39'48"W	109.06'

VICINITY MAP

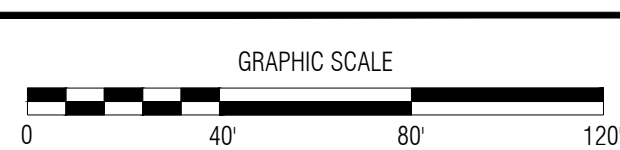




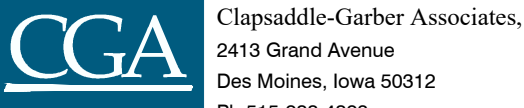
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

_____ date

Daniel F. Rittel, PLS
Iowa License Number 15268
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal: SHEETS 1 AND 2 ONLY



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: DFR DATE: 1/23/2025
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

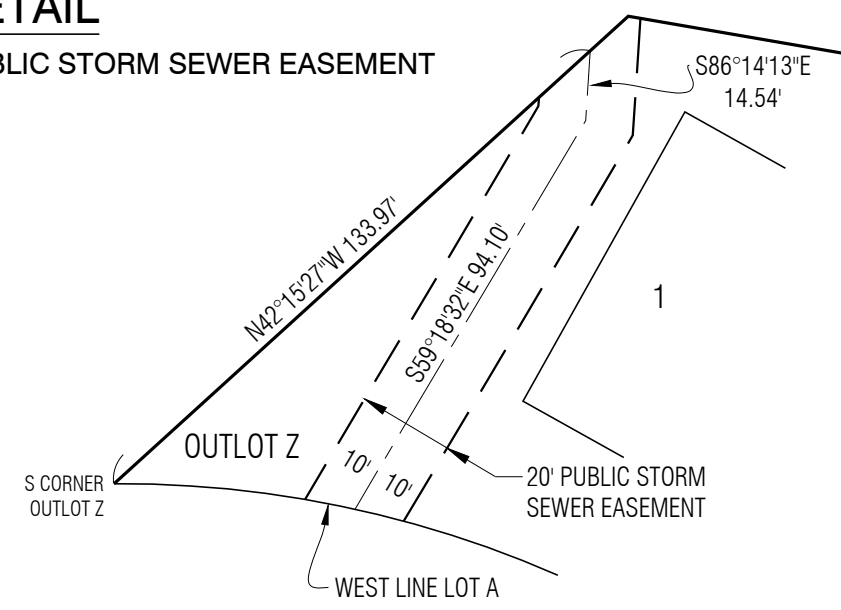
WALNUT CROSSING TOWNHOMES

WAUKEE, DALLAS COUNTY, IOWA

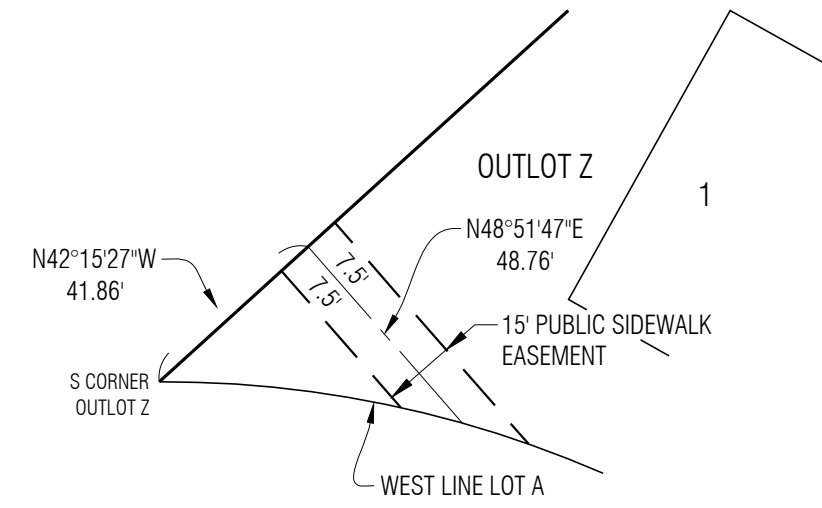
FINAL PLAT

PROJECT NO.
24-MS-0119
SHEET NO.
1 OF 2

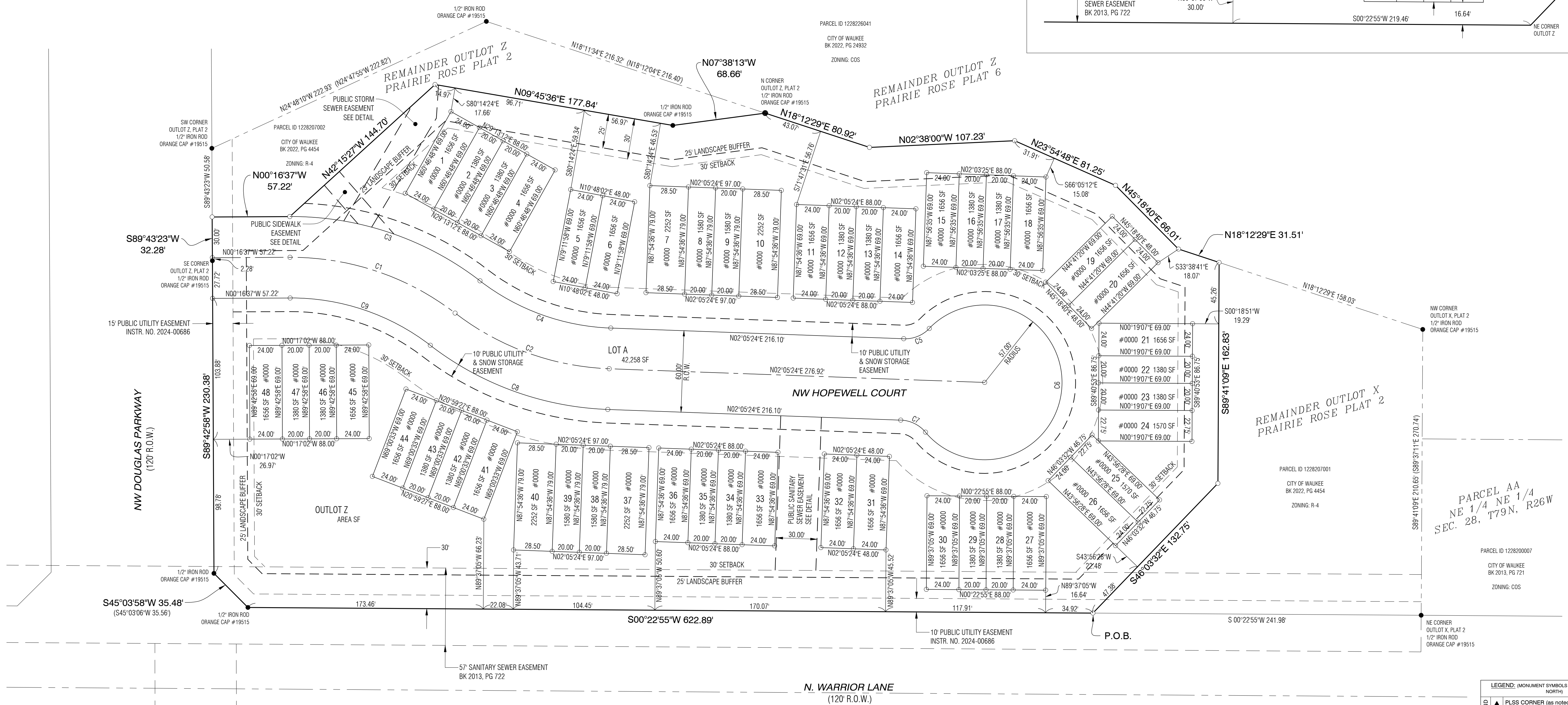
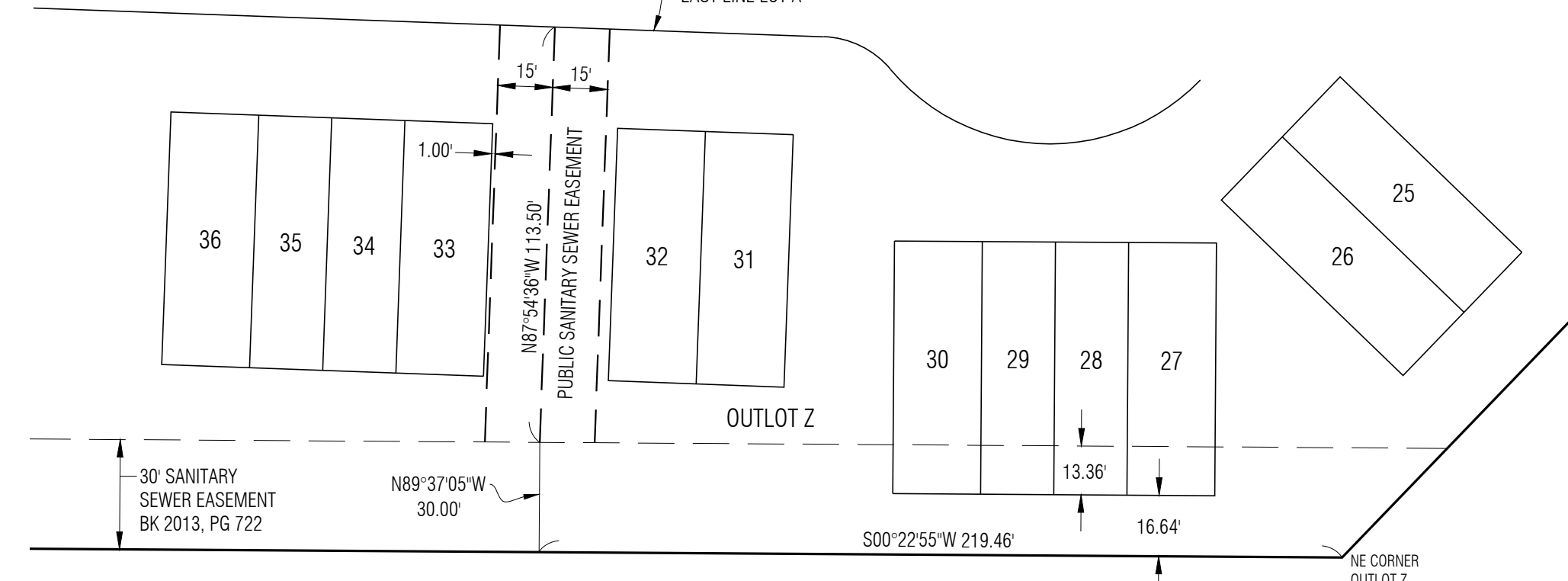
DETAIL
PUBLIC STORM SEWER EASEMENT



DETAIL
PUBLIC SIDEWALK EASEMENT

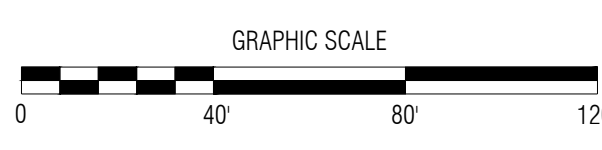


DETAIL
PUBLIC SANITARY SEWER EASEMENT



LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

FOUND	▲	PLSS CORNER (as noted)
FOUND	●	PARCEL OR LOT CORNER (as noted)
SET	△	PLSS CORNER - 5/8" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#15268)
SET	○	5/8" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#15268)
	P.O.B.	POINT OF BEGINNING
	R.O.W.	RIGHT OF WAY
	()	PREVIOUSLY RECORDED DIMENSION BEARING AND/OR DISTANCE
	#0000	STREET ADDRESS NUMBER



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-266-4923
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: DFR DATE: 1/23/2025
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

WALNUT CROSSING TOWNHOMES
WAUKEE, DALLAS COUNTY, IOWA

FINAL PLAT

PROJECT NO. 24-MS-0119
SHEET NO. 2 OF 2

J:\24-MS-0119\dwg2_Survey\Final Plan\24-MS-0119-FP.dwg - Sheet 2 - 01-23-25 - 8:58am - dfrl