

# PRAIRIE ROSE PLAT 6

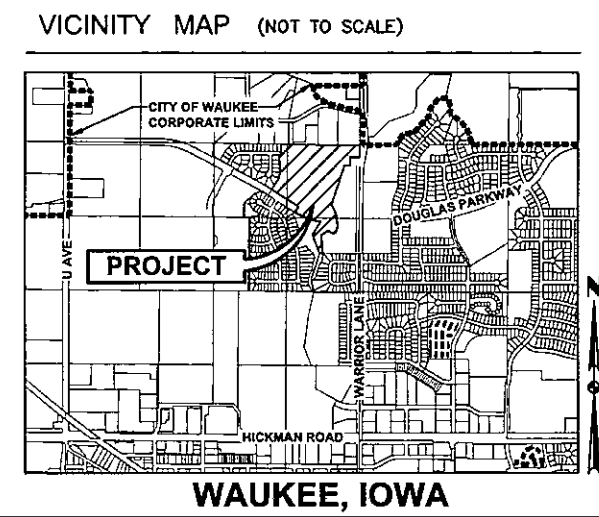
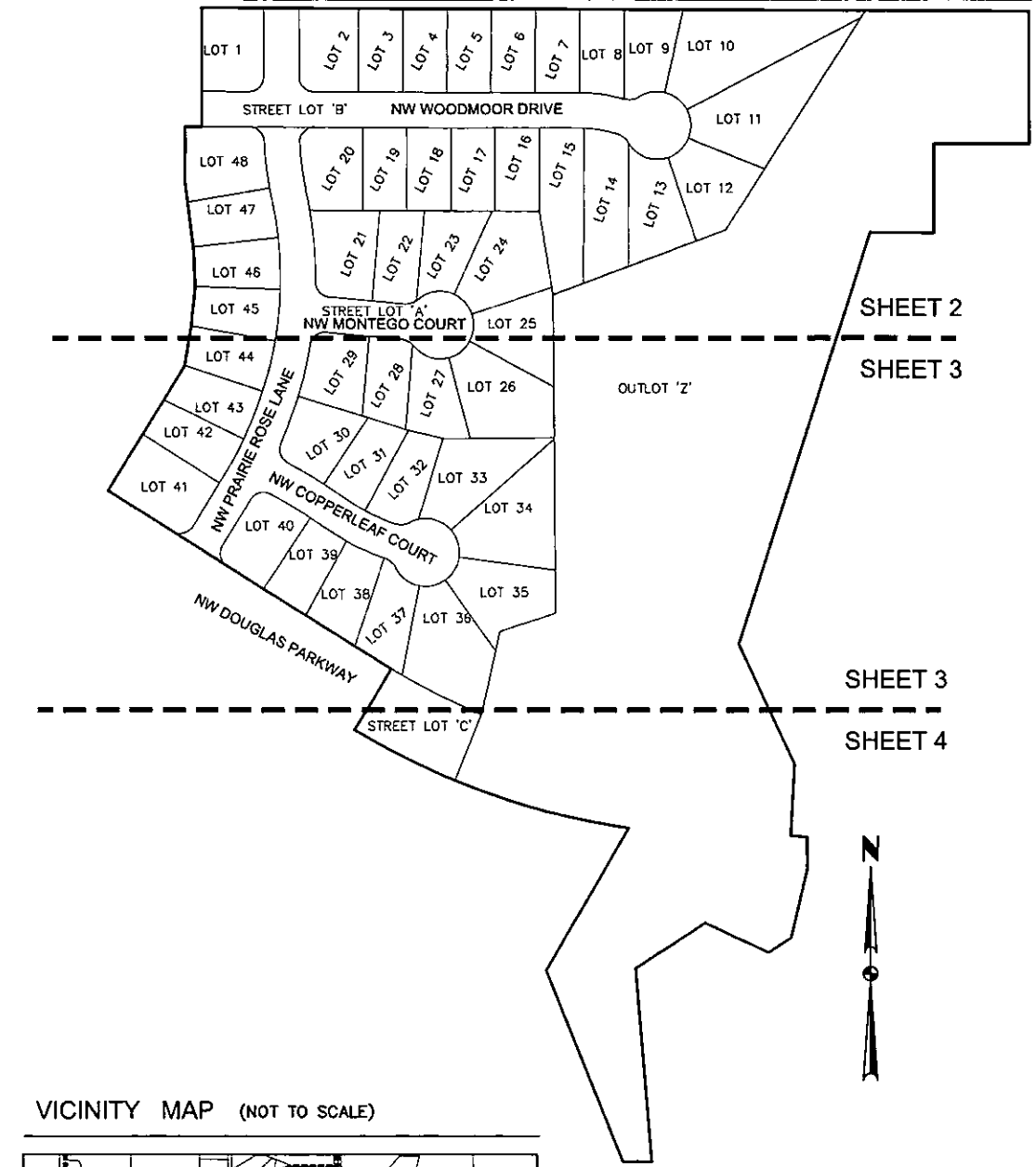
## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT NE1/4 SEC 28-79-28 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTOR: PRAIRIE ROSE WAUKEE, LLC  
 PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC 9550 HICKMAN RD STE 100 CLIVE, IA 50325  
 SURVEYOR: MICHAEL A. BROOKER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400

**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
 DATE: 12/05/2022  
 SIGNED: *Michael A. Brooker*

Doc ID: 008963790020 Type: PLAT  
 Recorded: 12/09/2022 at 12:24:10 PM  
 Fee Amt: \$102.00 Page 1 of 20  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File# BK2022 PG 24930

**SHEET INDEX**



**LEGEND**

|  |        |     |
|--|--------|-----|
| SECTION CORNER AS NOTED  | FOUND  | SET |
| 1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED) | ▲      | △   |
| MEASURED BEARING & DISTANCE                                    | ●      | ○   |
| RECORDED BEARING & DISTANCE                                    | M      | R   |
| DEEDED BEARING & DISTANCE                                      | D      | D   |
| PUBLIC UTILITY EASEMENT  | P.U.E. |     |
| CURVE ARC LENGTH   | AL     |     |
| LOT ADDRESS  | (1234) |     |
| CENTERLINE   | ---    |     |
| SECTION LINE   | ----   |     |
| EASEMENT LINE  | ----   |     |
| BUILDING SETBACK LINE  | ----   |     |
| PLAT BOUNDARY  | ----   |     |

**OWNER**  
 PRAIRIE ROSE WAUKEE, LLC  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IOWA 50325  
 PH. (515)986-5994  
 CONTACT: BILL SPENCER

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

**DEVELOPER**  
 LANDMARK DEVELOPMENT SERVICES  
 9550 HICKMAN ROAD, SUITE 100  
 CLIVE, IOWA 50325  
 PH. (515) 986-5994  
 CONTACT: BILL SPENCER

**DATE OF SURVEY**  
 JUNE 13, 2022

**ZONING**  
 R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**  
 R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-48 AND OUTLOT Z)  
 FRONT YARD: 30 FEET  
 SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET  
 REAR YARD: 30 FEET  
 MINIMUM LOT WIDTH: 65 FEET  
 MINIMUM LOT AREA: 8,000 SQ. FT.

**CURVE DATA**

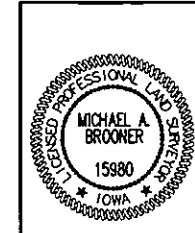
| CURVE | DELTA     | RADIUS  | LENGTH  | BEARING     | CHORD   | CURVE | DELTA     | RADIUS   | LENGTH  | BEARING     | CHORD   |
|-------|-----------|---------|---------|-------------|---------|-------|-----------|----------|---------|-------------|---------|
| C1    | 3°19'27"  | 650.00' | 37.71'  | N30°18'12"E | 37.71'  | C37   | 4°33'01"  | 630.00'  | 50.03'  | N59°05'01"W | 50.02'  |
| C2    | 5°04'45"  | 600.00' | 53.19'  | N58°49'10"W | 53.17'  | C38   | 0°31'43"  | 630.00'  | 5.81'   | N56°32'39"W | 5.81'   |
| C3    | 16°30'18" | 350.00' | 100.82' | N64°31'56"W | 100.47' | C39   | 4°58'31"  | 320.00'  | 27.79'  | N58°46'03"W | 27.78'  |
| C4    | 23°35'55" | 850.00' | 267.72' | N16°50'30"E | 265.83' | C40   | 9°45'42"  | 320.00'  | 54.52'  | N66°08'09"W | 54.45'  |
| C5    | 16°55'42" | 650.00' | 192.05' | N03°25'18"W | 191.35' | C41   | 47°13'09" | 33.00'   | 27.20'  | S85°22'25"W | 26.43'  |
| C6    | 11°53'09" | 600.00' | 124.47' | N05°56'34"W | 124.25' | C42   | 15°33'19" | 57.00'   | 15.47'  | S69°32'31"W | 15.43'  |
| C7    | 13°31'12" | 250.00' | 58.99'  | N83°00'42"W | 58.86'  | C43   | 61°35'50" | 57.00'   | 61.28'  | N71°52'55"W | 58.37'  |
| C8    | 90°13'42" | 25.00'  | 39.37'  | S45°06'51"W | 35.43'  | C44   | 48°50'18" | 57.00'   | 48.59'  | N16°39'51"E | 47.13'  |
| C9    | 89°46'18" | 25.00'  | 39.17'  | N44°53'09"W | 35.28'  | C45   | 46°38'08" | 57.00'   | 46.39'  | N31°04'22"E | 45.12'  |
| C10   | 13°25'05" | 280.00' | 65.57'  | N82°57'38"W | 65.42'  | C46   | 46°38'08" | 57.00'   | 46.39'  | N77°42'30"E | 45.12'  |
| C11   | 46°06'53" | 33.00'  | 26.56'  | S81°13'46"W | 25.85'  | C47   | 51°51'05" | 57.00'   | 51.58'  | S53°02'54"E | 49.84'  |
| C12   | 44°48'55" | 57.00'  | 44.58'  | S80°34'59"W | 43.46'  | C48   | 44°24'05" | 33.00'   | 25.57'  | S49°19'24"E | 24.94'  |
| C13   | 49°22'59" | 57.00'  | 49.13'  | N52°19'04"W | 47.62'  | C49   | 0°05'55"  | 380.00'  | 0.65'   | S71°28'29"E | 0.65'   |
| C14   | 49°22'59" | 57.00'  | 49.13'  | N02°56'05"W | 47.62'  | C50   | 10°29'44" | 380.00'  | 69.61'  | S66°10'40"E | 69.51'  |
| C15   | 49°22'59" | 57.00'  | 49.13'  | N46°26'54"E | 47.62'  | C51   | 4°39'00"  | 380.00'  | 30.84'  | S58°36'17"E | 30.83'  |
| C16   | 77°33'41" | 57.00'  | 77.16'  | S70°04'46"E | 71.40'  | C52   | 5°04'45"  | 570.00'  | 50.53'  | S58°49'10"E | 50.51'  |
| C17   | 46°39'01" | 33.00'  | 26.87'  | S52°58'54"E | 26.13'  | C53   | 86°40'33" | 25.00'   | 37.82'  | N75°18'12"E | 34.31'  |
| C18   | 11°30'58" | 220.00' | 44.22'  | S82°00'35"E | 44.14'  | C54   | 90°00'00" | 25.00'   | 39.27'  | N13°02'05"W | 35.36'  |
| C19   | 2°00'14"  | 220.00' | 7.69'   | S88°46'11"E | 7.69'   | C55   | 0°22'53"  | 1140.00' | 7.59'   | S58°13'31"E | 7.59'   |
| C20   | 93°14'11" | 25.00'  | 40.68'  | N43°36'37"E | 36.34'  | C56   | 1°04'40"  | 1140.00' | 21.45'  | N59°38'58"W | 21.44'  |
| C21   | 8°52'40"  | 570.00' | 88.32'  | N07°26'49"W | 88.23'  | C57   | 7°33'21"  | 1140.00' | 150.34' | N63°57'59"W | 150.23' |
| C22   | 2°14'40"  | 680.00' | 26.64'  | N10°45'49"W | 26.64'  | C58   | 90°00'00" | 25.00'   | 39.27'  | S76°57'55"W | 35.36'  |
| C23   | 85°31'32" | 25.00'  | 37.32'  | N42°11'41"W | 33.95'  | C59   | 6°00'46"  | 620.00'  | 65.07'  | S28°57'32"W | 65.04'  |
| C24   | 39°05'37" | 33.00'  | 22.52'  | S75°29'44"W | 22.08'  | C60   | 8°04'14"  | 620.00'  | 87.33'  | S21°55'02"W | 87.26'  |
| C25   | 6°28'46"  | 33.00'  | 3.73'   | S52°42'33"W | 3.73'   | C61   | 8°04'14"  | 620.00'  | 87.33'  | S13°50'48"W | 87.26'  |
| C26   | 65°29'53" | 57.00'  | 65.16'  | S82°13'06"W | 61.67'  | C62   | 8°04'14"  | 620.00'  | 87.33'  | S05°46'34"W | 87.26'  |
| C27   | 46°45'26" | 57.00'  | 46.52'  | N41°39'14"W | 45.24'  | C63   | 8°04'14"  | 620.00'  | 87.33'  | S02°17'39"E | 87.26'  |
| C28   | 46°45'26" | 57.00'  | 46.52'  | N05°06'12"E | 45.24'  | C64   | 5°33'23"  | 620.00'  | 60.12'  | S09°06'28"E | 60.10'  |
| C29   | 46°38'08" | 57.00'  | 46.39'  | N51°47'59"E | 45.12'  | C65   | 2°13'57"  | 630.00'  | 24.55'  | S10°46'11"E | 24.54'  |
| C30   | 65°29'53" | 57.00'  | 65.16'  | S72°08'01"E | 61.67'  | C66   | 7°11'22"  | 630.00'  | 79.05'  | S06°03'31"E | 79.00'  |
| C31   | 6°28'46"  | 33.00'  | 3.73'   | S42°37'27"E | 3.73'   | C67   | 87°18'27" | 25.00'   | 38.10'  | S46°07'04"E | 34.51'  |
| C32   | 39°05'37" | 33.00'  | 22.52'  | S65°24'39"E | 22.08'  | C68   | 10°12'34" | 680.00'  | 121.17' | N04°32'12"W | 121.01' |
| C33   | 85°31'32" | 25.00'  | 37.32'  | N52°16'47"E | 33.95'  | C69   | 8°38'02"  | 1260.00' | 189.87' | S63°25'39"E | 189.69' |
| C34   | 7°30'23"  | 680.00' | 89.09'  | N13°16'12"E | 89.02'  | C70   | 3°38'44"  | 1228.00' | 78.13'  | S69°40'27"E | 78.12'  |
| C35   | 7°08'37"  | 680.00' | 84.78'  | N20°35'42"E | 84.73'  | C71   | 3°39'48"  | 1240.00' | 79.28'  | S69°34'34"E | 79.27'  |
| C36   | 85°31'32" | 25.00'  | 37.32'  | N18°35'46"W | 33.95'  | C72   | 13°53'28" | 1260.00' | 305.48' | N74°41'23"W | 304.73' |

**PLAT DESCRIPTION**  
 A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 28, 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 NORTHEAST CORNER OF PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°46'18" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1402.75 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00°01'00" WEST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 222.89 FEET TO THE NORTHEAST CORNER OF PARCEL "AA" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 1934; THENCE NORTH 89°59'00" WEST ALONG THE NORTH LINE OF SAID PARCEL "AA", 163.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "AA"; THENCE SOUTH 00°01'00" WEST ALONG THE WEST LINE OF SAID PARCEL "AA", 150.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "AA"; THENCE NORTH 89°59'00" WEST ALONG THE NORTH LINE OF PARCEL "21-144" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34941, A DISTANCE OF 107.74 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "21-144"; THENCE SOUTH 17°49'58" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "21-144", A DISTANCE OF 726.77 FEET; THENCE SOUTH 25°07'37" EAST ALONG SAID WESTERLY LINE, 222.82 FEET; THENCE SOUTH 03°10'51" WEST ALONG SAID WESTERLY LINE, 120.27 FEET; THENCE SOUTH 84°55'29" EAST ALONG SAID WESTERLY LINE, 27.57 FEET; THENCE SOUTH 00°38'07" EAST ALONG SAID WESTERLY LINE, 53.32 FEET; THENCE SOUTH 13°03'36" WEST ALONG SAID WESTERLY LINE, 119.18 FEET; THENCE SOUTH 57°02'52" WEST ALONG SAID WESTERLY LINE, 45.53 FEET; THENCE NORTH 65°25'29" WEST ALONG SAID WESTERLY LINE, 118.99 FEET; THENCE SOUTH 57°15'54" WEST ALONG SAID WESTERLY LINE, 140.24 FEET; THENCE SOUTH 04°49'25" EAST ALONG SAID WESTERLY LINE, 328.23 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "21-144"; THENCE NORTH 89°59'06" WEST ALONG THE NORTH LINE OF PRAIRIE ROSE PLAT 1, AN OFFICIAL PLAT, 48.92 FEET TO THE NORTHWEST CORNER OF SAID PRAIRIE ROSE PLAT 1; THENCE NORTH 21°52'19" WEST ALONG THE EASTERLY LINE OF PRAIRIE ROSE PLAT 5, AN OFFICIAL PLAT, 348.21 FEET; THENCE NORTH 29°59'11" EAST ALONG SAID EASTERLY LINE, 276.31 FEET TO THE NORTHEAST CORNER OF SAID PRAIRIE ROSE PLAT 5; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PRAIRIE ROSE PLAT 5 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1260.00 FEET, WHOSE ARC LENGTH IS 495.35 FEET AND WHOSE CHORD BEARS NORTH 70°22'22" WEST, 492.16 FEET TO THE EASTERLY LINE OF PRAIRIE ROSE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 30°53'22" EAST ALONG SAID EASTERLY LINE, 120.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID PRAIRIE ROSE PLAT 4 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 21.41 FEET AND WHOSE CHORD BEARS NORTH 58°34'21" WEST, 21.41 FEET; THENCE NORTH 58°02'05" WEST ALONG SAID NORTHERLY LINE, 545.03 FEET TO THE EASTERLY LINE OF SAID PRAIRIE ROSE PLAT 3; THENCE NORTH 31°57'55" EAST ALONG SAID EASTERLY LINE, 247.08 FEET; THENCE NORTH 09°36'08" EAST ALONG SAID EASTERLY LINE, 67.39 FEET; THENCE NORTH 05°46'34" EAST ALONG SAID EASTERLY LINE, 66.85 FEET; THENCE NORTH 02°17'39" WEST ALONG SAID EASTERLY LINE, 66.85 FEET; THENCE NORTH 07°21'55" WEST ALONG SAID EASTERLY LINE, 111.29 FEET; THENCE NORTH 00°13'42" EAST ALONG SAID EASTERLY LINE, 92.00 FEET; THENCE SOUTH 89°46'18" EAST ALONG SAID EASTERLY LINE, 28.54 FEET; THENCE NORTH 00°13'42" EAST ALONG SAID EASTERLY LINE, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.85 ACRES (1,517,954 SQUARE FEET).

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

- 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.
  - 5 FEET SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT DEVELOPS.
  - STREET LOTS 'A', 'B', AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
  - OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE CITY OF WAUKEE.
  - MAINTENANCE OF THE LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.



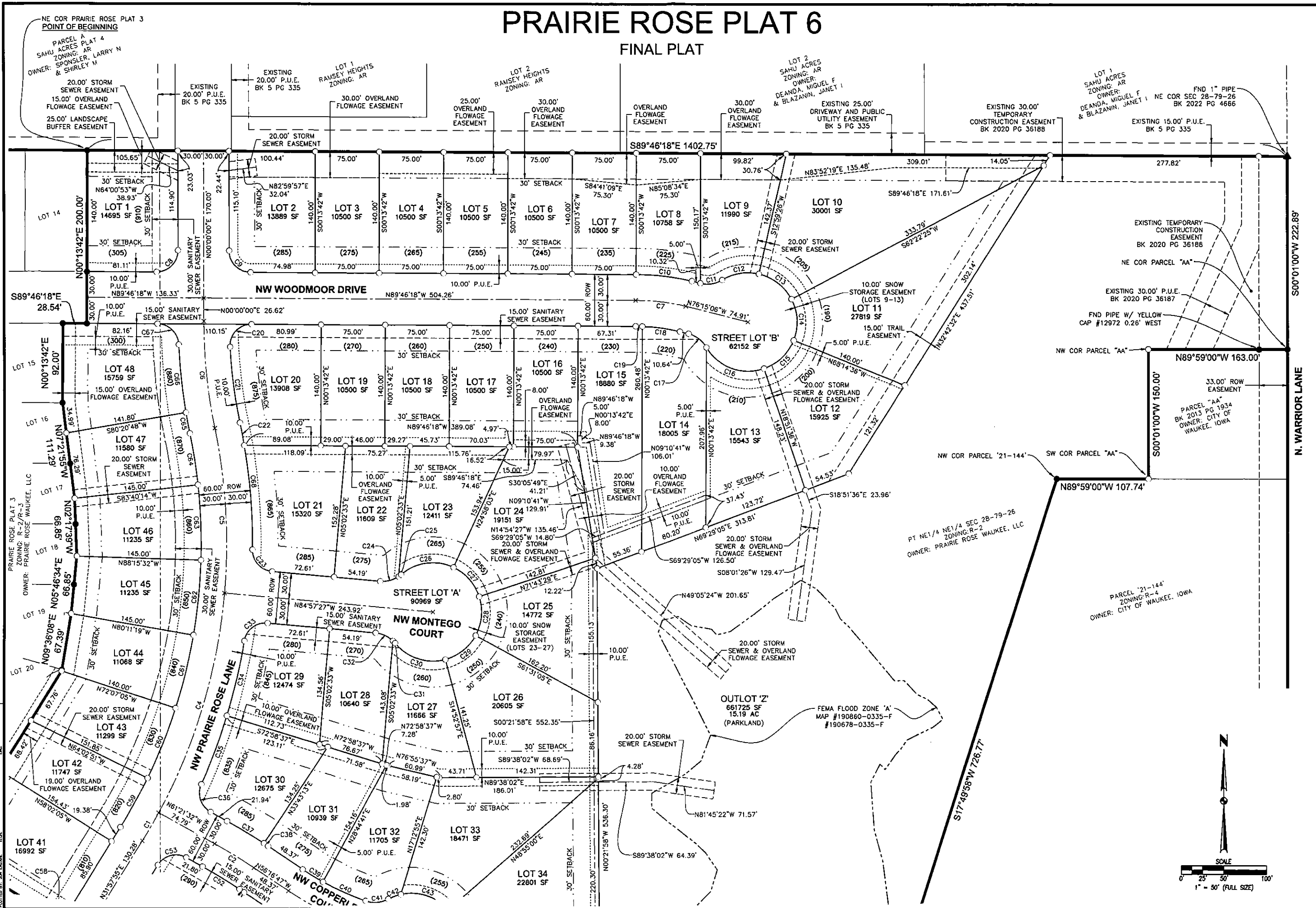
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael A. Brooker* 12-7-2022  
 MICHAEL A. BROOKER, P.L.S. DATE

LICENSE NUMBER 15980  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1-4

DATE: 12/07/22, 11/16/22, 09/20/22  
 REVISIONS: FINAL SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL  
 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400  
 REVIEW: TECH: ENGINEER: CIVIL DESIGN ADVANTAGE WAUKEE, IOWA  
**PRAIRIE ROSE PLAT 6**  
**FINAL PLAT**  
 1/4  
 2109.724

# PRAIRIE ROSE PLAT 6 FINAL PLAT



|                  |          |
|------------------|----------|
| DATE             | 12/07/22 |
| REVISIONS        |          |
| FINAL SUBMITTAL  | 11/16/22 |
| SECOND SUBMITTAL |          |
| FIRST SUBMITTAL  | 09/20/22 |

|                        |       |         |
|------------------------|-------|---------|
| ENGINEER:              | TECH: | REVIEW: |
| CIVIL DESIGN ADVANTAGE |       |         |

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

**PRAIRIE ROSE PLAT 6**  
**FINAL PLAT**

WAUKEE, IOWA

2  
4  
2109.724



