

**INDEX LEGEND**  
 LOCATION: N.1/2 SE.1/4 SECTION 32 T79N R26W  
 PART PARCEL 20-91  
 WAUKEE DALLAS COUNTY IOWA  
 REQUESTOR: DR HORTON  
 PROPRIETORS: FORESTAR (USA) REAL ESTATE GROUP INC.  
 2221 E. LAMAR BOULEVARD SUITE 790  
 ARLINGTON TEXAS 76006  
 SURVEYOR: JOEL R. ROMEY  
 COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC  
 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515.493.8317

# AUTUMN VALLEY PLAT 1

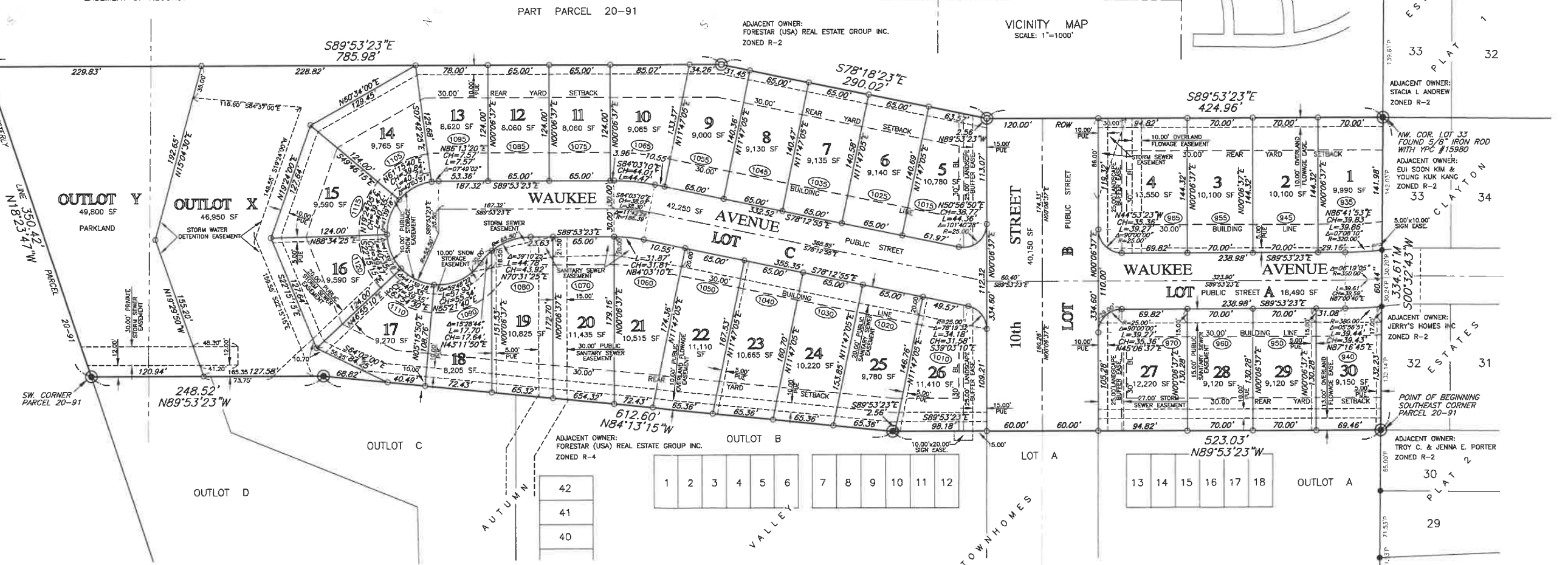
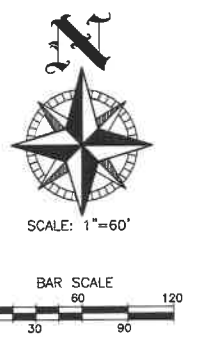
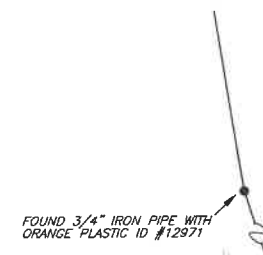
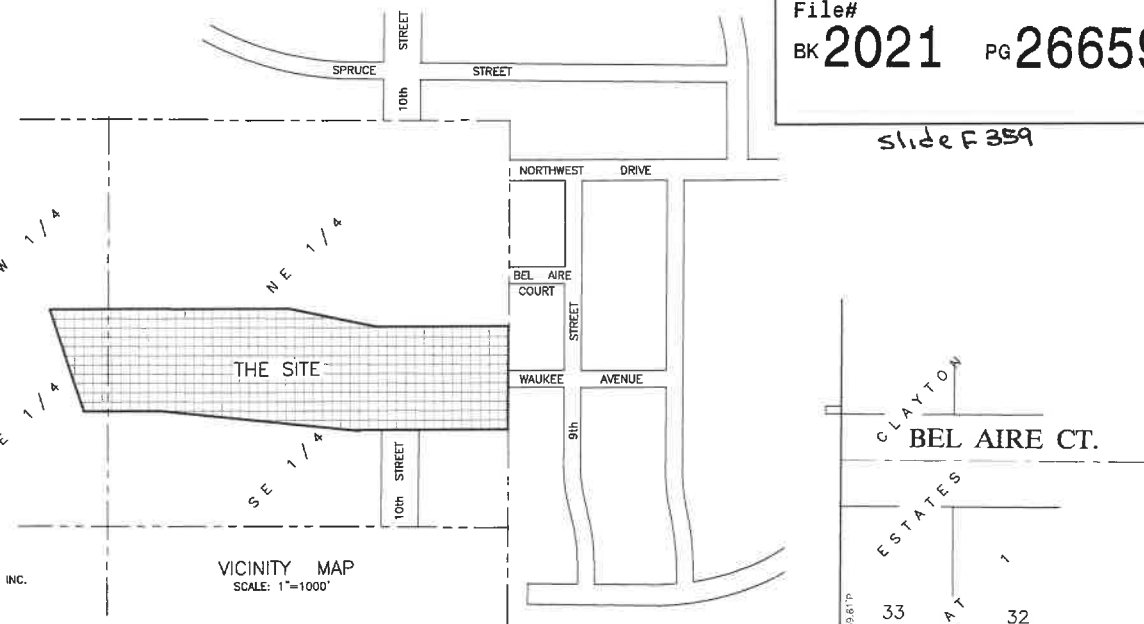
## final plat

**PROPERTY DESCRIPTION:**  
 AN IRREGULAR SHAPED PORTION OF PARCEL 20-91 IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN BOOK 2020 AT PAGE 34873 DESCRIBED AS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 20-91, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF OUTLOT A IN AUTUMN VALLEY TOWNHOMES, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N89°53'23"W ALONG THE SOUTH LINE OF SAID PARCEL 20-91 AND ALONG THE NORTH LINE OF OUTLOT A, LOT A AND OUTLOT B IN SAID AUTUMN VALLEY TOWNHOMES, A DISTANCE OF 523.03 FEET; THENCE N84°13'15"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 20-91 AND ALONG THE NORTHERLY LINE OF OUTLOTS B AND C IN SAID AUTUMN VALLEY TOWNHOMES, A DISTANCE OF 612.60 FEET; THENCE N89°53'23"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 20-91 AND ALONG THE NORTH LINE OF SAID OUTLOT C, A DISTANCE OF 248.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 20-91; THENCE N18°23'47"W ALONG THE WESTERLY LINE OF SAID PARCEL 20-91, A DISTANCE OF 350.42 FEET; THENCE S89°53'23"E, A DISTANCE OF 785.98 FEET; THENCE S78°18'23"E, A DISTANCE OF 290.02 FEET; THENCE S89°53'23"E, A DISTANCE OF 424.96 FEET TO THE EAST LINE OF SAID PARCEL 20-91 AND TO THE NORTHWEST CORNER OF LOT 33 IN CLAYTON ESTATES PLAT 2; THENCE S00°32'43"W ALONG THE WEST LINES OF LOTS 33, A AND 32 IN SAID CLAYTON ESTATES PLAT 2, A DISTANCE OF 334.61 FEET TO THE POINT OF BEGINNING.  
 SAID TRACT OF LAND CONTAINS 11.36 ACRES.  
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENT OF RECORD.

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

**BULK REGULATIONS:**  
 MINIMUM LOT AREA: 8,000 SQUARE FEET (SINGLE FAMILY)  
 MINIMUM LOT WIDTH: 65 FEET.

**SETBACKS:**  
 FRONT YARD: 30 FEET  
 SIDE YARD: 7 FEET MINIMUM 15 FEET TOTAL  
 REAR YARD: 30 FEET



- LEGEND:**
- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
  - ⊙ INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
  - INDICATES LOT OF PARCEL CORNER FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP #15980 UNLESS OTHERWISE NOTED
  - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
  - P INDICATES PLATTED DISTANCE
  - M INDICATES MEASURED DISTANCE
  - BL BUILDING LINE
  - SF SQUARE FEET
  - YPC YELLOW PLASTIC ID CAP
  - PUE PUBLIC UTILITY EASEMENT
  - LBE LANDSCAPE BUFFER EASEMENT
  - EASE. EASEMENT
  - INDICATES LOT ADDRESS

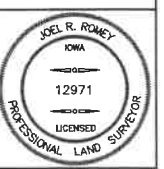
**NOTES:**  
 BASIS OF BEARING IS THE IOWA REGIONAL ZONE 8 (AMES DES MOINES) COORDINATE SYSTEM.  
 THIS PLAT HAS AN ERROR COLSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.  
 ALL MONUMENTS PLACED ARE A 3/4 INCH OUTSIDE DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP NO. 12971 UNLESS OTHERWISE NOTED.  
 LOTS A, B, AND C ARE TO BE DEDICATED TO THE CITY OF WAUKEE FOR THE PURPOSE OF PUBLIC STREET RIGHT-OF-WAY.  
 OUTLOT X IS TO BE OWNED AND MAINTAINED BY THE DEVELOPMWNT HOMEOWNERS ASSOCIATION.  
 OUTLOT Y SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.

**AREAS IN 1/4-1/4:**  
 NE.1/4-SE.1/4:  
 455,620 SQUARE FEET  
 OR 0.90 ACRES.  
 NW.1/4-SE.1/4:  
 39,405 SQUARE FEET  
 OR 0.90 ACRES.

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 09/07/2021  
 SIGNED: *Juliana E. Schueler*

**SE STUBBS ENGINEERING**  
 431 NE 72ND STREET  
 PLEASANT HILL IA 50327  
 PHONE 515.979.8499

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2021 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY  
 SIGNED: *Joel R. Romey* DATE: 09/08/21  
 JOEL R. ROMEY P.L.S. 12971



PN:21012  
 PAGE 1 OF 1