

INDEX LEGEND  
 LOCATION: PARCEL 20-92 WAUKEE DALLAS CO.  
 NE. FRAC. 1/4 SEC 32 T79N R26W  
 REQUESTOR: DAVID HOLLANDER  
 PROPRIETORS: FORESTAR USA REAL ESTATE GROUP, INC.  
 10700 PECAN PARK BOULEVARD STE. 150  
 AUSTIN TX 78750  
 SURVEYOR: JOEL R. ROMEY  
 COMPANY & RETURN TO: RACCOON VALLEY LAND SURVEYING LLC  
 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515.493.8317

# AUTUMN VALLEY TOWNHOMES

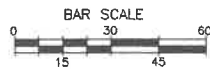
## PLAT 1

### final plat

Doc ID: 008577700055 Type: PLAT  
 Recorded: 09/09/2021 at 11:55:45 AM  
 Fee Amt: \$277.00 Page 1 of 55  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
 BK 2021 PG 26489



SCALE: 1"=30'



PROPERTY DESCRIPTION:

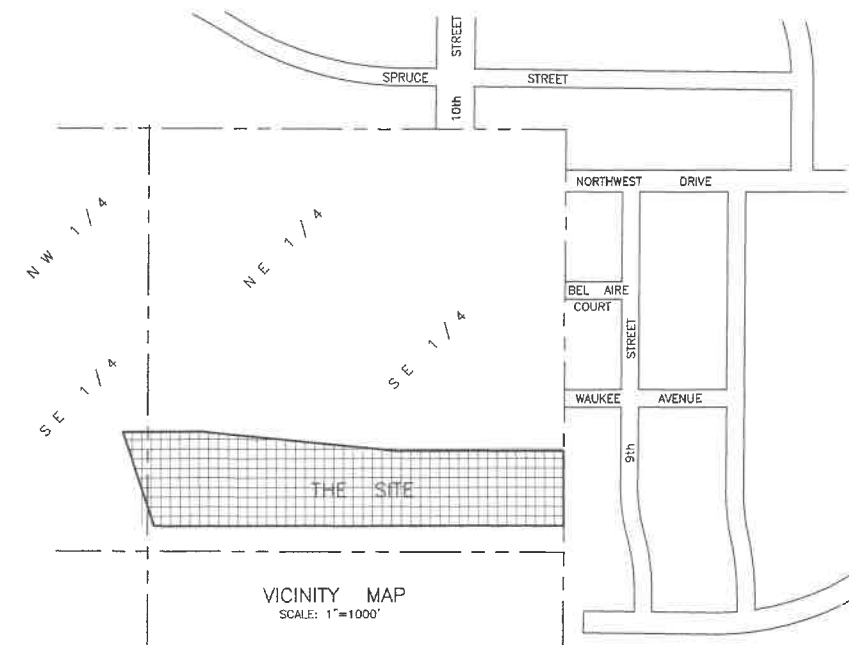
AN IRREGULAR SHAPED PORTION OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 CLAYTON ESTATES PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY IOWA; THENCE S00°35'40"W ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 122.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S00°32'43"W ALONG THE WEST LINE OF SAID CLAYTON ESTATES PLAT 1 AND ALONG THE WEST LINE OF CLAYTON ESTATES PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY IOWA, A DISTANCE OF 890.30 FEET TO THE NORTHWEST CORNER OF LOT 30 IN SAID CLAYTON ESTATES PLAT 2 AND TO THE POINT OF BEGINNING; THENCE CONTINUING S00°32'43"W ALONG THE WEST LINE OF SAID CLAYTON ESTATES PLAT 2, A DISTANCE OF 234.00 FEET; THENCE N89°53'23"W, A DISTANCE OF 1280.78 FEET; THENCE N18°23'47"W, A DISTANCE OF 310.57 FEET; S89°53'23"E, A DISTANCE OF 248.52 FEET; THENCE S84°13'15"E, A DISTANCE OF 612.60 FEET; THENCE S89°53'23"E, A DISTANCE OF 523.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND NOW KNOWN AS:

PARCEL 20-92 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 ON THE PLAT OF SURVEY IN BOOK 2020 AT PAGE 28973 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.

SAID PARCEL CONTAINS 7.85 ACRES.

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND OR RESTRICTIONS OF RECORD.



VICINITY MAP  
SCALE: 1"=1000'

SURVEY NOTES:

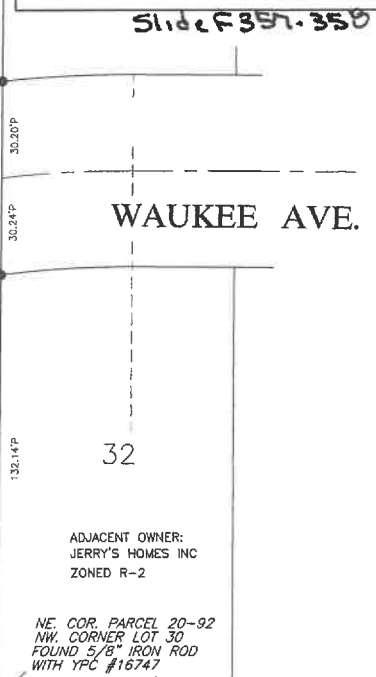
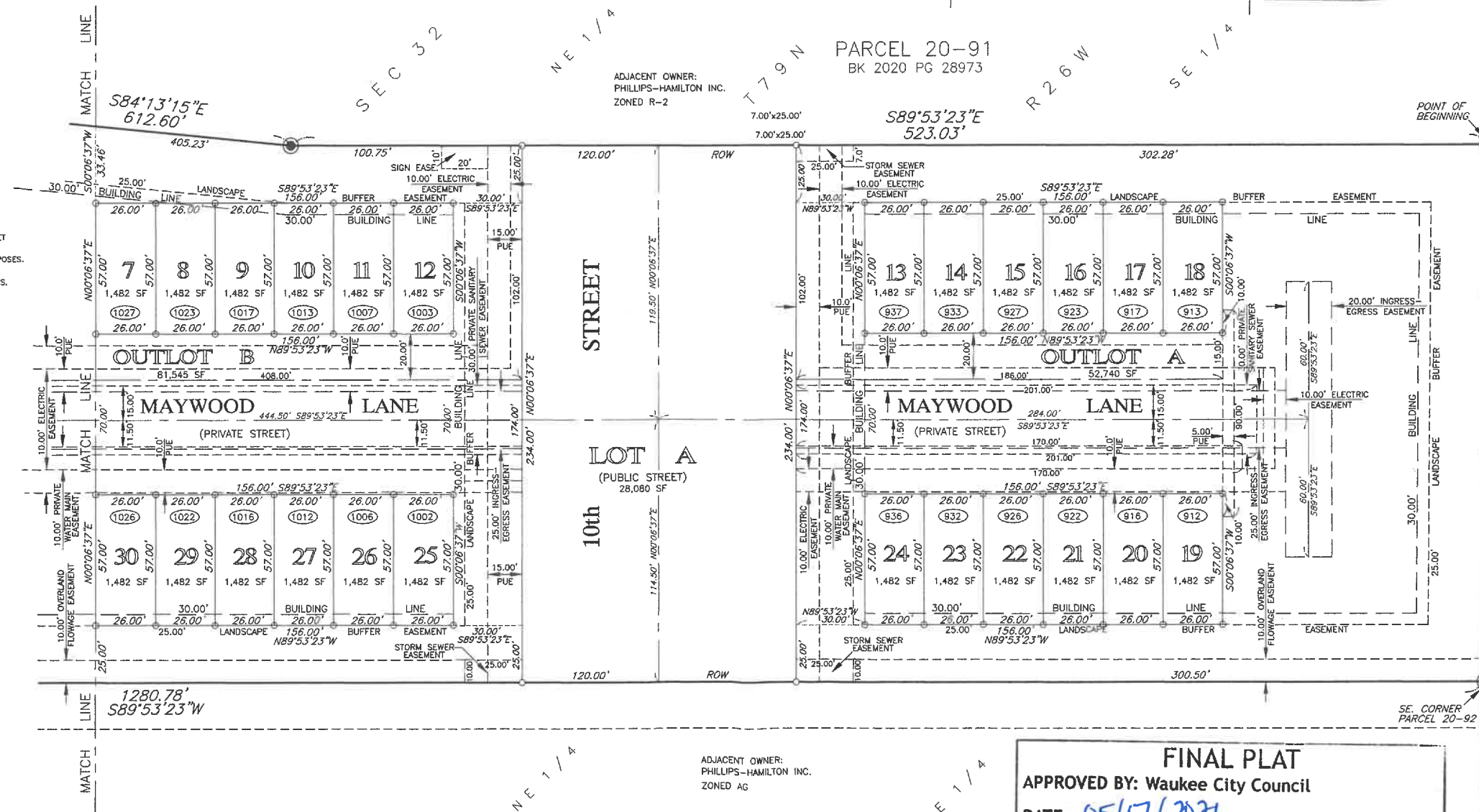
THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.  
 ALL MONUMENTS PLACED ARE A 3/4 INCH OUTSIDE DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP No. 12971 UNLESS OTHERWISE NOTED.  
 THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 130,330 FEET.

CITY REQUIRED NOTES:

LOT A SHALL BE CONVEYED TO THE CITY OF WAUKEE, IOWA FOR PUBLIC STREET RIGHT-OF-WAY.  
 OUTLOT D SHALL BE CONVEYED TO THE CITY OF WAUKEE FOR PARKLAND PURPOSES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OUTLOTS A, B AND C, PRIVATE STREETS AND PRIVATE UTILITIES. A 10.00 FEET WIDE TRAIL WILL BE REQUIRED TO BE CONSTRUCTED ALONG THE WEST RIGHT-OF-WAY OF 10th STREET WITHIN LOT A AND 5.00 FEET WIDE SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ALONG THE EAST RIGHT-OF-WAY OF 10th STREET WITHIN LOT A.

LEGEND:

- INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971 UNLESS OTHERWISE NOTED
- INDICATES LOT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP #16747
- INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- INDICATES LOT ADDRESS



**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 05/17/2021  
 SIGNED: [Signature]



STUBBS ENGINEERING  
 431 NE 72ND STREET  
 PLEASANT HILL IA 50327  
 PHONE 515.978.8498

ADJACENT OWNER: PHILLIPS-HAMILTON INC. ZONED AG

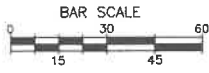
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