

PRAIRIE VILLAGE TOWNHOMES PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: PT PRL '21-54' AND PT PRL '21-137'
 SE1/4 SEC 32-79-26
 WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: SIGNATURE COMPANIES, LLC

PROPRIETOR: SIGNATURE COMPANIES, LLC
 3430 SE DESTINATION DR., STE 400
 GRIMES, IA 50111

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322
 PH: 515-369-4400

OWNER/DEVELOPER

PRAIRIE VILLAGE OF IOWA, LLC
 CONTACT: BRIAN ATWOOD
 4800 E 57TH STREET, SUITE A
 SIOUX FALLS, SD 57108
 PH: (515) 371-3669

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50322

ZONING

R-4: ROW DWELLING & TOWNHOME DWELLING

BULK REGULATIONS

SETBACKS:
 AREA: 30 FEET
 REAR: 30 FEET
 SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

DATE OF SURVEY

FEBRUARY 11, 2022

PLAT DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, AND A PART OF PARCEL '21-137' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 36486, ALL IN THE SOUTHEAST QUARTER OF SECTION 32, 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 SOUTHWEST CORNER OF AUTUMN VALLEY TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°44'55" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '21-54', A DISTANCE OF 860.28 FEET; THENCE SOUTH 00°28'19" WEST, 620.56 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '21-137'; THENCE NORTH 89°31'41" WEST ALONG SAID SOUTHERLY LINE, 771.16 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '21-137'; THENCE NORTH 04°46'21" EAST ALONG THE WEST LINE OF SAID PARCEL '21-137 AND THE NORTHERLY EXTENSION THEREOF, 180.26 FEET; THENCE NORTH 31°02'04" WEST, 383.54 FEET; THENCE NORTH 15°54'23" WEST, 247.37 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-54'; THENCE SOUTH 85°47'15" EAST ALONG SAID NORTHERLY LINE, 127.66 FEET; THENCE SOUTH 18°15'19" EAST CONTINUING ALONG SAID NORTHERLY LINE, 125.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.46 ACRES (542,654 SQUARE FEET).

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

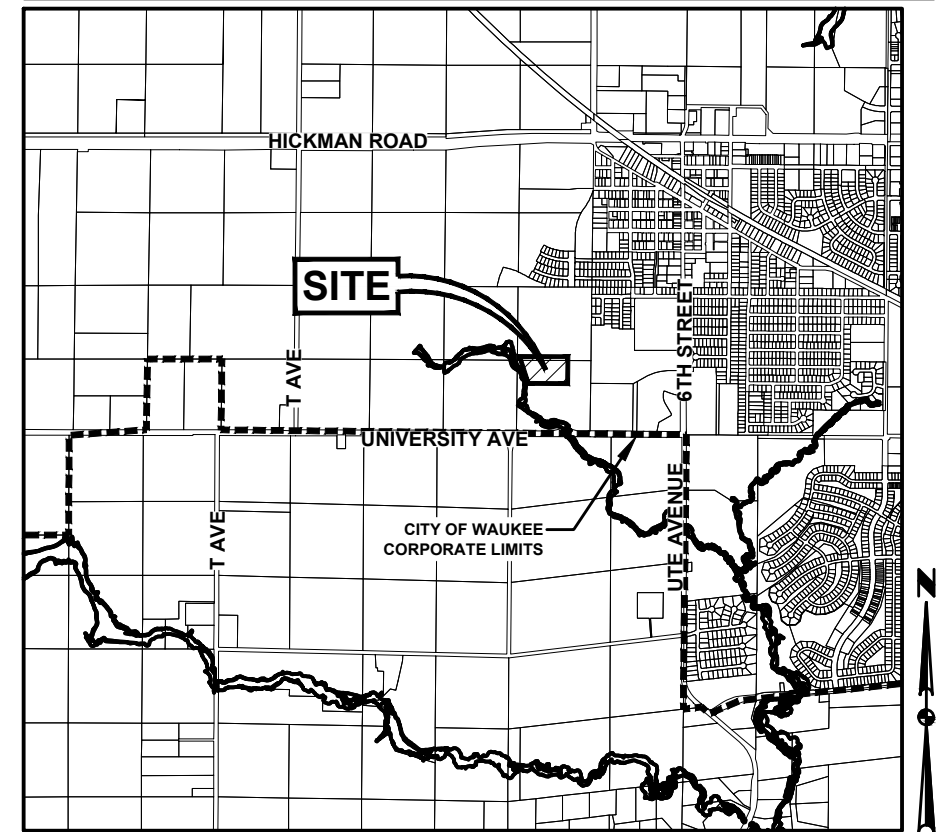
LEGEND

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

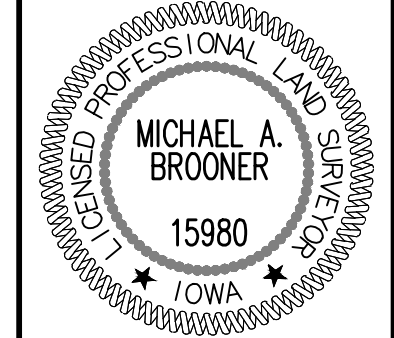
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

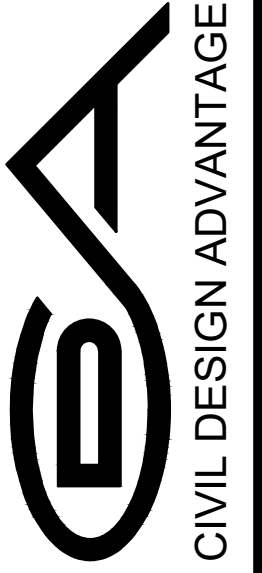


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE _____
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

| DATE | REVISIONS |
|----------|------------------|
| 03/28/22 | |
| 02/14/22 | |
| | SECOND SUBMITTAL |
| | FIRST SUBMITTAL |

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 1 FINAL PLAT

FILE: H:\2021\2107540\DWG\2107540-FINAL PLAT.DWG
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 DATE: 4/14/2022 10:04 AM

PRAIRIE VILLAGE TOWNHOMES PLAT 1

FINAL PLAT

AUTUMN VALLEY TOWNHOMES PLAT 1
ZONING: R-4

OWNER: DR HORTON - IOWA, LLC
LOT 37

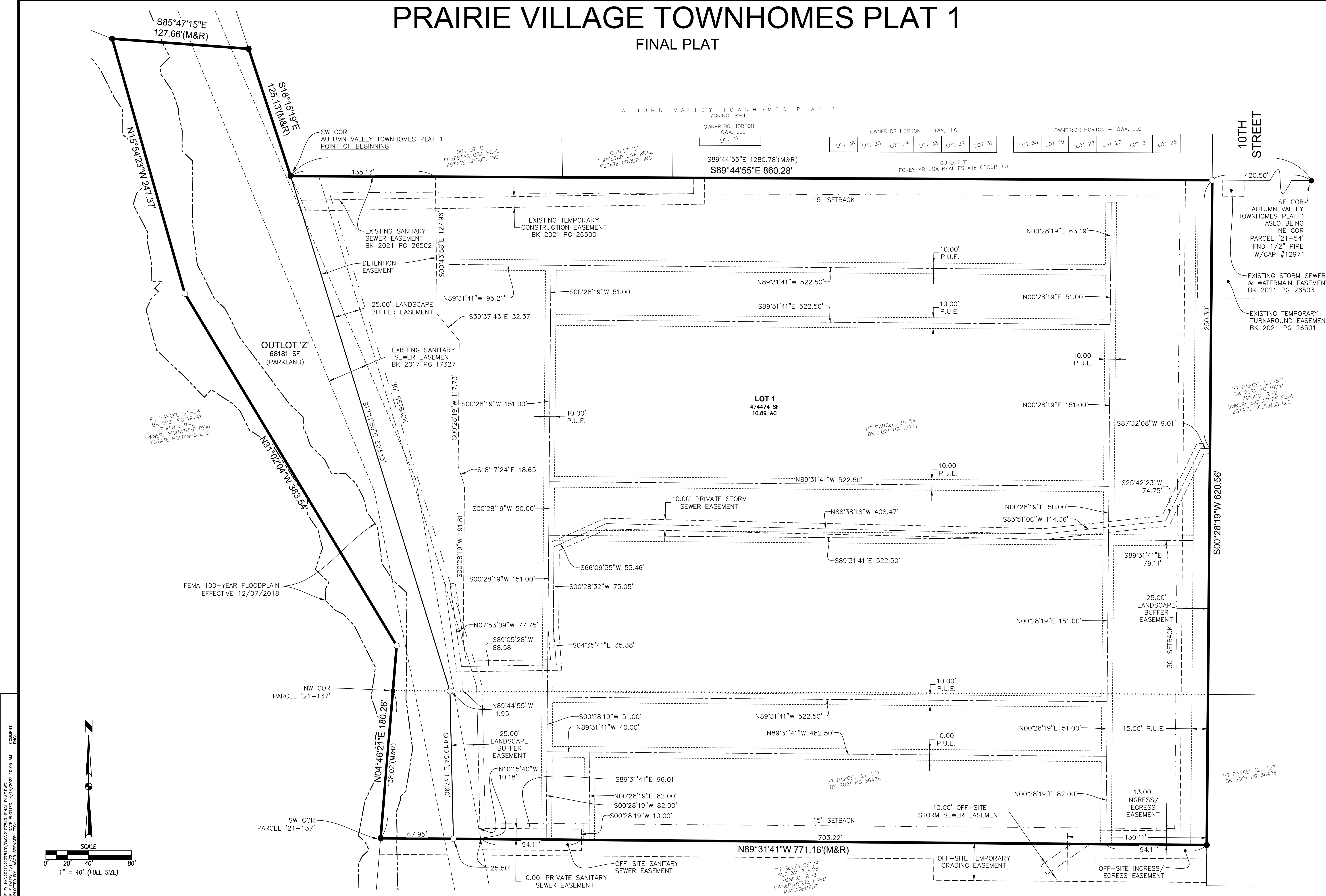
OWNER: DR HORTON - IOWA, LLC
LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 31

OWNER: DR HORTON - IOWA, LLC
LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25

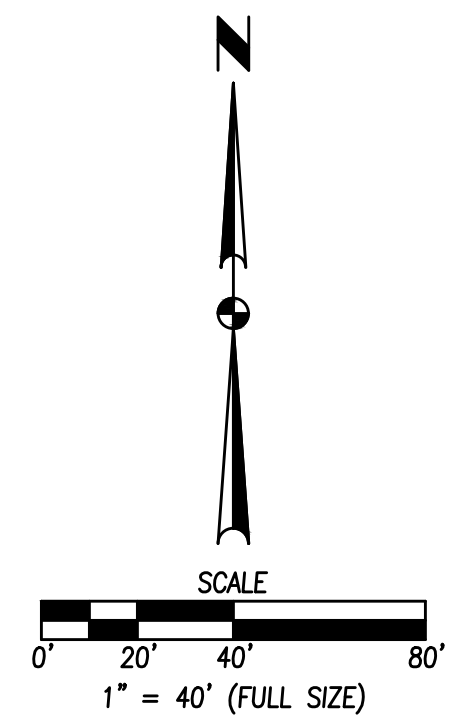
S89°44'55"E 1280.78'(M&R)
S89°44'55"E 860.28'

OUTLOT 'B'
FORESTAR USA REAL ESTATE GROUP, INC

10TH STREET

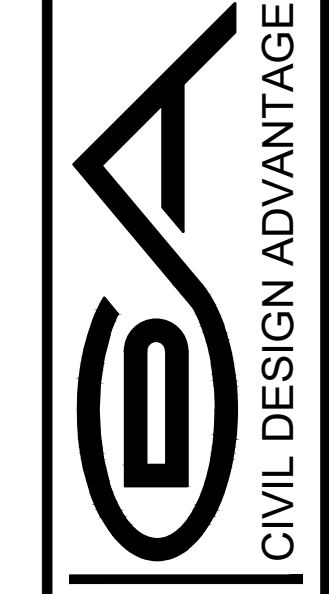


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PLOT BY: MACK SPENCER



| REVISIONS | DATE |
|-----------|----------|
| | 03/28/22 |
| | 02/14/22 |

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WAUKEE, IOWA

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