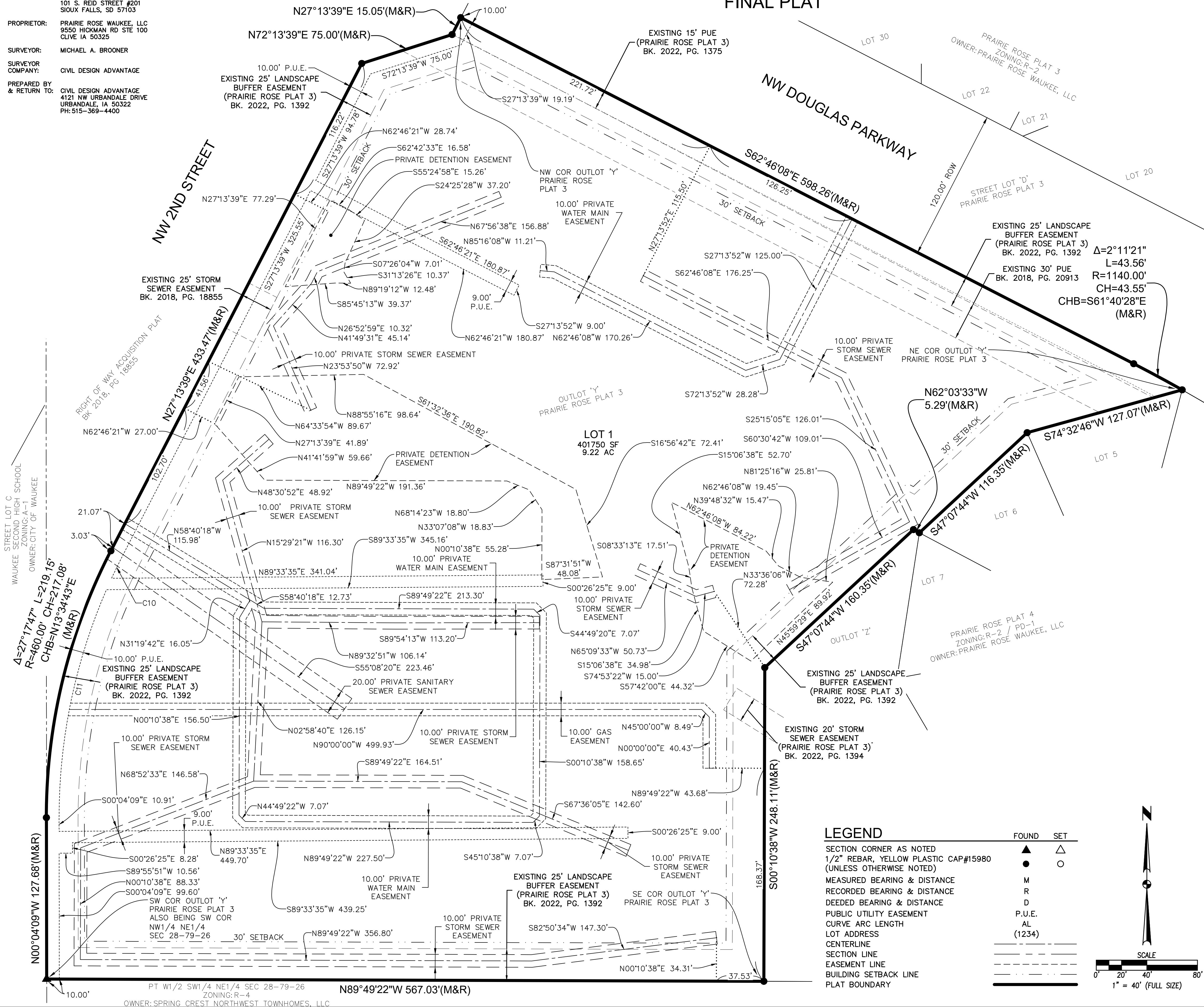


THE PITCH PLAT 1 FINAL PLAT

INDEX LEGEND
 LOCATION: OUTLOT 'Y', PRAIRIE ROSE PLAT 3
 WAUKEE, DALLAS COUNTY, IOWA
 REQUESTOR: LLOYD COMPANIES
 101 S. REID STREET #201
 SIOUX FALLS, SD 57103
 PROPRIETOR: PRAIRIE ROSE WAUKEE, LLC
 9550 HICKMAN RD STE 100
 CLIVE IA 50325
 SURVEYOR: MICHAEL A. BROONER
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400



OWNER / DEVELOPER

LLOYD COMPANIES
 CONTACT: LAURA DEVINE
 101 S. REID STREET #201
 SIOUX FALLS, SD 57103
 PH. (605) 275-4298

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

ZONING

R-3: MULTI-FAMILY RESIDENTIAL

BULK REGULATIONS

SETBACKS:
 FRONT YARD = 30 FT
 REAR YARD = 30 FT FOR DWELLING, 40 FEET FOR OTHER PERMITTED USES
 SIDE YARD = 15 FT - ONE SIDE YARD MAY BE REDUCED TO NOT LESS THAN 7 FEET. 15 FEET FOR OTHER PRINCIPAL USES

DATE OF SURVEY

DECEMBER 17, 2021

PLAT DESCRIPTION

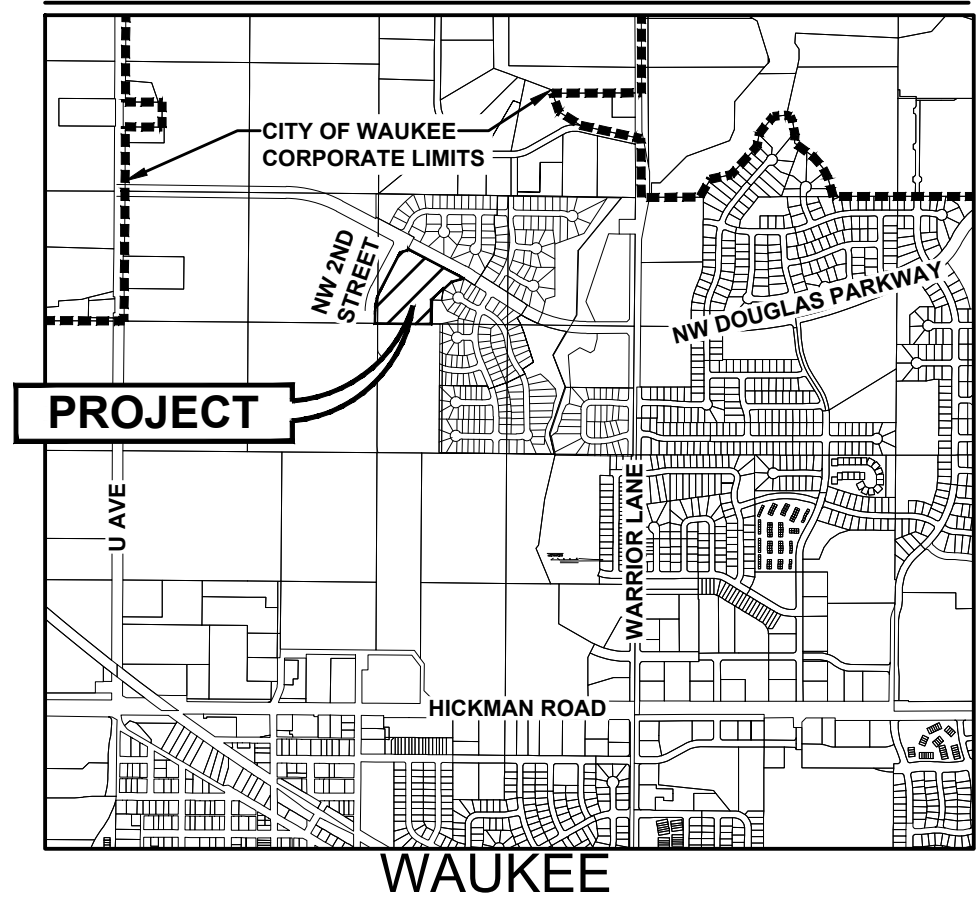
OUTLOT 'Y', PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 9.22 ACRES (401,750 SQUARE FEET).

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

NOTES

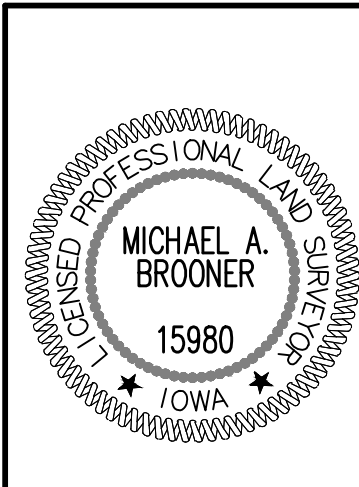
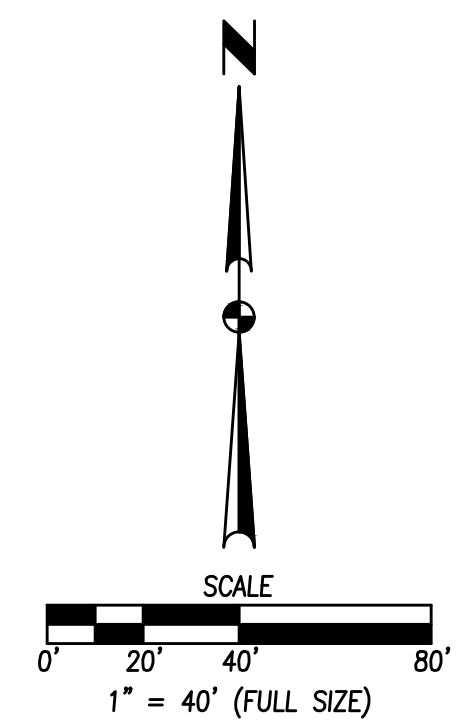
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP (NOT TO SCALE)



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	---	



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:
 THIS SHEET

**THE PITCH PLAT 1
FINAL PLAT**

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

REVISIONS: _____ DATE: _____

THIRD SUBMITTAL: 06/28/22
 SECOND SUBMITTAL: 06/14/22
 FIRST SUBMITTAL: 12/21/21

REVIEW: _____ TECH: _____ ENGINEER: _____

WAUKEE, IOWA

2108.647