

SPRING CREST TOWNHOMES PLAT 2

FINAL PLAT-2022

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

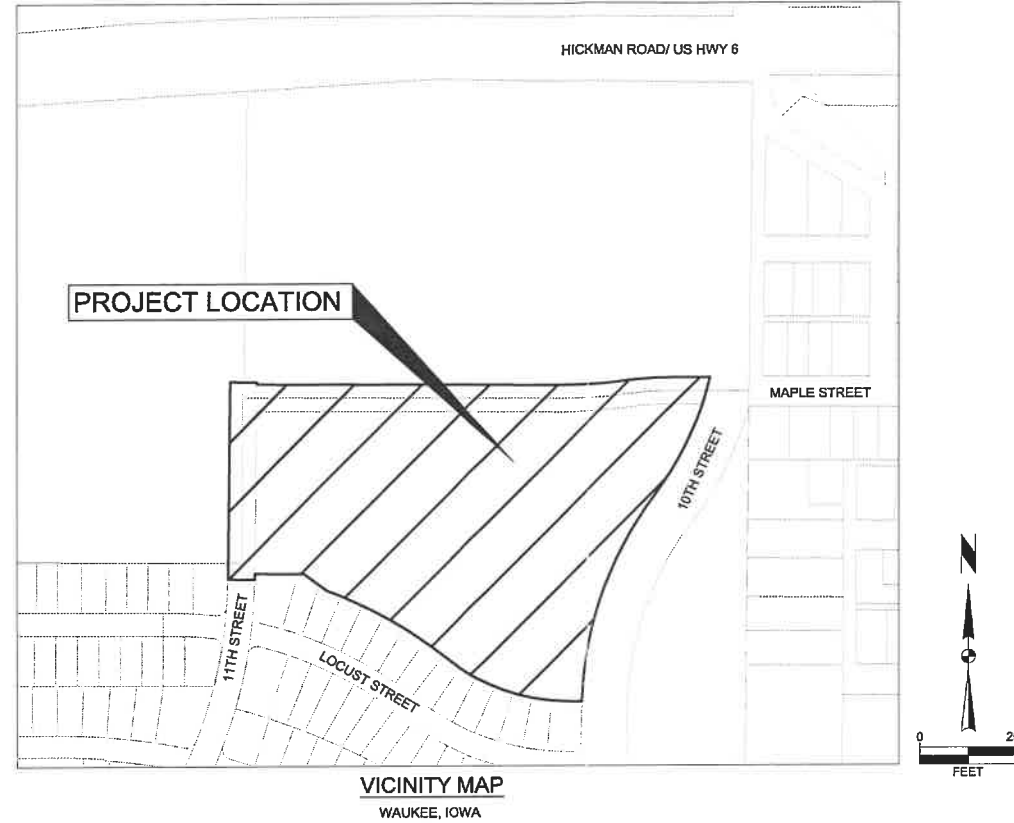
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "X" AND "Y"
SPRING CREST PLAT 3
REQUESTED BY:
SPRINGCREST TOWNHOMES WAUKEE 2, L.L.C.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

Doc ID: 008933670038 Type: PLAT
Recorded: 10/24/2022 at 10:29:18 AM
Fee Amt: \$192.00 Page 1 of 38
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2022 PG 22355

Slide G107-140

LOT #	ADDRESS	LOT #	ADDRESS
1	1002 MAPLE STREET	59	1037 DAISY LANE
2	1004 MAPLE STREET	60	1036 DAISY LANE
3	1006 MAPLE STREET	61	1033 DAISY LANE
4	1008 MAPLE STREET	62	1031 DAISY LANE
5	1010 MAPLE STREET	63	1027 DAISY LANE
6	1012 MAPLE STREET	64	1025 DAISY LANE
7	1020 MAPLE STREET	65	1023 DAISY LANE
8	1022 MAPLE STREET	66	1021 DAISY LANE
9	1024 MAPLE STREET	67	1013 DAISY LANE
10	1026 MAPLE STREET	68	1011 DAISY LANE
11	1028 MAPLE STREET	69	1009 DAISY LANE
12	1032 MAPLE STREET	70	1007 DAISY LANE
13	1034 MAPLE STREET	71	1006 DAISY LANE
14	1036 MAPLE STREET	72	1003 DAISY LANE
15	1038 MAPLE STREET	73	523 KINLEY DRIVE
16	1042 MAPLE STREET	74	517 KINLEY DRIVE
17	1044 MAPLE STREET	75	513 KINLEY DRIVE
18	1046 MAPLE STREET	76	507 KINLEY DRIVE
19	1048 MAPLE STREET	77	503 KINLEY DRIVE
20	1052 MAPLE STREET	78	497 KINLEY DRIVE
21	1054 MAPLE STREET	79	493 KINLEY DRIVE
22	1056 MAPLE STREET	80	434 KINLEY DRIVE
23	1058 MAPLE STREET	81	430 KINLEY DRIVE
24	1062 MAPLE STREET	82	428 KINLEY DRIVE
25	1064 MAPLE STREET	83	424 KINLEY DRIVE
26	1066 MAPLE STREET	84	420 KINLEY DRIVE
27	1068 MAPLE STREET	85	414 KINLEY DRIVE
28	1072 MAPLE STREET	86	410 KINLEY DRIVE
29	1074 MAPLE STREET	87	411 KINLEY DRIVE
30	1076 MAPLE STREET	88	415 KINLEY DRIVE
31	1078 MAPLE STREET	89	421 KINLEY DRIVE
32	1080 MAPLE STREET	90	425 KINLEY DRIVE
33	1084 MAPLE STREET	91	431 KINLEY DRIVE
34	1086 MAPLE STREET	92	435 KINLEY DRIVE
35	1088 MAPLE STREET	93	441 KINLEY DRIVE
36	1090 MAPLE STREET	94	445 KINLEY DRIVE
37	1092 MAPLE STREET	95	451 KINLEY DRIVE
38	1094 MAPLE STREET	96	455 KINLEY DRIVE
39	1091 DAISY LANE	97	460 KINLEY DRIVE
40	1089 DAISY LANE	98	464 KINLEY DRIVE
41	1087 DAISY LANE	99	470 KINLEY DRIVE
42	1085 DAISY LANE	100	474 KINLEY DRIVE
43	1083 DAISY LANE	101	480 KINLEY DRIVE
44	1081 DAISY LANE	102	484 KINLEY DRIVE
45	1071 DAISY LANE	103	490 KINLEY DRIVE
46	1069 DAISY LANE	104	494 KINLEY DRIVE
47	1067 DAISY LANE	105	500 KINLEY DRIVE
48	1065 DAISY LANE	106	504 KINLEY DRIVE
49	1063 DAISY LANE	107	1054 DAISY LANE
50	1059 DAISY LANE	108	1056 DAISY LANE
51	1057 DAISY LANE	109	1060 DAISY LANE
52	1055 DAISY LANE	110	1062 DAISY LANE
53	1053 DAISY LANE	111	1066 DAISY LANE
54	1049 DAISY LANE	112	1068 DAISY LANE
55	1047 DAISY LANE	113	1082 DAISY LANE
56	1045 DAISY LANE	114	1084 DAISY LANE
57	1043 DAISY LANE	115	1088 DAISY LANE
58	1039 DAISY LANE	116	1090 DAISY LANE



PLAT DESCRIPTION

OUTLOT X AND Y, SPRING CREST PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY IOWA.

AND

A PART OF PARCEL 21-10 AS FILED IN BOOK 2021, PAGE 10161 OF THE DALLAS COUNTY RECORDER'S OFFICE BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "X" ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 21-10; THENCE NORTH 89°45'11" WEST ALONG THE SOUTH LINE OF SAID PARCEL 21-10, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID SPRING CREST PLAT 3; THENCE NORTH 0°41'17" EAST, 485.88 FEET; THENCE SOUTH 89°18'43" EAST, 35.00 FEET TO THE EAST LINE OF SAID PARCEL 21-10; THENCE SOUTH 0°41'17" WEST ALONG SAID EAST LINE, 485.65 FEET TO THE POINT OF BEGINNING.

PROPERTY SUBJECT TO ONLY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

OUTLOT "X"= 8.58 AC (373,782 SF)
STREET LOT "A"= 0.39 AC (17,002 SF)
STREET LOT "B"= 0.35 AC (15,045 SF)
STREET LOT "C"= 0.94 AC (40,975 SF)
LOTS 1-116= 5.20 AC (226,448 SF)

DEVELOPER/APPLICANT

SPRINGCREST TOWNHOMES WAUKEE 2, LLC
15006 MAPLE DRIVE
URBANDALE, IA 50323
CONTACT: CASEY SHELTON
PHONE: (515) 499-6194

ZONING

R-4 - ROW DWELLING AND TOWNHOME DISTRICT

BULK REGULATIONS:

DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN SPACE = 20%

GENERAL NOTES

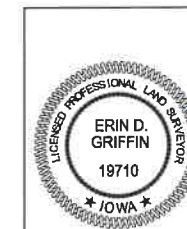
- PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES, A PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED.
- CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE CURRENT EDITIONS OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS.
- OUTLOT "X" TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- STREET LOTS A, B, & C TO BE DEDICATED TO THE CITY BY RESPECTIVE OWNERS.

LINE TABLE									CURVE TABLE					
LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION	LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
L1	39.43	S44° 31' 04"E	L21	26.81	S26° 14' 00"E	L41	196.60	S89° 51' 52"E	C1	18°00'25"	1160.00'	364.57'	183.80'	N60°14'46"W 363.07'
L2	36.01	S01° 28' 56"W	L22	45.22	S00° 15' 05"W	L42	14.57	N25° 01' 02"E	C2	38°03'50"	500.00'	332.17'	172.48'	N70°16'28"W 326.10'
L3	11.00	S89° 45' 42"E	L23	41.30	S46° 45' 46"E	L43	42.11	N52° 59' 48"E	C3	34°24'39"	960.00'	576.56'	297.27'	S19°33'44"W 567.93'
L4	26.00	S89° 45' 38"E	L24	36.52	S62° 45' 18"E	L44	40.13	S65° 52' 31"E	C4	20°59'45"	840.00'	307.82'	155.65'	S26°16'11"W 306.10'
L5	11.00	S89° 45' 38"E	L25	28.85	N25° 41' 14"E	L45	20.00	N24° 07' 29"E	C5	3°20'06"	840.00'	48.90'	24.45'	N17°26'22"E 48.89'
L6	11.00	S89° 45' 38"E	L26	35.72	N63° 12' 14"E	L46	20.98	S65° 52' 31"E	C6	8°12'52"	900.00'	129.03'	64.63'	S86°04'39"W 128.92'
L7	11.00	S89° 45' 38"E	L27	32.67	S70° 56' 58"E				C7	8°16'09"	900.00'	129.89'	65.06'	S86°06'18"W 129.78'
L8	11.00	S89° 45' 38"E	L28	29.34	N15° 38' 34"E				C8	8°16'09"	935.00'	134.94'	67.59'	N86°06'18"E 134.83'
L9	11.00	S89° 45' 38"E	L29	24.39	N23° 58' 33"W				C9	8°12'52"	865.00'	124.01'	62.11'	N86°04'39"E 123.91'
L10	11.00	S89° 45' 38"E	L30	66.54	N50° 36' 07"E				C10	18°43'07"	300.00'	98.01'	49.45'	S80°52'48"W 97.58'
L11	11.00	S89° 45' 38"E	L31	20.60	S89° 45' 38"E				C11	18°43'07"	300.00'	98.01'	49.45'	S80°52'48"W 97.58'
L12	11.00	S89° 45' 38"E	L32	22.45	N60° 25' 28"W				C12	30°16'35"	200.00'	105.68'	54.11'	N74°37'21"W 104.46'
L13	22.57	N74° 02' 57"E	L33	28.46	N67° 29' 57"E				C13	54°17'40"	75.00'	71.07'	38.46'	S26°54'28"E 68.44'
L14	11.00	S89° 45' 38"E	L34	44.49	S89° 35' 13"W				C14	104°37'36"	125.00'	228.26'	161.81'	N73°37'54"E 197.84'
L15	19.22	N84° 28' 18"E	L35	12.47	N21° 19' 06"E				C15	21°04'45"	200.00'	73.58'	37.21'	N10°46'44"E 73.17'
L16	37.51	N50° 03' 30"E	L36	32.92	S54° 03' 18"E				C16	11°55'53"	1160.00'	241.56'	121.22'	N63°17'02"W 241.12'
L17	20.80	N32° 09' 33"E	L37	71.67	N53° 19' 20"E									
L18	24.08	N41° 52' 35"E	L38	42.37	N00° 14' 22"E									
L19	11.00	S89° 45' 38"E	L39	12.00	S89° 45' 38"E									
L20	11.00	S89° 45' 38"E	L40	32.48	S00° 14' 22"W									

LEGEND

Survey
Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found
Set



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.

Erin D. Griffin, P.L.S. Date
License Number 19710
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheets 1 & 2, of 2

SPRING CREST TOWNHOMES PLAT 2

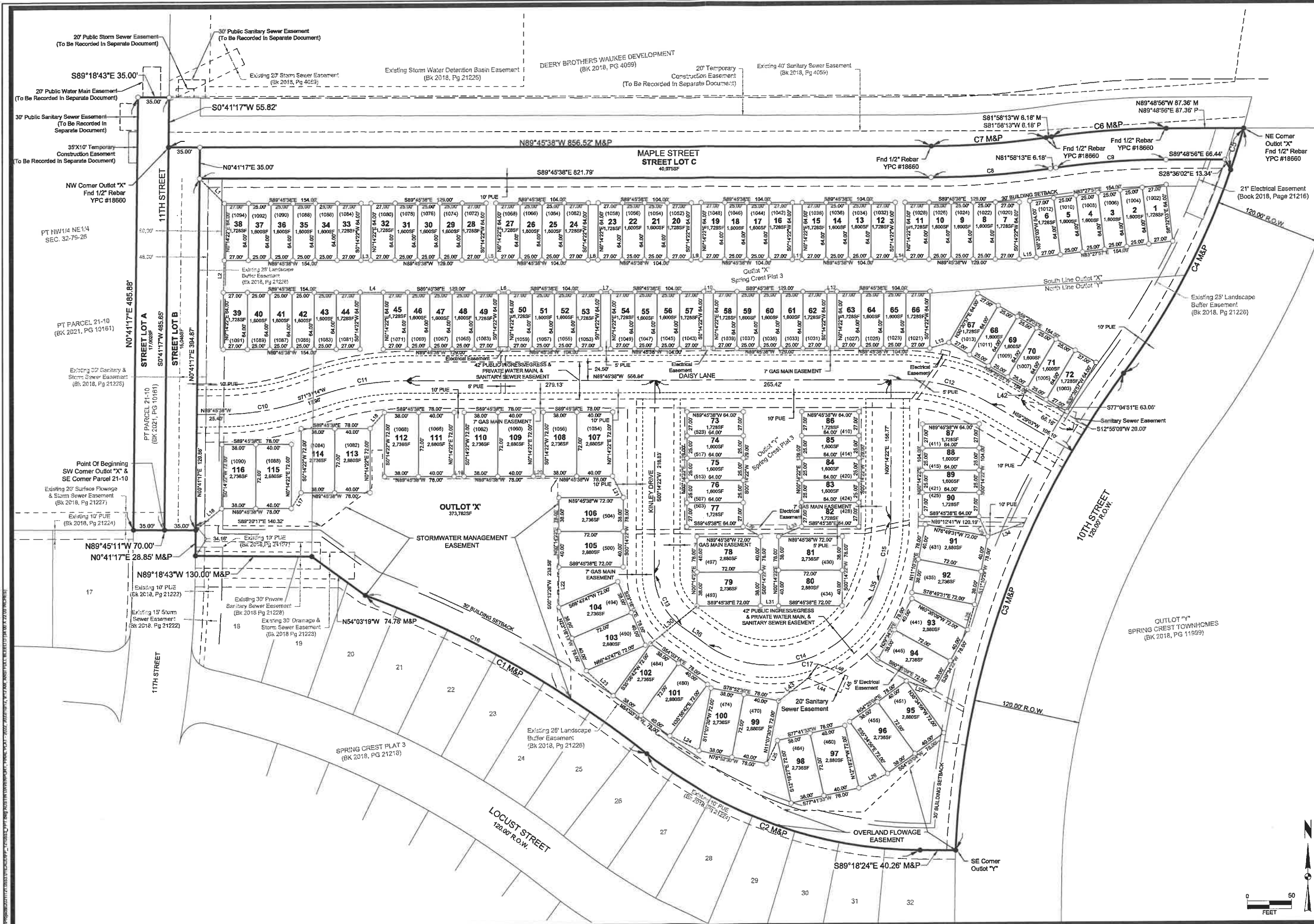
FINAL PLAT

SNYDER & ASSOCIATES, INC.

WAUKEE, IOWA

WAUKEE, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



3	REVISED PER INTERNAL REVIEW	06-01-22	LJM
2	REVISED PER OWNER COMMENTS	05-20-22	AJD
1	REVISED PER CITY COMMENTS	02-15-22	LJM
MARK	REVISION	DATE	BY
1	Engineer: KMM	Checked By: EDG	Scale: 1"=60'
	Technician: LJM	Date: 02-01-2022	T-R-S: TTN-RRW-SS
Project No: 121.0553.01			
Sheet 2 OF 2			

SPRING CREST TOWNHOMES PLAT 2

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2777 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 121.0553.01

Sheet 2 OF 2

