

# SPRING CREST TOWNHOMES PLAT 3

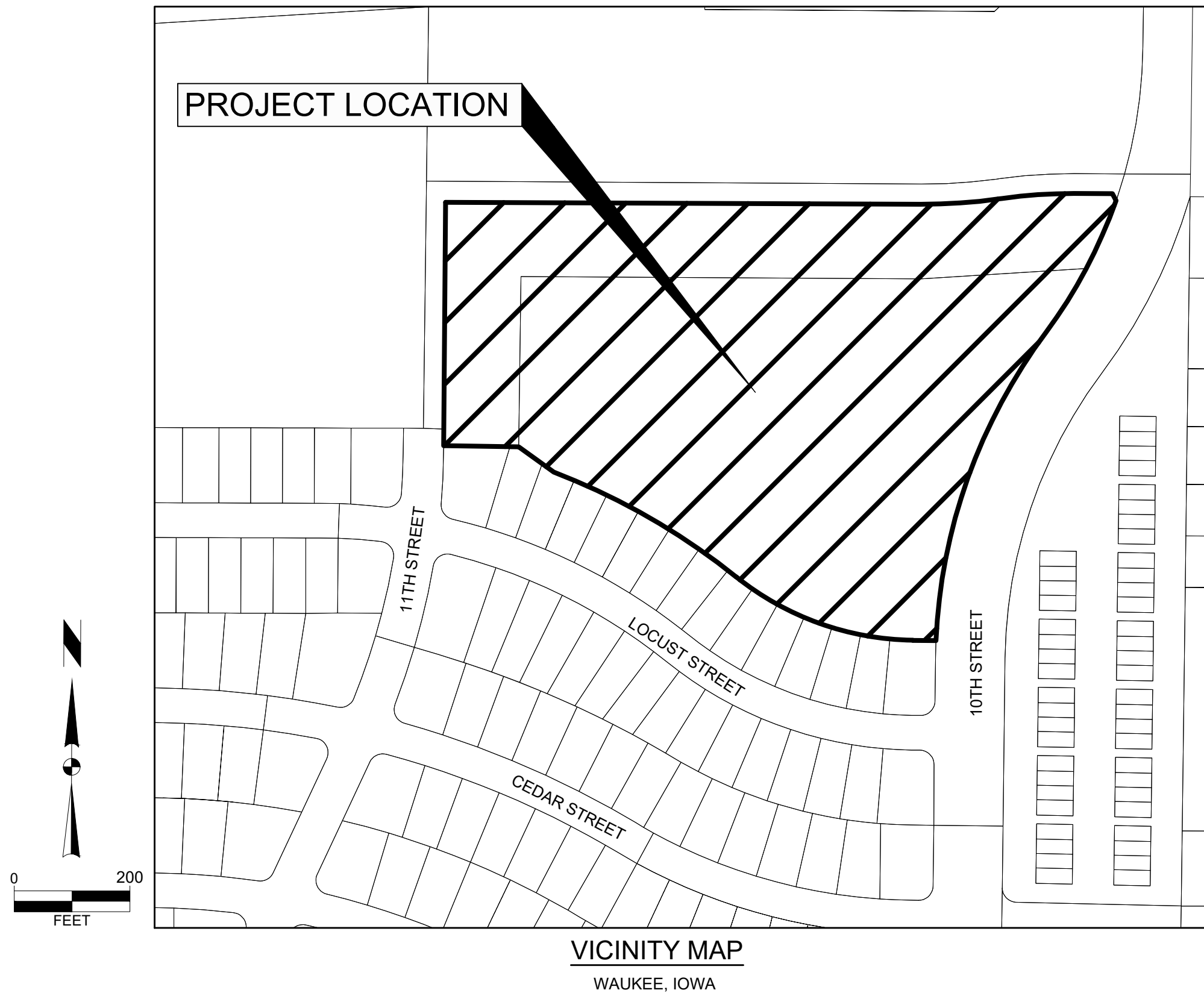
## FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

**INDEX LEGEND**  
 SURVEYOR'S NAME / RETURN TO:  
 ERIN D. GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 ANKENY, IOWA 50023  
 515-964-2020  
 eggriffin@snyder-associates.com  
 SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.  
 SURVEY LOCATED:  
 LOTS 1 THROUGH 116 & OUTLOT "X"  
 SPRING CREST TOWNHOMES PLAT 2  
 SEC. 32-79-26  
 REQUESTED BY:  
 SPRINGCREST TOWNHOMES WAUKEE 2, LLC

**LOT INFORMATION**

LOT #	AREA (SF)	AREA (ACRES)	LOT ADDRESS	LOT #	AREA (SF)	AREA (ACRES)	LOT ADDRESS
1	1482.00	0.03	1032 MAPLE STREET	48	1368.00	0.03	1037 DAISY LANE
2	1368.00	0.03	1034 MAPLE STREET	49	1368.00	0.03	1035 DAISY LANE
3	1368.00	0.03	1036 MAPLE STREET	50	1368.00	0.03	1033 DAISY LANE
4	1482.00	0.03	1038 MAPLE STREET	51	1482.00	0.03	1031 DAISY LANE
5	1642.17	0.04	1042 MAPLE STREET	52	1642.17	0.04	1027 DAISY LANE
6	1524.17	0.03	1044 MAPLE STREET	53	1524.17	0.03	1025 DAISY LANE
7	1524.17	0.03	1046 MAPLE STREET	54	1524.17	0.03	1023 DAISY LANE
8	1642.17	0.04	1048 MAPLE STREET	55	1642.17	0.04	1021 DAISY LANE
9	1642.17	0.04	1052 MAPLE STREET	56	1482.00	0.03	1013 DAISY LANE
10	1524.17	0.03	1054 MAPLE STREET	57	1368.00	0.03	1011 DAISY LANE
11	1524.17	0.03	1056 MAPLE STREET	58	1368.00	0.03	1009 DAISY LANE
12	1642.17	0.04	1058 MAPLE STREET	59	1368.00	0.03	1007 DAISY LANE
13	1642.17	0.04	1062 MAPLE STREET	60	1368.00	0.03	1005 DAISY LANE
14	1524.17	0.03	1064 MAPLE STREET	61	1482.00	0.03	1003 DAISY LANE
15	1524.17	0.03	1066 MAPLE STREET	62	1642.17	0.04	411 KINLEY DRIVE
16	1642.17	0.04	1068 MAPLE STREET	63	1524.17	0.03	415 KINLEY DRIVE
17	1482.00	0.03	1072 MAPLE STREET	64	1524.17	0.03	421 KINLEY DRIVE
18	1368.00	0.03	1074 MAPLE STREET	65	1642.17	0.04	425 KINLEY DRIVE
19	1368.00	0.03	1076 MAPLE STREET	66	2524.80	0.06	431 KINLEY DRIVE
20	1368.00	0.03	1078 MAPLE STREET	67	2524.80	0.06	435 KINLEY DRIVE
21	1482.00	0.03	1080 MAPLE STREET	68	2524.80	0.06	441 KINLEY DRIVE
22	1482.00	0.03	1084 MAPLE STREET	69	2524.80	0.06	445 KINLEY DRIVE
23	1368.00	0.03	1086 MAPLE STREET	70	2524.80	0.06	451 KINLEY DRIVE
24	1368.00	0.03	1088 MAPLE STREET	71	2524.80	0.06	455 KINLEY DRIVE
25	1368.00	0.03	1090 MAPLE STREET	72	2524.80	0.06	470 KINLEY DRIVE
26	1368.00	0.03	1092 MAPLE STREET	73	2524.80	0.06	474 KINLEY DRIVE
27	1482.00	0.03	1094 MAPLE STREET	74	2524.80	0.06	480 KINLEY DRIVE
28	1482.00	0.03	1091 DAISY LANE	75	2524.80	0.06	484 KINLEY DRIVE
29	1368.00	0.03	1089 DAISY LANE	76	2524.80	0.06	490 KINLEY DRIVE
30	1368.00	0.03	1087 DAISY LANE	77	2524.80	0.06	494 KINLEY DRIVE
31	1368.00	0.03	1085 DAISY LANE	78	2524.80	0.06	500 KINLEY DRIVE
32	1368.00	0.03	1083 DAISY LANE	79	2524.80	0.06	504 KINLEY DRIVE
33	1482.00	0.03	1081 DAISY LANE	80	2524.80	0.06	1054 DAISY LANE
34	1482.00	0.03	1071 DAISY LANE	81	2524.80	0.06	1056 DAISY LANE
35	1368.00	0.03	1069 DAISY LANE	82	2524.80	0.06	1060 DAISY LANE
36	1368.00	0.03	1067 DAISY LANE	83	2524.80	0.06	1062 DAISY LANE
37	1368.00	0.03	1065 DAISY LANE	84	2524.80	0.06	1066 DAISY LANE
38	1482.00	0.03	1063 DAISY LANE	85	2524.80	0.06	1068 DAISY LANE
39	1642.17	0.04	1059 DAISY LANE	86	2524.80	0.06	1082 DAISY LANE
40	1524.17	0.03	1057 DAISY LANE	87	2524.80	0.06	1084 DAISY LANE
41	1524.17	0.03	1055 DAISY LANE	88	2524.80	0.06	1088 DAISY LANE
42	1642.17	0.04	1053 DAISY LANE	89	2524.80	0.06	1090 DAISY LANE
43	1642.17	0.04	1049 DAISY LANE	90	1482.00	0.03	523 KINLEY DRIVE
44	1524.17	0.03	1047 DAISY LANE	91	1368.00	0.03	517 KINLEY DRIVE
45	1524.17	0.03	1045 DAISY LANE	92	1368.00	0.03	513 KINLEY DRIVE
46	1642.17	0.04	1043 DAISY LANE	93	1368.00	0.03	507 KINLEY DRIVE
47	1482.00	0.03	1039 DAISY LANE	94	1482.00	0.03	503 KINLEY DRIVE



**PLAT DESCRIPTION**

LOTS 12 THROUGH 116, AND OUTLOT "X", SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**AREA SUMMARY**

OUTLOT "X" = 9.62 AC (418,859 SF)  
 LOTS 1-103 & EX LOTS 1-11 = 4.16 AC (181,371 SF)

**OWNER/DEVELOPER/APPLICANT**

SPRINGCREST TOWNHOMES WAUKEE 2, LLC  
 15920 HICKMAN RD STE 330-400  
 CLIVE, IA 50325  
 CONTACT: CASEY Shelton  
 PHONE: (515) 499-6194

**ZONING**

R-4 - ROW DWELLING AND TOWNHOME DISTRICT

**BULK REGULATIONS:**

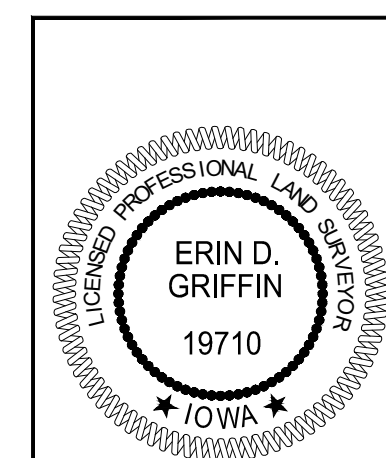
DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM  
 MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT  
 LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL  
 SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS  
 REAR YARD = 30 FEET  
 NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3  
 NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM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

**GENERAL NOTES**

- PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES, A PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED.
- OUTLOT 'X' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. EXISTING PLAT 2 LOTS WILL SHARE THE SAME HOME OWNERS ASSOCIATION.

**LEGEND**

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 19710 w/Yellow Plastic Cap (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	P
Platted Distance	M	R
Measured Bearing & Distance	D	C
Recorded As		
Deed Distance		
Calculated Distance		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



I hereby certify that this land surveying document was prepared 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, PLS \_\_\_\_\_ Date \_\_\_\_\_  
 License Number 19710  
 My License Renewal Date is December 31, 2025  
 Pages or sheets covered by this seal:  
 Sheets 1 through 3, of 3

SPRING CREST TOWNHOMES PLAT 3

FINAL PLAT

SNYDER & ASSOCIATES, INC.

WAUKEE, IOWA

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

4	AS PER CITY COMMENTS	02-09-24	LJM
3	AS PER CITY COMMENTS	01-26-24	LJM
2	AS PER CITY COMMENTS	01-15-24	LJM
1	AS PER CITY COMMENTS	12-28-23	LJM
MARK REVISION		DATE	BY
Engineer:	KMM	Checked By:	EDG
Technician:	AJD	Date:	12-12-2023
Scale: 1" = 200'		T-R-S: 79N-26W-32	
Project No: 123.1406.01		Sheet 1 of 3	

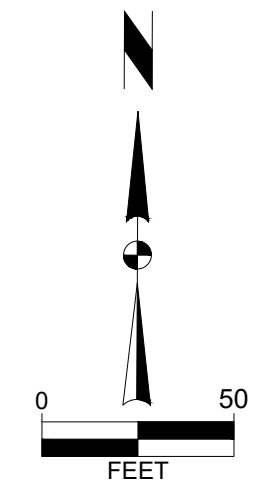


Project No: 123.1406.01  
 Sheet 1 of 3



CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M&P	8°16'09"	935.00'	134.94'	67.59'	N86°06'18"E 134.83'
C2 M&P	8°12'52"	865.00'	124.01'	62.11'	N86°04'39"E 123.91'
C3 M&P	17°39'39"	840.00'	258.92'	130.49'	S27°56'14"W 257.90'
C4 M&P	34°24'38"	960.00'	576.56'	297.27'	S19°33'45"W 567.93'
C5 M&P	38°03'50"	500.00'	332.17'	172.48'	N70°16'28"W 326.10'
C6 M&P	18°00'25"	1160.00'	364.57'	183.80'	N60°14'46"W 363.07'
C7	8°02'34"	970.00'	136.16'	68.19'	N6°21'41"E 136.05'
C8	3°40'24"	156.00'	10.00'	5.00'	N48°50'18"E 10.00'
C9	0°38'13"	970.00'	10.78'	5.39'	S10°42'04"W 10.78'

LINE #	LENGTH (FT)	DIRECTION
L1 M&P	66.44	S89° 48' 56"E
L2 M&P	13.34	S28° 36' 02"E
L3 M&P	40.26	N89° 18' 24"W
L4 M&P	74.78	N54° 03' 19"W
L5 M&P	130.00	N89° 18' 43"W
L6 M&P	39.43	S44° 31' 04"E
L7	12.00	N90° 00' 00"E
L8	12.17	S80° 17' 54"E
L9	12.00	S89° 45' 38"E
L10	12.00	S89° 45' 38"E
L11	11.18	N79° 56' 09"E
L12	50.05	S02° 17' 57"E
L13	31.50	S89° 45' 38"E
L14	11.18	N79° 56' 04"E
L15	11.00	S89° 45' 38"E
L16	11.18	S79° 27' 21"E
L17	11.18	N79° 56' 04"E
L18	50.75	S84° 06' 45"E
L19	23.74	S17° 07' 56"E
L20	32.69	S19° 19' 14"W
L21	51.17	S41° 03' 33"W
L22	42.75	S89° 14' 08"W
L23	47.23	N68° 24' 55"W
L24	41.78	N49° 38' 28"W
L25	44.66	N00° 51' 06"E
L26	38.22	N35° 33' 11"W
L27	11.00	N89° 45' 38"W
L28	11.00	N89° 45' 38"W
L29	24.08	S41° 52' 35"W
L30	20.80	S32° 09' 33"W
L31	17.44	S41° 19' 39"E
L32	41.63	S89° 45' 38"E
L33	26.63	N60° 53' 45"E
L34	120.38	N57° 18' 57"W
L35	17.62	N41° 09' 42"W
L36	16.20	S41° 09' 42"E
L37	114.92	S57° 18' 57"E



**SPRING CREST TOWNHOMES PLAT 3**

FINAL PLAT

**SNYDER & ASSOCIATES, INC.**



Project No: 123.1406.01  
Sheet 2 of 3

WAUKEE, IOWA

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

AS PER CITY COMMENTS	DATE	BY
4	02-09-24	KMM
3	01-26-24	LJM
2	01-15-24	LJM
1	12-28-23	LJM

MARK	REVISION	DATE	BY
4	AS PER CITY COMMENTS	02-09-24	KMM
3	AS PER CITY COMMENTS	01-26-24	LJM
2	AS PER CITY COMMENTS	01-15-24	LJM
1	AS PER CITY COMMENTS	12-28-23	LJM

Engineer:	Checked By:	Date:	Scale:
KMM	EDG	12-12-2023	1" = 50'

Technician:	Project No:
AJD	123.1406.01

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