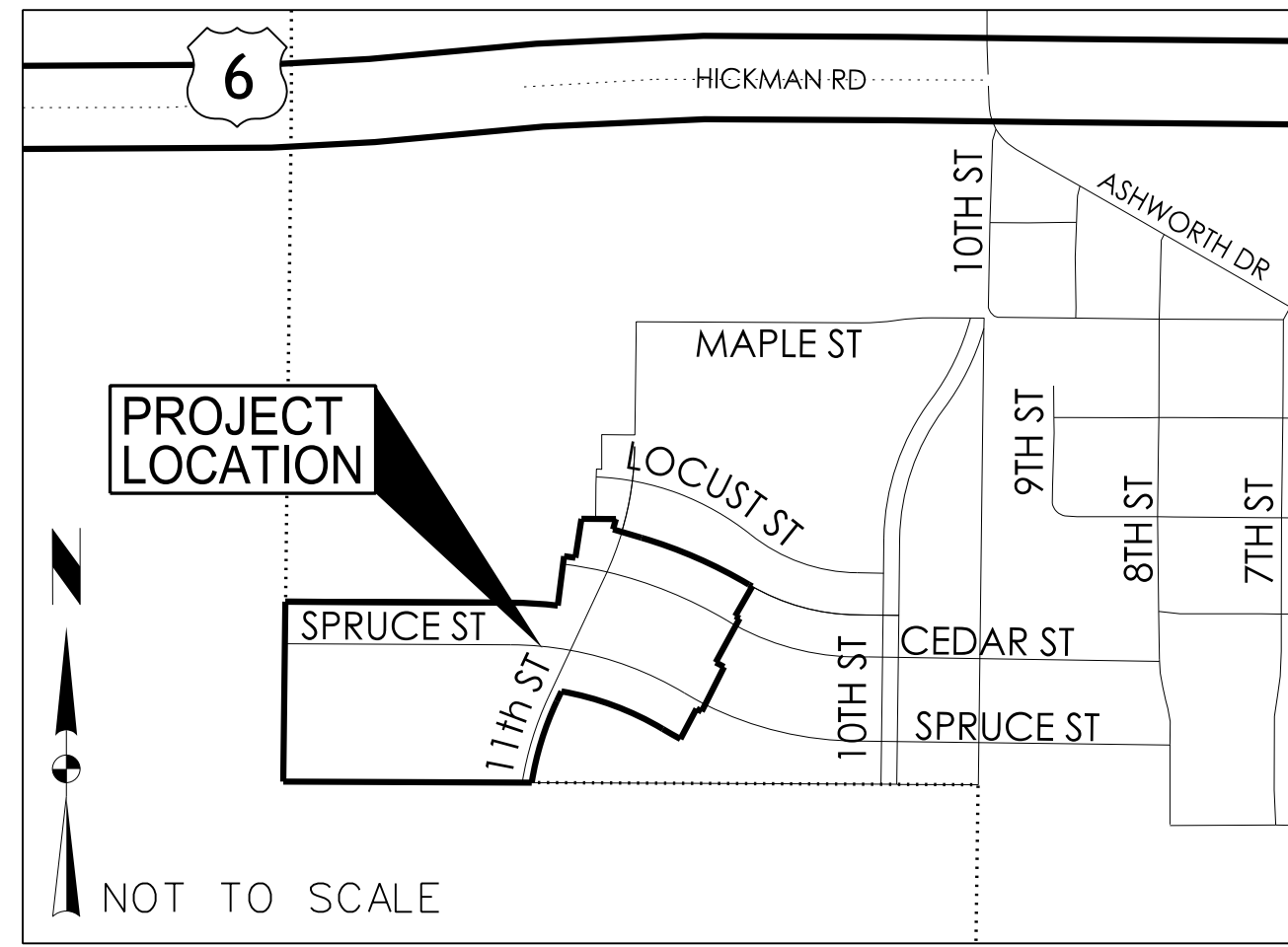


# SPRING CREST PLAT 4

## FINAL PLAT



VICINITY MAP

### PLAT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, SPRING CREST PLAT 2, AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF OUTLOT "Z" OF SAID SPRING CREST PLAT 2 AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 77.48 FEET AND WHOSE CHORD BEARS NORTH 60°43'02" WEST, 77.47 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 413.62 FEET AND WHOSE CHORD BEARS NORTH 69°35'27" WEST, 411.35 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "Z"; THENCE SOUTH 25°06'25" WEST ALONG THE WEST LINE OF SAID OUTLOT "Z", 42.06 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 324.63 FEET AND WHOSE CHORD BEARS SOUTH 17°02'27" WEST, 323.58 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "Z"; AND TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°44'29" WEST ALONG SAID SOUTH LINE, 944.48 FEET TO THE CENTER OF SAID SECTION 32; THENCE NORTH 00°40'47" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 684.15 FEET; THENCE SOUTH 89°45'11" EAST, 857.52 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 178.77 FEET AND WHOSE CHORD BEARS SOUTH 86°14'43" EAST, 178.65 FEET; THENCE NORTH 07°15'45" EAST, 190.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1650.00 FEET, WHOSE ARC LENGTH IS 43.37 FEET AND WHOSE CHORD BEARS SOUTH 81°59'04" EAST, 43.37 FEET; THENCE NORTH 08°46'07" EAST, 149.87 FEET; THENCE SOUTH 89°45'11" EAST, 131.49 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 40.49 FEET AND WHOSE CHORD BEARS SOUTH 15°25'11" WEST, 40.49 FEET; THENCE SOUTH 73°35'05" EAST, 112.51 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1780.00 FEET, WHOSE ARC LENGTH IS 446.98 FEET AND WHOSE CHORD BEARS SOUTH 66°23'27" EAST, 445.81 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 14.35 FEET AND WHOSE CHORD BEARS SOUTH 59°41'53" EAST, 14.35 FEET TO THE NORTHWEST CORNER OF SAID SPRING CREST PLAT 2; THENCE SOUTH 29°48'03" WEST ALONG THE WEST LINE OF SAID SPRING CREST PLAT 2, A DISTANCE OF 130.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 19.53 FEET AND WHOSE CHORD BEARS SOUTH 60°47'17" EAST, 19.53 FEET; THENCE SOUTH 28°37'23" WEST CONTINUING ALONG SAID WEST LINE, 190.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 36.46 FEET AND WHOSE CHORD BEARS SOUTH 62°17'36" EAST, 36.46 FEET; THENCE SOUTH 26°47'26" WEST CONTINUING ALONG SAID WEST LINE, 190.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 22.57 FEET AND WHOSE CHORD BEARS NORTH 62°43'24" WEST, 22.57 FEET; THENCE SOUTH 27°45'46" WEST CONTINUING ALONG SAID WEST LINE, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.34 ACRES (1,103,798 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

INDEX LEGEND	
SURVEYOR'S NAME / RETURN TO:	
ERIN GRIFFIN	
SNYDER & ASSOCIATES, INC.	
2727 S.W. SNYDER BOULEVARD	
ANKENY, IOWA 50023	
515-964-2020	
EGRIFIN@SNYDER-ASSOCIATES.COM	
SERVICE PROVIDED BY:	
SNYDER & ASSOCIATES, INC.	
SURVEY LOCATED:	
PT NE 1/4	
SECTION 32, TOWNSHIP 79N, RANGE 26W	
REQUESTED BY:	
SPRING CREST PARTNERS, LLC	

### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1	7°00'56" RT	1,460.00'	178.77'	89.49'	S86°14'43"E 178.65'						
A2	1°30'22" RT	1,650.00'	43.37'	21.69'	S81°59'04"E 43.37'						
A3	2°03'48" LT	1,140.00'	41.05'	20.53'	N88°43'17"W 41.05'						
A4	4°01'35" LT	1,140.00'	80.11'	40.07'	N85°40'35"W 80.10'						
A5	1°51'08" RT	1,270.00'	41.05'	20.53'	S88°49'37"E 41.05'						
A6	4°39'51" RT	1,270.00'	103.39'	51.72'	S85°34'08"E 103.36'						
A7	3°30'07" RT	1,270.00'	77.62'	38.82'	S75°45'11"E 77.61'						
A8	3°39'29" RT	1,270.00'	40.55'	20.28'	S72°10'23"E 40.55'						
A9	3°39'19" RT	1,270.00'	81.02'	40.52'	S68°31'00"E 81.01'						
A10	3°39'29" RT	1,270.00'	81.08'	40.55'	S64°51'36"E 81.07'						
A11	3°39'29" RT	1,270.00'	81.08'	40.55'	S61°12'07"E 81.07'						
A12	0°10'34" RT	1,270.00'	3.90'	1.95'	S59°17'06"E 3.90'						
A13	0°10'34" LT	1,140.00'	3.50'	1.75'	N59°17'06"W 3.50'						
A14	3°39'29" LT	1,140.00'	72.78'	36.40'	N61°12'07"W 72.77'						
A15	3°39'29" LT	1,140.00'	72.78'	36.40'	N64°51'36"W 72.77'						
A16	3°39'19" LT	1,140.00'	72.73'	36.38'	N68°31'00"W 72.72'						
A17	3°39'29" LT	1,140.00'	72.78'	36.40'	N72°10'23"W 72.77'						
A18	5°58'58" LT	1,140.00'	119.04'	59.57'	N76°59'37"W 118.99'						
A19	8°30'07" RT	1,350.00'	186.91'	93.61'	S85°43'37"E 186.75'						
A20	3°30'59" RT	1,350.00'	144.44'	72.30'	S86°29'41"E 144.36'						
A21	2°47'31" LT	1,330.00'	64.81'	32.41'	N83°05'50"W 64.81'						
A22	2°56'51" LT	1,330.00'	68.42'	34.22'	N85°58'01"W 68.41'						
A24	3°20'44" RT	1,590.00'	92.84'	46.43'	S81°03'54"E 92.83'						
A25	4°15'28" RT	1,650.00'	122.62'	61.34'	S80°36'31"E 122.59'						
A26	2°45'06" LT	1,650.00'	79.24'	39.63'	N79°51'20"W 79.24'						
A27	6°05'23" RT	1,140.00'	121.17'	60.64'	S86°42'29"E 121.11'						
A28	1°38'20" RT	1,780.00'	50.92'	25.46'	S72°45'55"E 50.91'						
A29	2°12'59" RT	1,780.00'	68.86'	34.43'	S70°50'15"E 68.86'						
A30	2°12'59" RT	1,780.00'	68.86'	34.43'	S68°37'15"E 68.86'						
A31	2°12'59" RT	1,780.00'	68.86'	34.43'	S66°24'16"E 68.86'						
A32	2°12'59" RT	1,780.00'	68.86'	34.43'	S64°11'16"E 68.86'						
A33	2°12'54" RT	1,780.00'	68.81'	34.41'	S61°58'20"E 68.81'						
A34	1°40'04" RT	1,780.00'	51.81'	25.91'	S60°01'51"E 51.81'						
A35	1°40'04" LT	1,650.00'	48.03'	24.02'	N60°01'51"W 48.03'						
A36	2°12'54" LT	1,650.00'	63.79'	31.90'	N61°58'20"W 63.78'						
A37	2°12'59" LT	1,650.00'	63.83'	31.92'	N64°11'16"W 63.83'						
A38	2°12'59" LT	1,650.00'	63.83'	31.92'	N66°24'16"W 63.83'						
A39	2°12'59" LT	1,650.00'	63.83'	31.92'	N68°37'15"W 63.83'						
A40	2°12'59" LT	1,650.00'	63.83'	31.92'	N70°50'15"W 63.83'						
A41	2°23'17" LT	1,650.00'	68.77'	34.39'	N73°08'23"W 68.77'						
A42	2°29'28" RT	1,590.00'	69.13'	34.57'	S73°38'59"E 69.12'						
A43	2°27'58" RT	1,590.00'	68.43'	34.22'	S71°10'17"E 68.43'						
A44	2°27'58" RT	1,590.00'	68.43'	34.22'	S68°42'19"E 68.43'						
A45	2°27'58" RT	1,590.00'	68.43'	34.22'	S66°14'21"E 68.43'						
A46	2°27'58" RT	1,590.00'	68.43'	34.22'	S63°46'24"E 68.43'						
A47	2°27'08" RT	1,590.00'	68.05'	34.03'	S61°18'51"E 68.04'						
A48	0°53'29" RT	1,590.00'	24.74'	12.37'	S59°38'33"E 24.74'						
A49	0°53'29" LT	1,460.00'	22.71'	11.36'	N59°38'33"W 22.71'						
A50	2°27'08" LT	1,460.00'	62.48'	31.25'	N61°18'51"W 62.48'						
A51	2°27'58" LT	1,460.00'	62.84'	31.42'	N63°46'24"W 62.83'						
A52	2°27'58" LT	1,460.00'	62.84'	31.42'	N66°14'21"W 62.83'						
A53	2°27'58" LT	1,460.00'	62.84'	31.42'	N68°42'19"W 62.83'						
A54	2°27'58" LT	1,460.00'	62.84'	31.42'	N71°10'17"W 62.83'						
A55	4°13'08" LT	1,460.00'	107.50'	53.78'	N74°30'49"W 107.48'						
A56	3°16'14" RT	1,460.00'	83.34'	41.68'	S74°59'16"E 83.33'						
A57	2°56'54" RT	1,460.00'	75.12'	37.57'	S71°52'42"E 75.12'						
A58	2°55'55" RT	1,460.00'	74.71'	37.36'	S68°56'18"E 74.70'						
A59	2°57'54" RT	1,460.00'	75.55'	37.78'	S65°59'23"E 75.54'						
A60	2°56'54" RT	1,460.00'	75.13'	37.57'	S63°01'59"E 75.12'						
A61	2°21'4" RT	1,460.00'	60.19'	30.10'	S60°22'40"E 60.19'						
A62	3°06'46" LT	1,330.00'	72.26'	36.14'	N74°54'32"W 72.25'						
A63	2°56'54" LT	1,330.00'	68.44'	34.23'	N71°52'42"W 68.43'						
A64	2°56'54" LT	1,330.00'	68.44'	34.23'	N68°55'48"W 68.43'						
A65	2°56'54" LT	1,330.00'	68.44'	34.23'	N65°58'53"W 68.43'						
A66	2°56'54" LT	1,330.00'	68.44'	34.23'	N63°01'59"W 68.43'						
A67	2°21'44" LT	1,330.00'	54.83'	27.42'	N60°22'40"W 54.83'						
A68	2°18'44" RT	1,460.00'	58.92'	29.47'	S88°35'49"E 58.92'						
A69	2°56'51" RT	1,460.00'	75.11'	37.56'	S85°58'01"E 75.10'						
A70	5°02'56" RT	1,460.00'	128.65'	64.37'	S81°58'08"E 128.61'						
A71	14°23'16" RT	1,780.00'	446.98'	224.67'	S66°23'27"E 445.81'						
A72	15°08'13" RT	1,650.00'	435.91'	219.23'	S66°45'55"E 434.65'						
A73	15°41'55" RT	1,590.00'	435.65'	219.20'	N67°04'48"W 434.48'						
A74	17°16'07" RT	1,330.00'	400.85'	201.96'	S67°49'52"E 399.34'						
A75	18°18'26" LT	1,270.00'	405.79'	204.64'	N68°21'01"W 404.07'						
A76	30°33'22" RT	1,300.00'	693.30'	355.11'	S74°28'30"E 685.11'						
A77	8°28'13" RT	1,300.00'	192.18'	96.27'	S85°31'04"E 192.01'						
A78	18°53'41" RT	1,300.00'	428.71'	216.32'	S68°38'39"E 426.77'						
A79	4°45'19" RT	1,620.00'	134.46'	67.27'	S80°21'36"E 134.42'						
A80	16°15'49" RT	1,620.00'	459.84'	231.48'	S67°19'43"E 458.30'						
B1	77°23'21" RT	25.00'	33.77'	20.02'	N63°48'05"E 31.26'						
B2	108°20'37" RT	25.00'	47.27'	34.63'	S29°03'54"E 40.54'						
B3	73°11'31" RT	25.00'	31.94'	18.56'	S61°42'10"W 29.81'						
B4	101°34'20" RT	25.00'	44.32'	30.64'	N25°40'45"W 38.74'						
B5	104°29'56" RT	25.00'	45.00'	32.29'	S27°08'34"E 39.53'						
B6	79°30'42" RT	25.00'	34.69'	20.80'	S61°45'52"W 31.98'						
B7	95°32'09" RT	25.00'	41.69'	27.54'	N26°33'57"W 37.02'						
B8	79°59'52" RT	25.00'	34.91'	20.98'	N65°06'21"E 32.14'						
C1	8°41'29" RT	1,200.00'	182.03'	91.19'	S20°45'40"W 181.86'						
C2	8°41'29" RT	1,235.00'	187.34'	93.85'	S20°45'40"W 187.16'						
C3	8°41'29" RT	1,165.00'	176.73'	88.53'	S20°45'40"W 176.56'						
C4	5°35'35" RT	1,165.00'	113.73'	56.91'	S19°12'43"W 113.68'						
C5	4°47'12" LT	1,235.00'	103.18'	51.62'	N18°48'31"E 103.15'						
C6	1°59'29" RT	1,165.00'	40.49'	20.25'	S15°25'11"E 40.49'						
C7	3°05'54" RT	1,165.00'	63.00'	31.51'	S23°33'28"W 62.99'						
C8	3°54'17" LT	1,235.00'	84.17'	42.10'	N23°09'16"E 84.15'						
C9	7°35'04" RT	1,165.00'	154.22'	77.22'	S18°12'59"W 154.10'						
C10	0°59'02" RT	1,165.00'	20.00'	10.00'	S16°24'55"W 20.00'						
D1	1°00'08" RT	950.00'	16.62'	8.31'	N59°41'53"W 16.62'						
D2	2°10'48" LT	1,010.00'	38.43'	19.22'	S60°17'13"E 38.43'						
D3	2°10'48" RT	1,140.00'	43.38'	21.69'	N60°17'13"W 43.37'						
D4	0°38'36" LT	1,140.00'	12.80'	6.40'	S59°31'07"E 12.80'						
D5	0°38'36" RT	1,270.00'	14.26'	7.13'	N59°31'07"W 14.26'						
D6	3°22'10" LT	1,140.00'	67.04'	33.53'	S61°31'30"E 67.03'						
D7	3°22'10" RT	1,270.00'	74.68'	37.35'	N61°31'30"W 74.67'						
D8	3°02'26" LT	1,330.00'	70.58'	35.30'	S60°43'01"E 70.57'						
D9 M&P	3°02'26" RT	1,460.00'	77.48'	38.75'	N60°43'01"W 77.47'						
D10 M&P	2°10'48" LT	950.00'	36.15'	18.08'	S60°17'13"E 36.15'						
D11	4°00'46" LT	1,300.00'	91.05'	45.54'	S61°12'11"E 91.03'						
D12	4°00'46" LT	1,270.00'	88.95'	44.49'	S61°12'11"E 88.93'						
D13	4°00'46" RT	1,330.00'	93.15'	46.59'	N61°12'11"W 93.13'						
D14	2°10'48" LT	980.00'	37.29'	18.65'	S60°17'13"E 37.29'						
D15 M&P	1°49'58" LT	1,140.00'	36.46'	18.23'	S62°17'36"E 36.46'						
D16	1°00'08" LT	820.00'	14.35'	7.17'	S59°41'53"E 14.35'						
D17 M&P	0°58'20" RT	1,330.00'	22.57'	11.28'	N62°43'24"W 22.57'						
E1	16°13'35" RT	1,200.00'	339.85'	171.07'	N16°59'37"E 338.71'						
E2 M&P	15°57'55" RT	1,165.00'	324.63'	163.37'	N17°07'27"E 323.58'						
E3	16°28'21" RT	1,235.00'	355.06'	178.77'	N16°52'14"E 353.84'						
E4 M&P	20°24'17" LT	1,140.00'	413.62'	209.11'	N69°35'27"W 411.35'						
F1	90°00'00" RT	42.00'	65.97'	42.00'	N45°14'49"E 59.40'						
F2	90°00'00" RT	42.00'	65.97'	42.00'	S44°45'11"E 59.40'						
F3	18°29'56" RT	212.00'	68.45'	34.52'	S9°29'47"W 68.15'						
F4	7°39'14" LT	1,245.00'	166.31'	83.28'	S14°55'08"W 166.19'						
F5	79°10'01" RT	42.00'	58.03'	34.73'	S50°40'31"W 53.52'						
F6	90°00'03" RT	42.00'	65.97'	42.00'							



Matchline Sheet 2



# SPRING CREST PLAT 4

FINAL PLAT

## SNYDER & ASSOCIATES, INC.



Project No: 1171035

Sheet 3 of 3

WAUKEE, IOWA

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

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	08/17/18	JDP

Engineer: EDC  
Checked By: EDG  
Scale: 1"=50'  
Field Bk: Pg:  
Project No: 1171035  
Sheet 3 of 3