

# THE LANDING AT SHADOW CREEK PLAT 5

## FINAL PLAT

### INDEX LEGEND

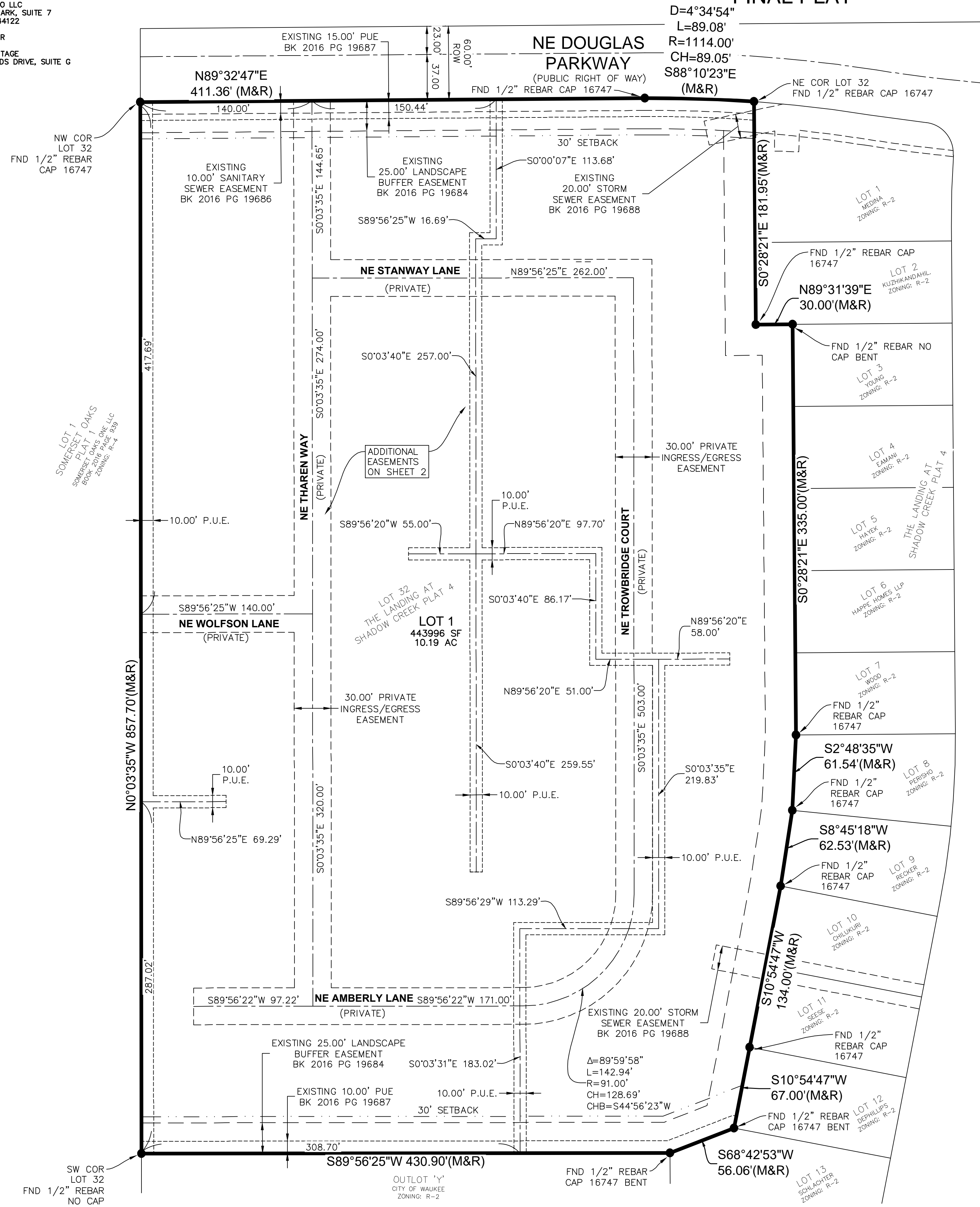
LOCATION: LOT 32, THE LANDING AT SHADOW CREEK PLAT 4  
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: REDWOOD ACQUISITION, LLC

PROPRIETOR: SOMERSET OAKS TWO LLC  
23775 COMMERCE PARK, SUITE 7  
BEACHWOOD, OHIO 44122

SURVEYOR: MICHAEL A. BROONER

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400



### OWNER / DEVELOPER

SOMERSET OAKS TWO LLC  
CONTACT: KELLIE MCIVOR  
23775 COMMERCE PARK, SUITE 7  
BEACHWOOD, OH 44122

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111

### ZONING

R4 (ROW DWELLING & TOWNHOME DISTRICT)

### BULK REGULATIONS

SETBACKS  
FRONT YARD: 30 FEET.

SIDE YARDS:  
A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.

REAR YARDS:  
DWELLING - 30 FEET  
OTHER BUILDINGS - 40 FEET.

### DATE OF SURVEY

OCTOBER 5, 2018

### PLAT DESCRIPTION

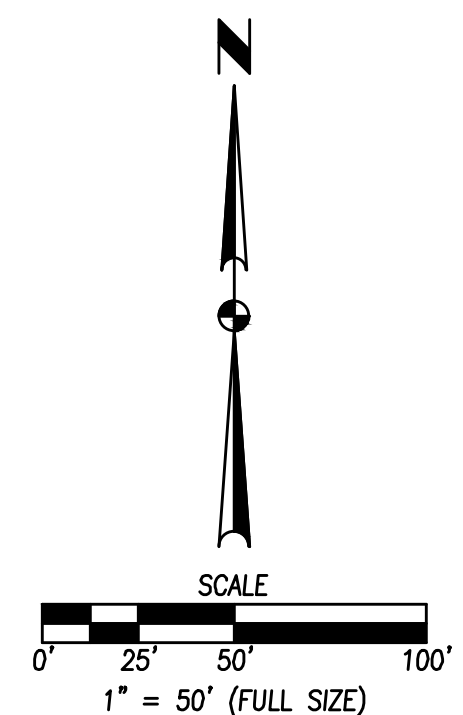
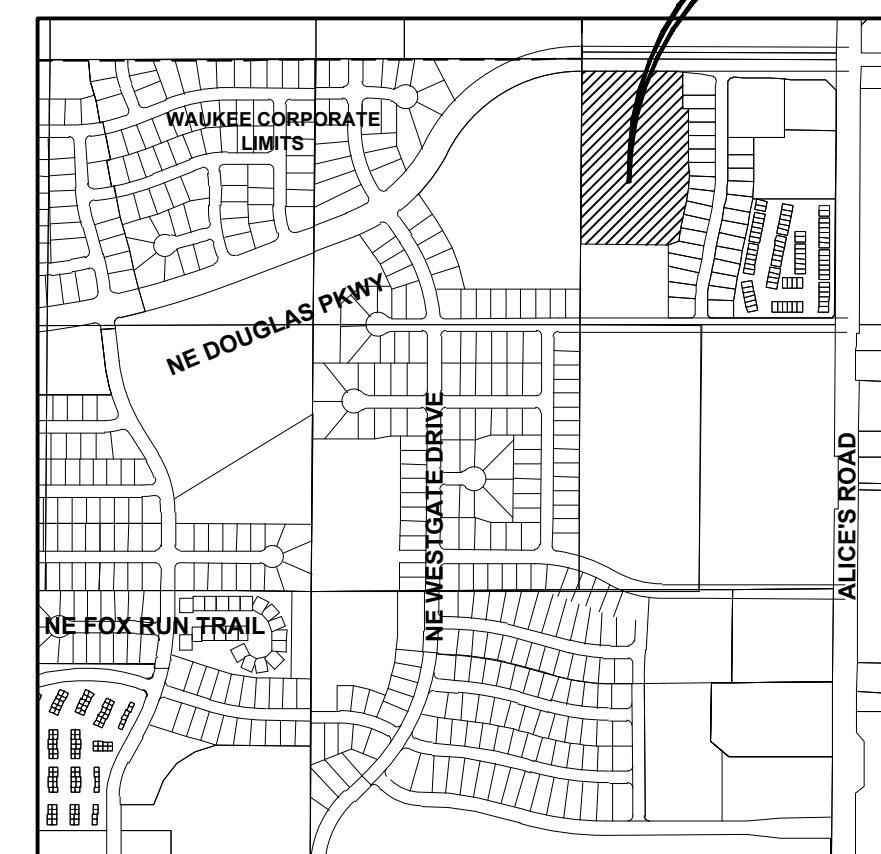
LOT 32, LANDING AT SHADOW CREEK PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 443,996 SQUARE FEET. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED IN THE LANDING AT SHADOW CREEK PLAT 4.
- DETENTION AREAS, STREETS AND LANDSCAPE BUFFER AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5-FOOT-WIDE SIDEWALKS ARE TO BE INSTALLED ALONG NE DOUGLAS PARKWAY WHEN THE LOT IS DEVELOPED.

### VICINITY MAP

NOT TO SCALE



### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW 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		

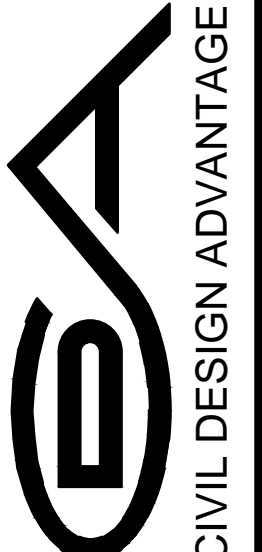
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S.  
15980  
DATE: \_\_\_\_\_

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PROFESSIONAL LAND SURVEYOR  
LICENSE RENEWAL DATE: DECEMBER 31, 2018  
PAGES OF THIS DOCUMENT COVERED BY THIS SEAL: \_\_\_\_\_  
SHEETS 1 AND 2

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410



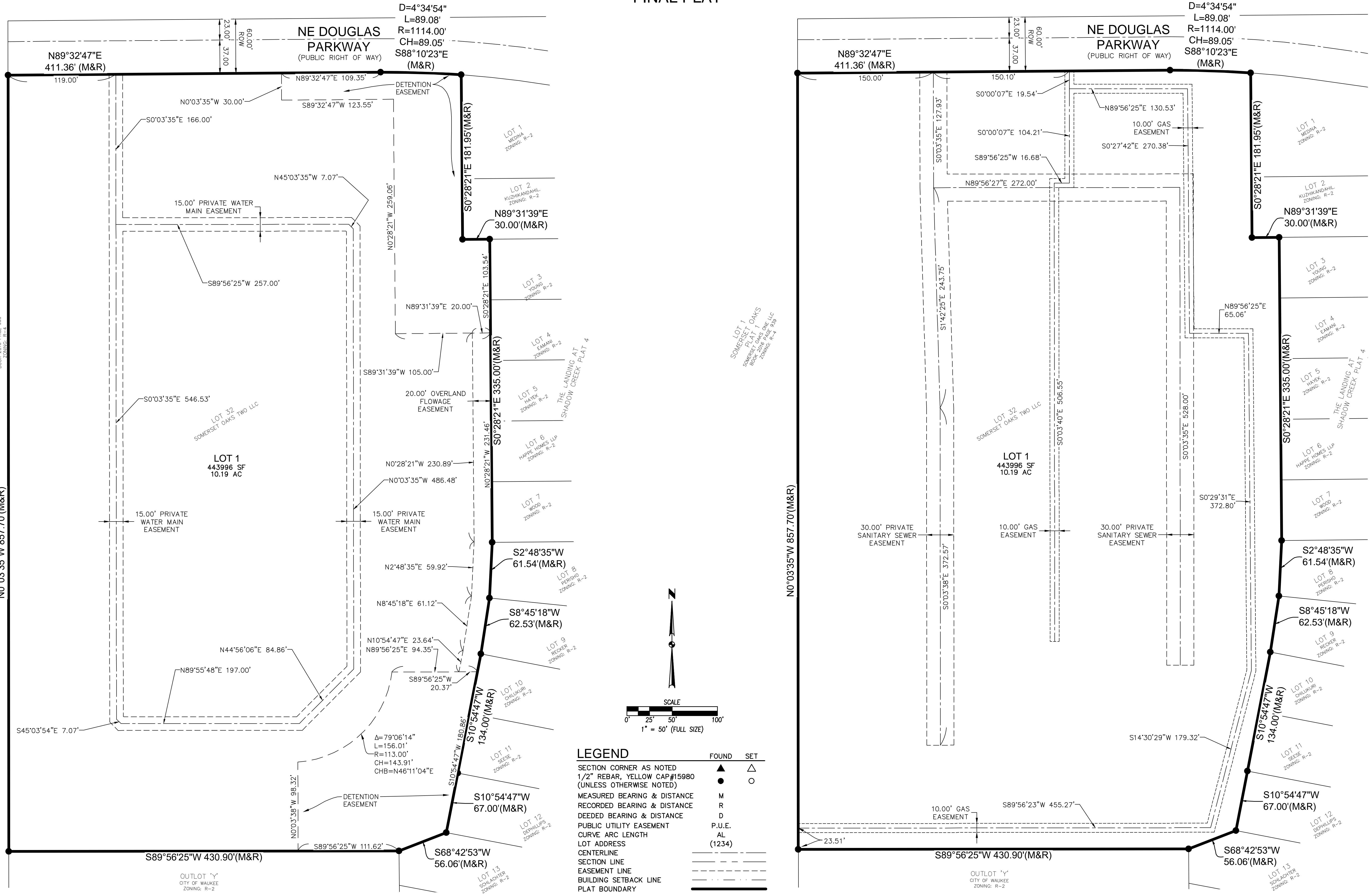
CIVIL DESIGN ADVANTAGE  
ENGINEER:  
WAUKEE, IOWA

THE LANDING AT SHADOW CREEK PLAT 5  
FINAL PLAT

FILE: H:\2016\1610566\DWG\1610566 - FINAL PLAT.DWG  
DATE PLOTTED: 1/2/2019 2:40 PM

# THE LANDING AT SHADOW CREEK PLAT 5

## FINAL PLAT



FILE: H:\2016\1610566\DWG\1610566 - FINAL PLAT.DWG  
 DATE PLOTTED: 1/2/2019 2:40 PM

DATE	
REVISIONS	
SUBMITTAL #3	01/02/19
SUBMITTAL #2	12/13/18
SUBMITTAL #1	11/30/18

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

**ESA**  
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**THE LANDING AT SHADOW CREEK PLAT 5**  
**FINAL PLAT**

2 / 2  
 1610.566