

SPRING CREST PLAT 5

FINAL PLAT

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 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2020 PG 17570

Slide F231

PLAT DESCRIPTION

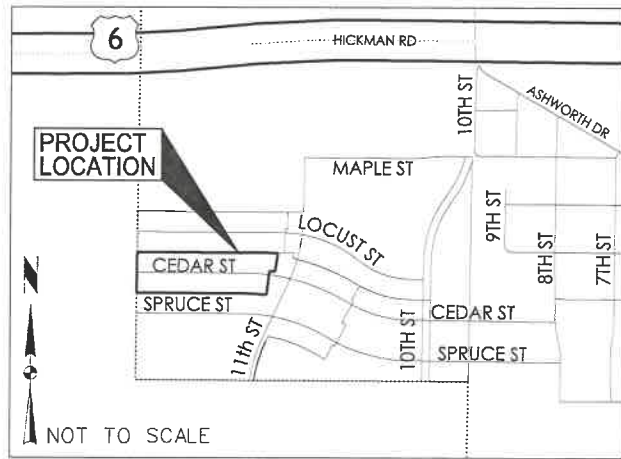
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 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 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°40'47" EAST ALONG SAID WEST LINE, 320.01 FEET; THENCE SOUTH 89°45'11" EAST, A DISTANCE OF 1121.81 FEET TO THE NORTHWEST CORNER OF LOT 36, SPRINGCREST PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 08°46'07" WEST ALONG THE WEST LINE OF SAID SPRINGCREST PLAT 4, A DISTANCE OF 149.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE WESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1650.00 FEET, WHOSE ARC LENGTH IS 43.37 FEET AND WHOSE CHORD BEARS NORTH 81°59'04" WEST, 43.37 FEET; THENCE SOUTH 07°15'45" WEST CONTINUING ALONG SAID WEST LINE, 190.00 FEET TO THE SOUTHWEST CORNER OF LOT 35 OF SAID SPRINGCREST PLAT 4; THENCE WESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 178.77 FEET AND WHOSE CHORD BEARS NORTH 86°14'43" WEST, 178.65 FEET; THENCE NORTH 89°45'11" WEST CONTINUING ALONG SAID WEST LINE, 857.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.92 ACRES (345,107 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

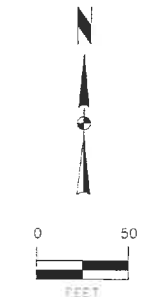
CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	7° 00' 56" RT	1,620.00'	198.36'	99.30'	S 86° 14' 43" W 198.23'
A-2	7° 00' 56" RT	1,650.00'	202.03'	101.14'	N 86° 14' 43" E 201.90'
A-3	7° 00' 56" LT	1,590.00'	194.68'	97.46'	N 86° 14' 43" W 194.56'
A-4 M&P	7° 00' 56" LT	1,460.00'	178.77'	89.49'	N 86° 14' 43" W 178.65'
A-5	2° 05' 01" LT	1,460.00'	53.09'	26.55'	N 88° 42' 41" W 53.09'
A-6	2° 27' 58" LT	1,460.00'	62.84'	31.42'	N 86° 26' 12" W 62.83'
A-7	2° 27' 57" LT	1,460.00'	62.84'	31.42'	N 83° 58' 14" W 62.83'
A-8	2° 05' 01" RT	1,590.00'	57.82'	28.91'	S 88° 42' 41" E 57.82'
A-9	2° 27' 58" RT	1,590.00'	68.43'	34.22'	S 86° 26' 12" E 68.43'
A-10	2° 27' 57" RT	1,590.00'	68.43'	34.22'	S 83° 58' 14" E 68.43'
A-11	1° 52' 19" LT	1,650.00'	53.91'	26.96'	N 88° 49' 01" W 53.91'
A-12	2° 12' 59" LT	1,650.00'	63.83'	31.92'	N 86° 46' 22" W 63.83'
A-13	2° 12' 59" LT	1,650.00'	63.83'	31.92'	N 84° 33' 23" W 63.83'
A-14	2° 12' 59" LT	1,650.00'	63.83'	31.92'	N 82° 20' 23" W 63.83'
A-15 M&P	1° 30' 22" LT	1,650.00'	43.37'	21.69'	N 81° 59' 04" W 43.37'

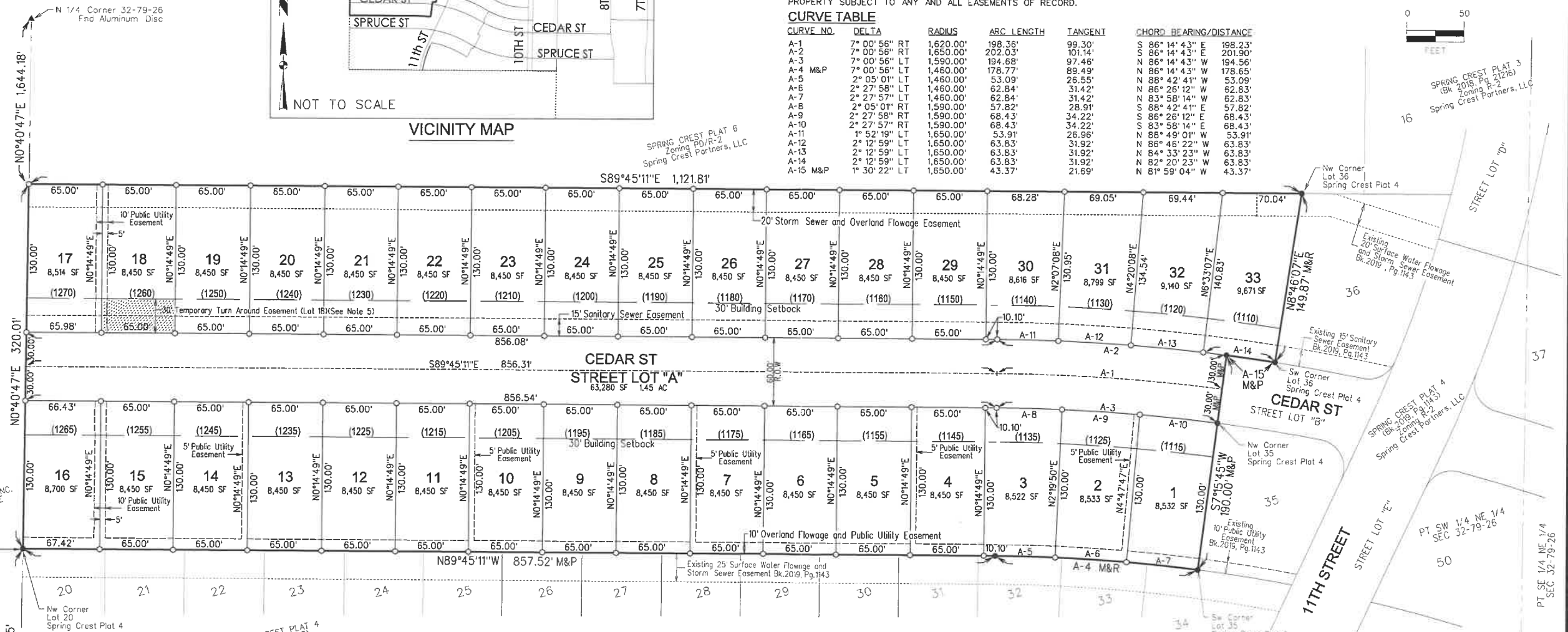


VICINITY MAP

SPRING CREST PLAT 6
 Zoning PD/R-2
 Spring Crest Partners, LLC



AREA ABOVE RESERVED FOR RECORDER
INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020
 ERIN@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



PT SE 1/4
 OF THE NW 1/4
 SEC 32-79-26
 LEACH FAMILY FARMS, INC.
 ZONING: AGRICULTURE

SPRING CREST PLAT 4
 (BK 2019, Pg. 1143)
 Zoning R-2
 Spring Crest Partners, LLC

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
Control Point	●	○
Bench Mark	●	○
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Yellow Plastic Cap	●	○
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

OWNER/DEVELOPER
 SPRING CREST PARTNERS, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLEVELAND, IA 50325

DATE OF SURVEY
 DECEMBER 17, 2019

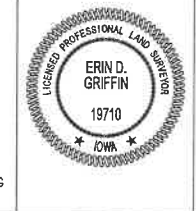
AREA SUMMARY
 SW 1/4 NE 1/4 = 7.92 Ac.

ZONING/BULK REGULATIONS
 R-2
 MINIMUM LOT WIDTH = 65'
 FRONT YARD SETBACK = 30'
 REAR YARD SETBACK = 30'
 SIDE YARD SETBACK = 7'
 MINIMUM LOT AREA = 8,000 S.F. (SINGLE FAMILY)
 MINIMUM LOT AREA = 10,000 S.F. (TWO FAMILY)

NOTE

- LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF 5' SIDEWALK WHEN DEVELOPED.
- STREET LOT "A" SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF REAR YARD STORM SEWER SUBDRAINS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
- LOT #18 WILL NOT BE BUILDABLE UNTIL CEDAR STREET IS EXTENDED AND TEMPORARY TURNAROUND EASEMENT IS ABANDONED. DEVELOPER ASSUMES OWNERSHIP AND MAINTENANCE OF LOT #18.
- OUTLOT "P" OF SPRING CREST PLAT 4 SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
- HOMEBUILDERS WILL NEED TO SUBMIT A DETAILED GRADING PLANS FOR LOTS 9-22 AT THE TIME OF BUILDING PERMIT SUBMITTAL.

FINAL PLAT
 APPROVED BY: Waukeee City Council
 DATE: 07/16/2020
 SIGNED: *Erin D. Griffin*



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: 7/17/20
 License Number: 19710
 My License Renewal Date is December 31, 2021
 Pages or sheets covered by this seal:
 Sheet 1 of 1



Project No: 118.0675
 Sheet 1 of 1

SPRING CREST PLAT 5
 FINAL PLAT

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

Project No: 118.0675
 Sheet 1 of 1

MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	04/09/20	KMM
1	REVISED AS PER CITY COMMENTS	02/18/20	JWM

Engineer: EDC
 Checked By: EDG
 Date: 1/6/20
 Scale: 1"=50'
 Field Bk: PG
 Technician: JWM