

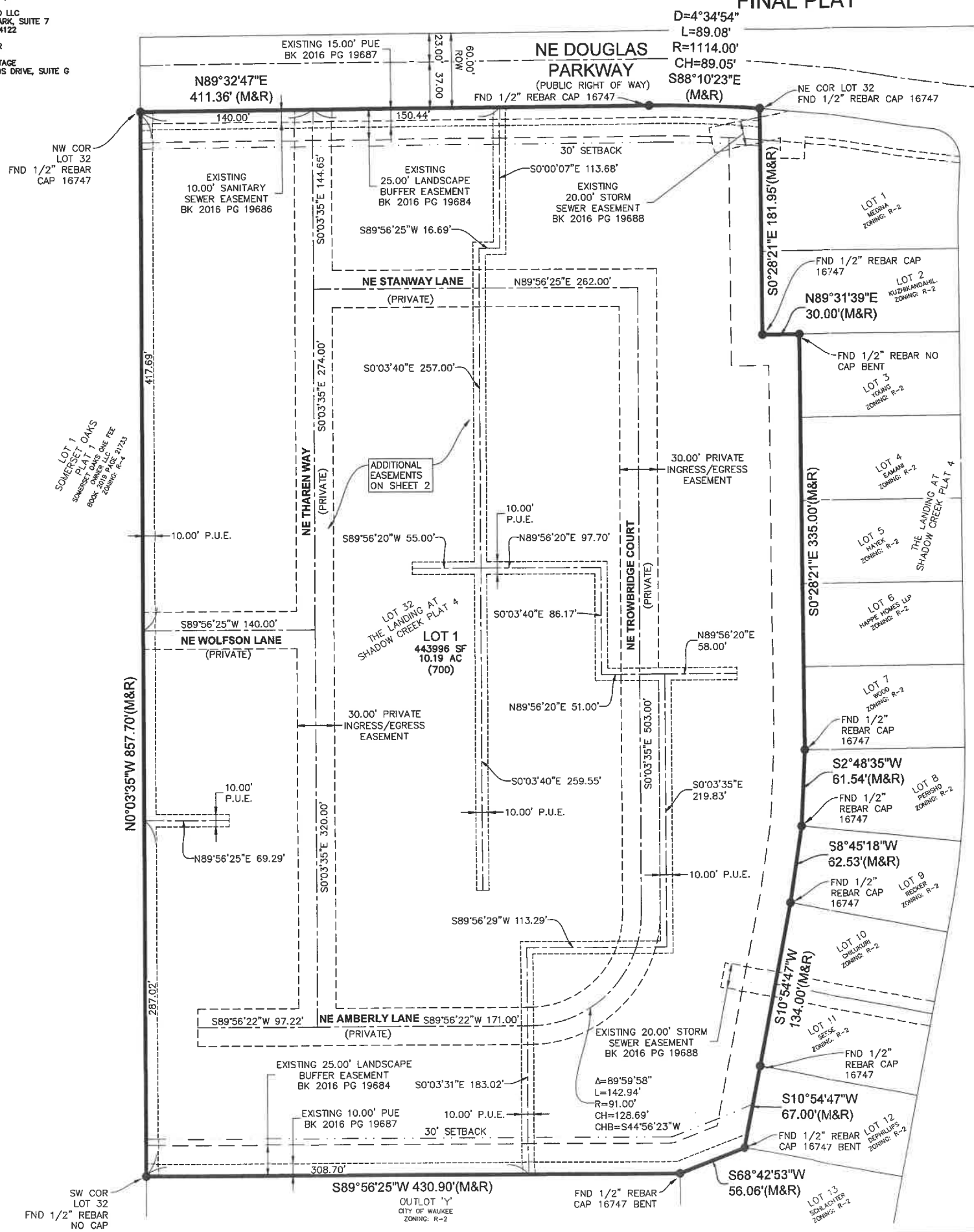
# THE LANDING AT SHADOW CREEK PLAT 5

## 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

Doc ID: 008132630014 Type: PLAT  
 Recorded: -07/31/2020 at 12:18:34 PM  
 Fee Amt: \$72.00 Page 1 of 14  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#  
**BK 2020 PG 19476**

Slide F242-243



**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)

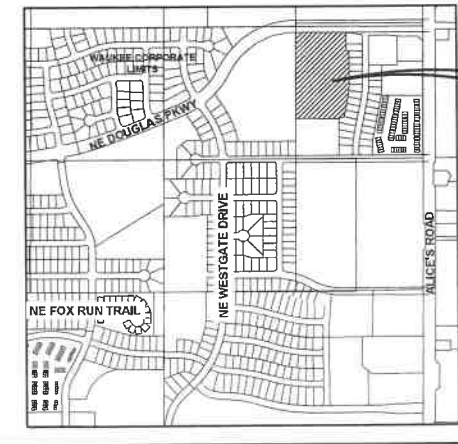
**BULK REGULATIONS**  
 SETBACKS  
 FRONT YARD: 30 FEET.  
 SIDE YARDS: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.  
 REAR YARDS: DWELLING - 30 FEET  
 OTHER BUILDINGS - 40 FEET.

**DATE OF SURVEY**  
 OCTOBER 5, 2018

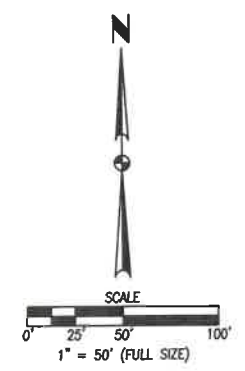
**PLAT DESCRIPTION**  
 LOT 32, LANDING AT SHADOW CREEK PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 443,996 SQUARE FEET. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- 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

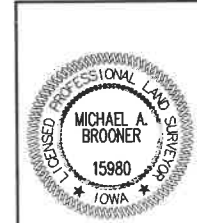


**FINAL PLAT**  
**APPROVED BY: Waukee City Council**  
 DATE: 01/21/2019  
 SIGNED: *Michael A. Brooner*



**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* 12-27-2019  
 MICHAEL A. BROONER, P.L.S. DATE  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
**SHEETS 1 AND 2**

DATE: 12/23/19, 01/15/19, 01/02/18, 12/13/18, 11/20/18

REVISIONS: SUBMITTAL #5, SUBMITTAL #4, SUBMITTAL #3, SUBMITTAL #2, SUBMITTAL #1

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

TECH: CIVIL DESIGN ADVANTAGE ENGINEER: WAUKEE, IOWA

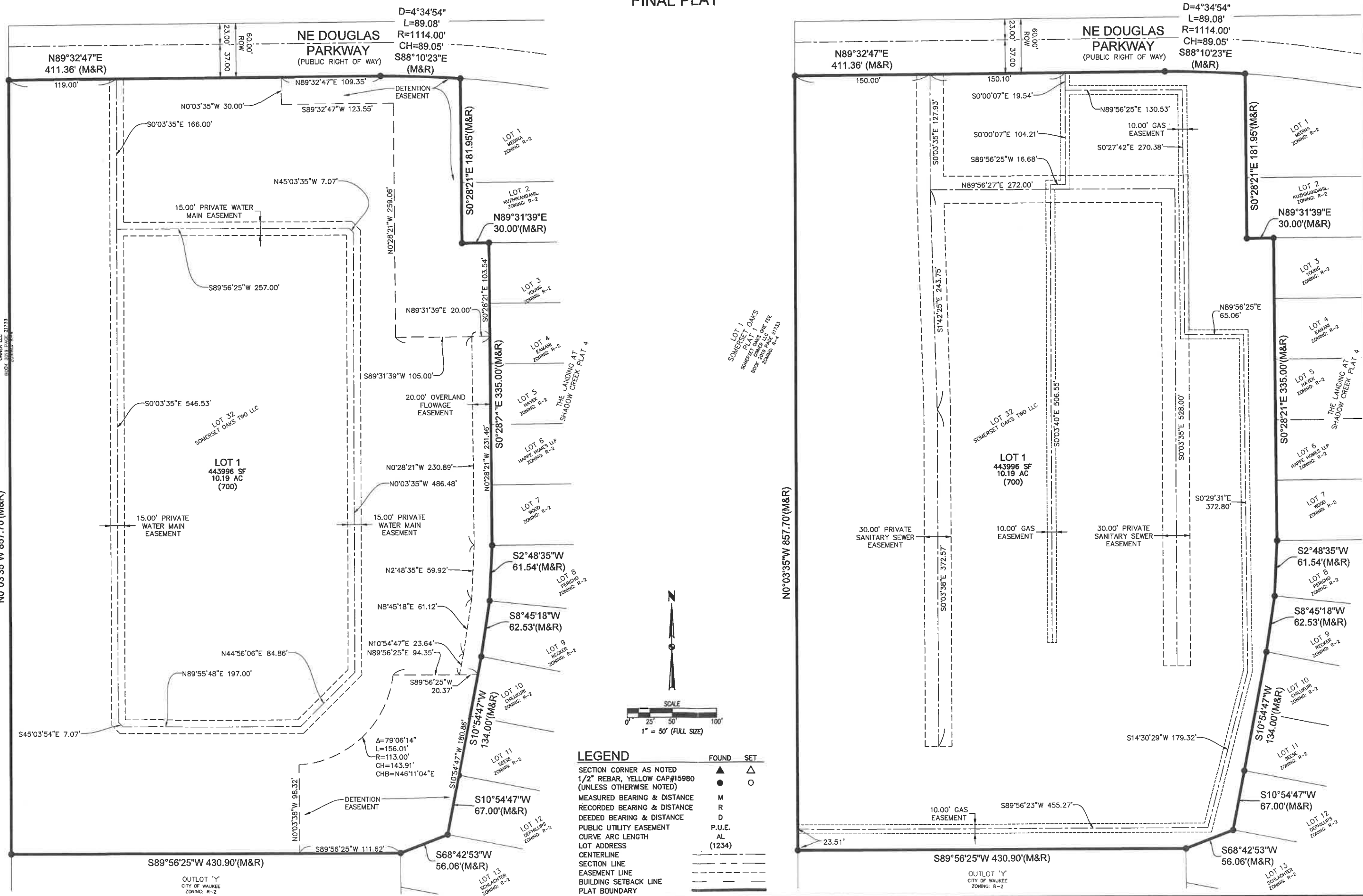
**THE LANDING AT SHADOW CREEK PLAT 5**  
**FINAL PLAT**

1 / 2  
 1610.566

FILE: HA 2018 1510586 DWS\1510586 - FINAL PLATING  
 FILE DATE: 12/19/19 DATE PLOTTED: 12/23/2019 11:13 AM

# THE LANDING AT SHADOW CREEK PLAT 5

## FINAL PLAT



**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	---	---

DATE	REVISIONS
12/23/19	SUBMITTAL #5
01/15/19	SUBMITTAL #4
01/02/19	SUBMITTAL #3
12/13/18	SUBMITTAL #2
11/30/18	SUBMITTAL #1

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



WAUKEE, IOWA

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

FILE: H:\2019\1510566\DWG\1510566 - FINAL PLAT.DWG - FINAL PLATING  
 FILE DATE: 12/19/19 DATE PLOTTED: 12/23/2019 11:13 AM  
 LOT 1, SOMERSET OAKS PLAT 1  
 SOMERSET OAKS TWO LLC  
 OWNER LLC  
 BOOK 2019 PAGE 21233  
 1510566