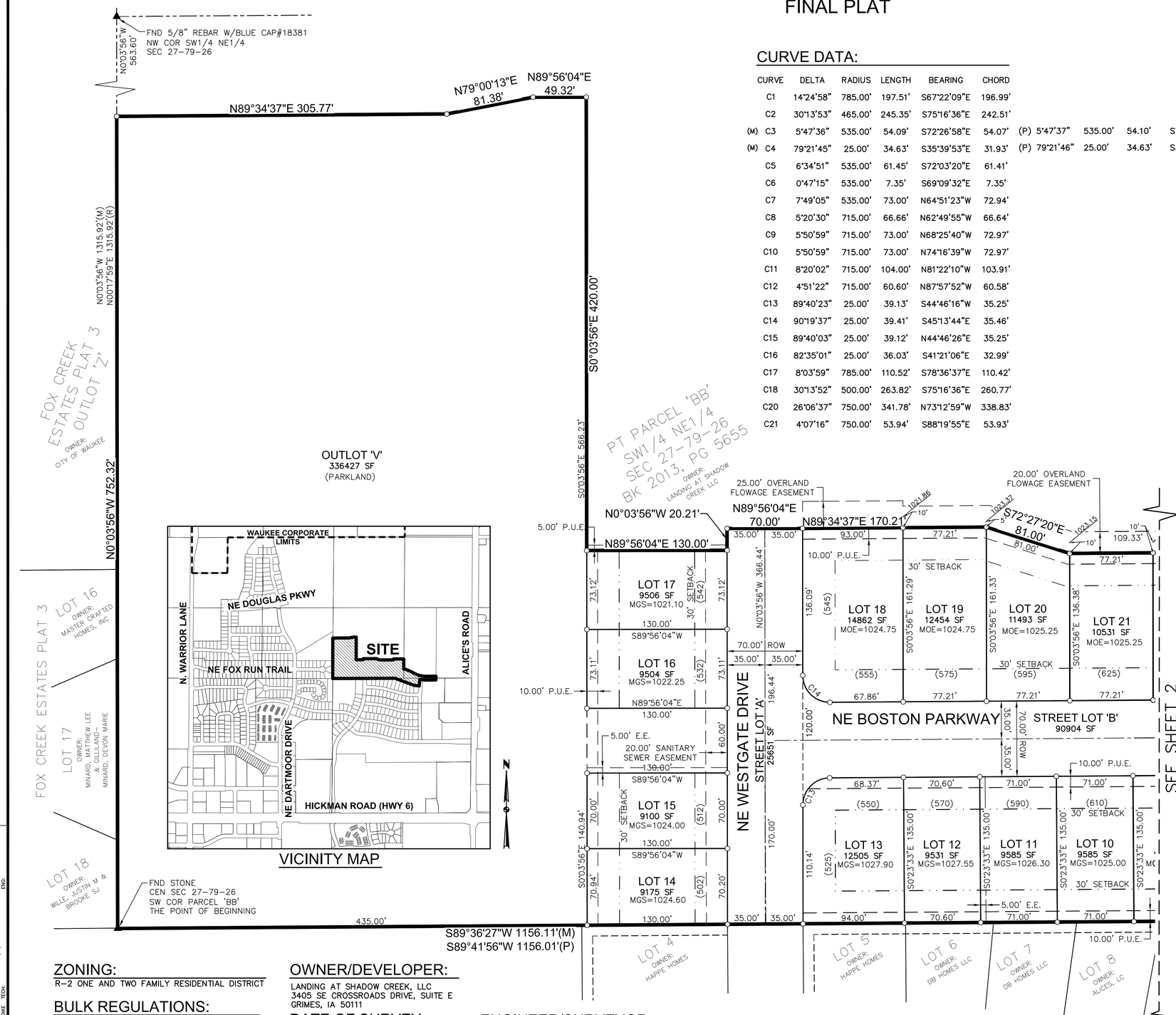
THE LANDING AT SHADOW CREEK PLAT 1

FINAL PLAT



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD					
C1	14°24'58"	785.00'	197.51'	S67°22'09"E	196.99'					
C2	30°13'53"	465.00'	245.35'	S75°16'36"E	242.51'					
(M) C3	5°47'36"	535.00'	54.09'	S72°26'58"E	54.07'	(P) 5°47'37"	535.00'	54.10'	S72°21'30"E	54.07'
(M) C4	79°21'45"	25.00'	34.63'	S35°39'53"E	31.93'	(P) 79°21'46"	25.00'	34.63'	S35°24'25"E	31.93'
C5	6°34'51"	535.00'	61.45'	S72°03'20"E	61.41'					
C6	0°47'15"	535.00'	7.35'	S69°09'32"E	7.35'					
C7	7°49'05"	535.00'	73.00'	N64°51'23"W	72.94'					
C8	5°20'30"	715.00'	66.66'	N62°49'55"W	66.64'					
C9	5°50'59"	715.00'	73.00'	N68°25'40"W	72.97'					
C10	5°50'59"	715.00'	73.00'	N74°16'39"W	72.97'					
C11	8°20'02"	715.00'	104.00'	N81°22'10"W	103.91'					
C12	4°51'22"	715.00'	60.60'	N87°57'52"W	60.58'					
C13	89°40'23"	25.00'	39.13'	S44°46'16"W	35.25'					
C14	90°19'37"	25.00'	39.41'	S45°13'44"E	35.46'					
C15	89°40'03"	25.00'	39.12'	N44°46'26"E	35.25'					
C16	82°35'01"	25.00'	36.03'	S41°21'06"E	32.99'					
C17	8°03'59"	785.00'	110.52'	S78°36'37"E	110.42'					
C18	30°13'52"	500.00'	263.82'	S75°16'36"E	260.77'					
C20	26°06'37"	750.00'	341.78'	N73°12'59"W	338.83'					
C21	4°07'16"	750.00'	53.94'	S88°19'55"E	53.93'					

PLAT DESCRIPTION:

OUTLOT 'X' AND OUTLOT 'Z', PRAIRIE CROSSING PLAT 5, AN OFFICIAL PLAT AND A PART OF PARCEL 'BB' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 5655 IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'BB'; THENCE NORTH 00°03'56" WEST ALONG THE WEST LINE OF SAID PARCEL 'BB', 752.32 FEET; THENCE NORTH 89°34'37" EAST, 305.77 FEET; THENCE NORTH 79°00'13" EAST, 81.38 FEET; THENCE NORTH 89°56'04" EAST, 49.32 FEET; THENCE SOUTH 00°03'56" EAST, 420.00 FEET; THENCE NORTH 89°56'04" EAST, 130.00 FEET; THENCE NORTH 00°03'56" WEST, 20.21 FEET; THENCE NORTH 89°56'04" EAST, 70.00 FEET; THENCE NORTH 89°34'37" EAST, 170.21 FEET; THENCE SOUTH 72°27'20" EAST, 81.00 FEET; THENCE NORTH 89°34'37" EAST, 247.37 FEET; THENCE NORTH 00°03'35" WEST, 17.82 FEET; THENCE NORTH 89°56'25" EAST, 190.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°03'35" EAST ALONG SAID EAST LINE, 182.95 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 785.00 FEET, WHOSE ARC LENGTH IS 197.51 FEET AND WHOSE CHORD BEARS SOUTH 67°22'09" EAST, 196.99 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 245.35 FEET AND WHOSE CHORD BEARS SOUTH 75°16'36" EAST, 242.51 FEET; THENCE NORTH 89°36'27" EAST, 182.07 FEET TO THE EAST LINE OF SAID PARCEL 'BB'; THENCE SOUTH 00°03'16" EAST ALONG SAID EAST LINE, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'BB'; THENCE SOUTH 89°36'27" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'BB', 372.19 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'X', PRAIRIE CROSSING PLAT 5; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 54.09 FEET AND WHOSE CHORD BEARS SOUTH 72°26'58" EAST, 54.07 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 34.63 FEET AND WHOSE CHORD BEARS SOUTH 35°39'53" EAST, 31.93 FEET; THENCE SOUTH 04°00'59" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'X', 102.56 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 82°52'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 98.43 FEET; THENCE NORTH 69°56'09" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X' AND OUTLOT 'Z', 378.01 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Z' AND THE SOUTH LINE OF SAID PARCEL 'B'; THENCE SOUTH 89°36'27" WEST ALONG SAID SOUTH LINE, 1156.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.61 ACRES (723,491 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES

- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL PUBLIC SIDEWALKS SHALL BE INSTALLED AS A PART OF INDIVIDUAL LOT DEVELOPMENT. PUBLIC SIDEWALKS ALONG THE SOUTH SIDE OF NE BOSTON PARKWAY, NE WILDEN DRIVE AND FRONTING LOTS 14 AND 15 SHALL BE 5 FEET WIDE. PUBLIC SIDEWALK ON THE NORTH SIDE OF NE BOSTON PARKWAY AND LOTS 16 AND 17 SHALL BE 10 FEET WIDE.
- STREET LOTS 'A' AND 'B' IS DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY BY RECORDING THE PLAT AS STATED IN CHAPTER 354.19 IN THE CODE OF IOWA.
- OUTLOT 'V' IS DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS BY RECORDING THE PLAT AS STATED IN CHAPTER 354.19 IN THE CODE OF IOWA.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM OPENING ELEVATION	MOE	
MINIMUM GRADE AT STRUCTURE	MGS	
PUBLIC UTILITY EASEMENT	P.U.E.	
ELECTRIC EASEMENT	E.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

ZONING:

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

OWNER/DEVELOPER:

LANDING AT SHADOW CREEK, LLC
3405 SE CROSSROADS DRIVE, SUITE E
GRIMES, IA 50111

DATE OF SURVEY:

JULY 9, 2014

ENGINEER/SURVEYOR:

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

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 D. LEE
16747
LICENSED PROFESSIONAL LAND SURVEYOR
IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

REVISIONS	DATE
SECOND SUBMITTAL	05/07/15
FIRST SUBMITTAL	02/25/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

THE LANDING AT SHADOW CREEK PLAT 1
FINAL PLAT

1/2

1406.314

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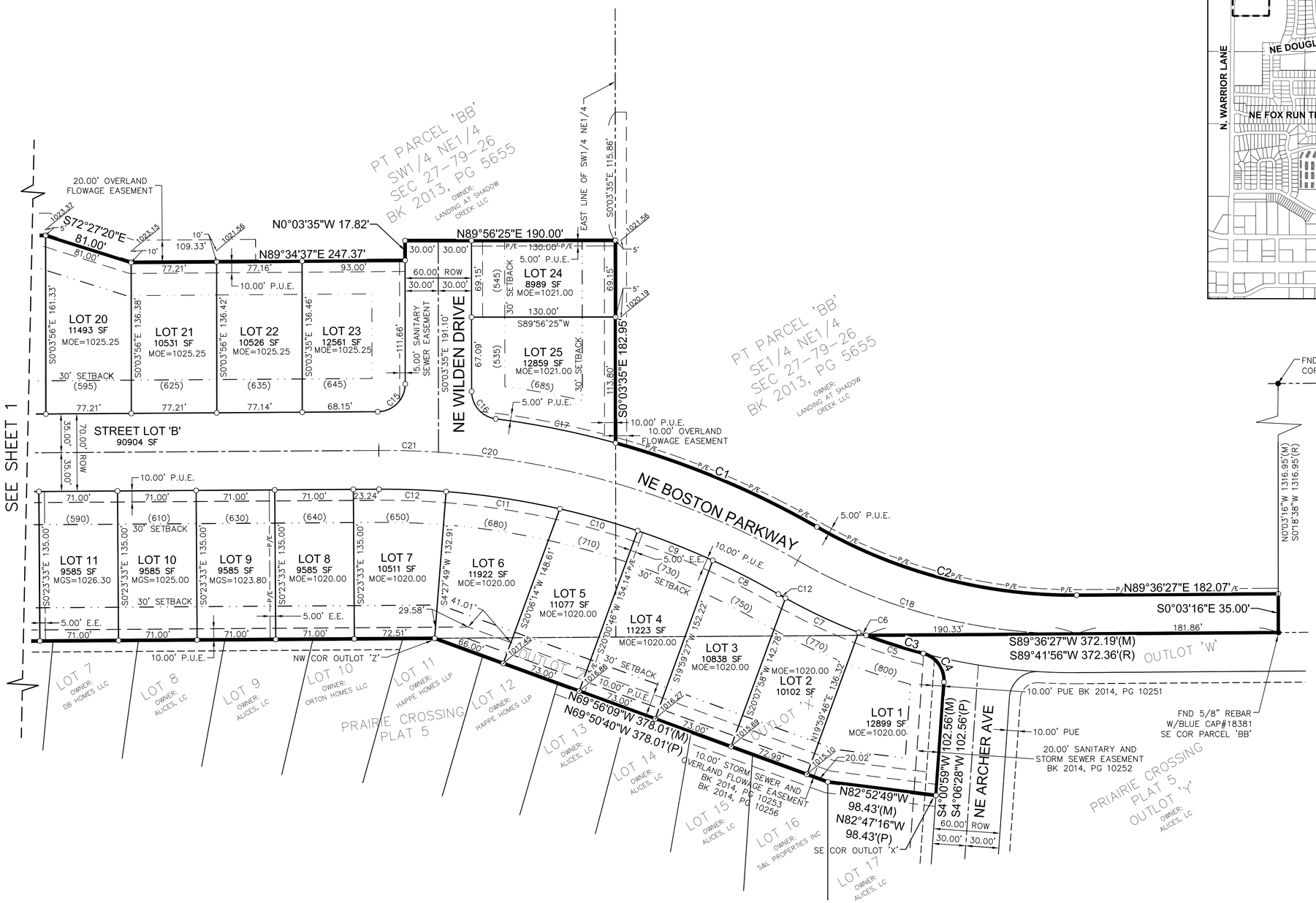
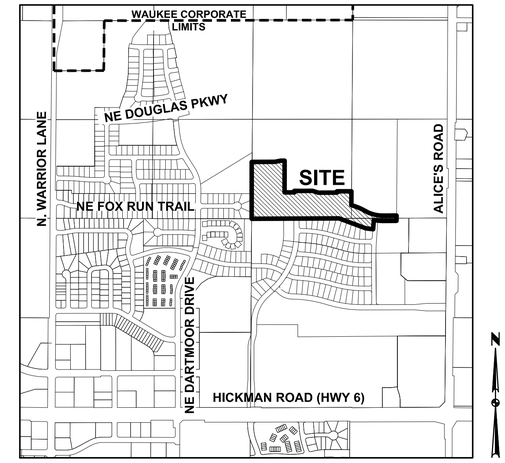
PLOTTED ON: 5/7/2015 2:27 PM
PLOTTED BY: ERIN OLLENDIKE
COMMENT:
ENG:
TECH:

THE LANDING AT SHADOW CREEK PLAT 1

FINAL PLAT





VICINITY MAP

AREA SUMMARY

AREA IN SW1/4 NE1/4 SEC 27-79-26=45,055 SQ FT
AREA IN SE1/4 NE1/4 SEC 27-79-26=641,655 SQ FT
AREA IN OUTLOT 'X'= 4,984 SQ FT
AREA IN OUTLOT 'Z'= 31,797 SQ FT
TOTAL=723,491 SQ FT

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
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MINIMUM OPENING ELEVATION	MOE	
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PUBLIC UTILITY EASEMENT	P.U.E.	
ELECTRIC EASEMENT	E.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

SCALE 1"=50'
0 50' 100'

REVISIONS	DATE
SECOND SUBMITTAL	05/07/15
FIRST SUBMITTAL	02/25/15

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1406.314