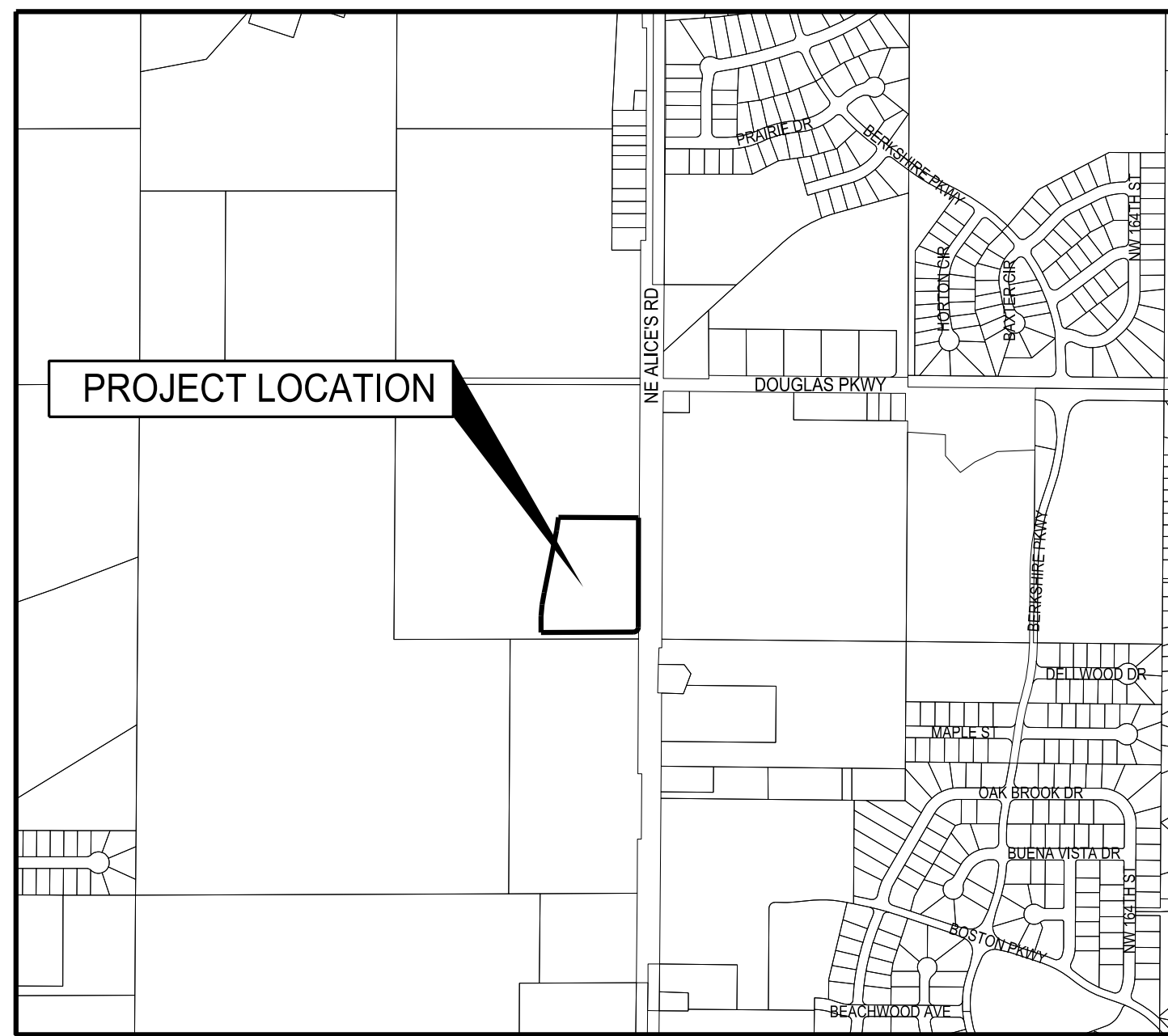
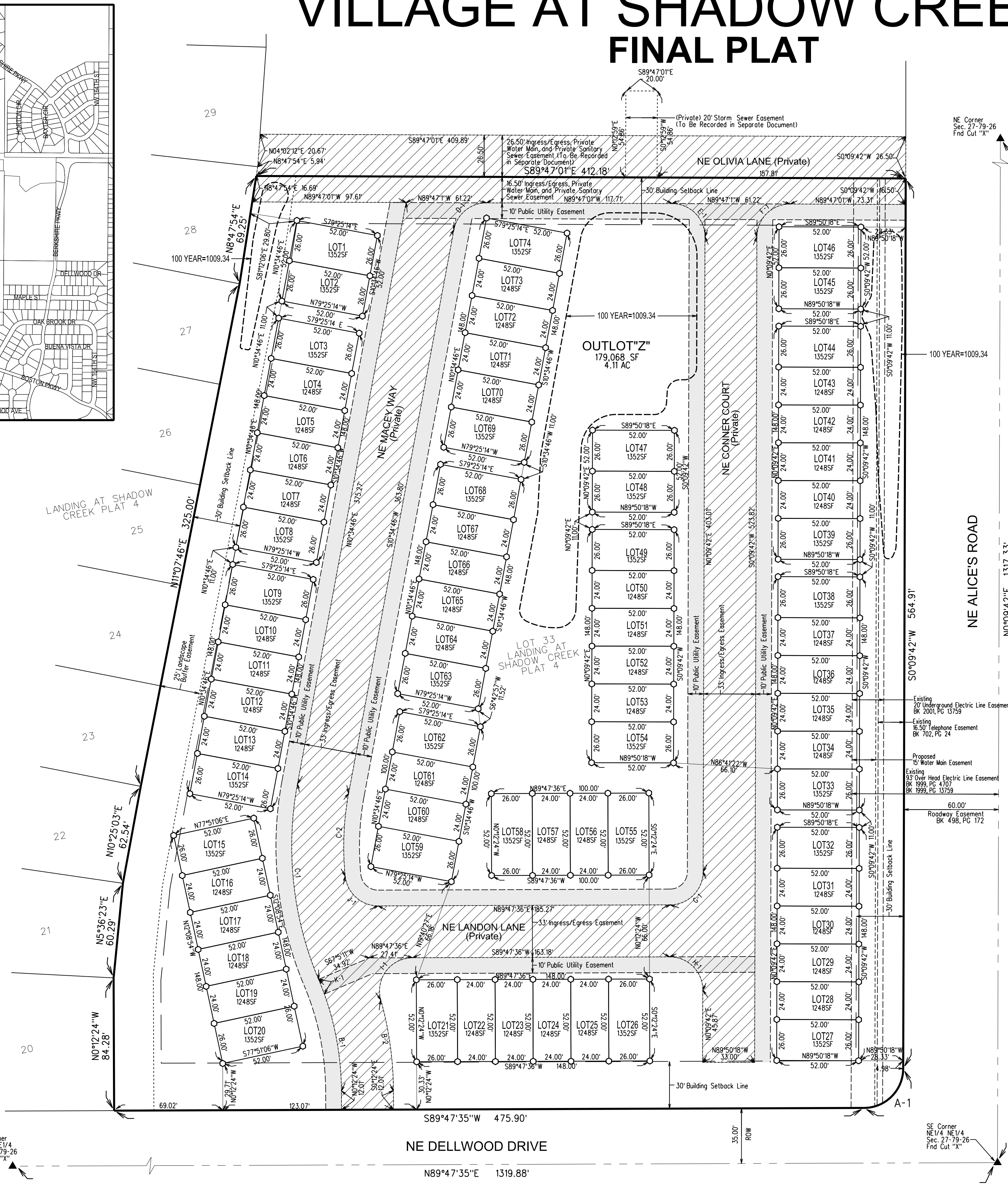


VILLAGE AT SHADOW CREEK PLAT 1 FINAL PLAT



1"=1000'
VICINITY MAP



PROPERTY DESCRIPTION

LOT 33, LANDING AT SHADOW CREEK PLAT 4, BEING AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

OWNER/DEVELOPER

GREENLAND HOMES
10888 HICKMAN ROAD SUITE 3A
CLIVE, IA 50325

ZONING

R-4 ROW DWELLING AND TOWNHOME DISTRICT

AREA SUMMARY

274,540 SF
6.30 AC.

NOTE

1. MAINTENANCE OF THE DETENTION BASINS SHALL BE PERFORMED BY THE HOME OWNERS ASSOCIATION.
2. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

BULK REGULATIONS AND SETBACKS

DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 24 FEET MINIMUM
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN SPACE = 20%

CURVE TABLE

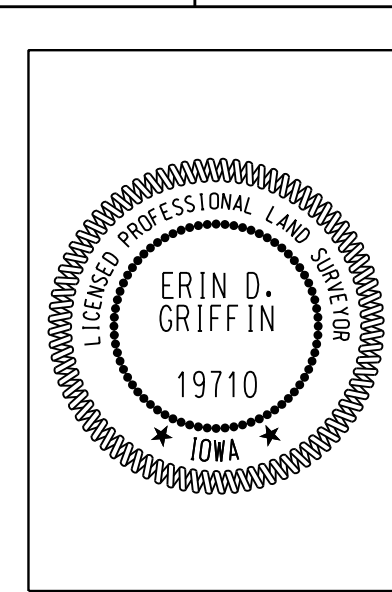
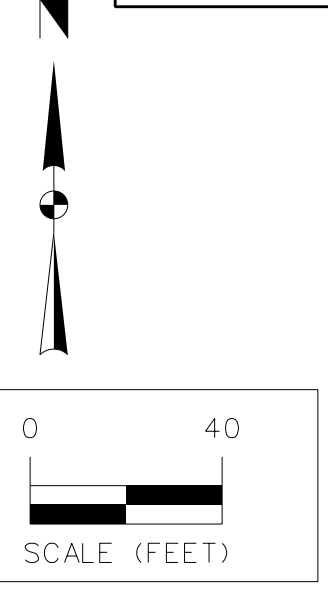
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	89° 37' 53"	RT 25.00'	39.11'	24.84'	S 44° 58' 39" W 35.24'
B-1	22° 42' 25"	RT 183.50'	72.72'	36.84'	N 11° 33' 36" W 72.25'
B-2	15° 27' 41"	RT 216.50'	58.42'	29.39'	S 7° 56' 15" E 58.25'
C-1	33° 29' 34"	RT 216.50'	126.56'	65.14'	N 6° 10' 01" W 124.76'
C-2	16° 28' 08"	LT 183.50'	52.74'	26.56'	S 2° 20' 42" W 52.56'
D-1	79° 38' 13"	LT 21.00'	29.19'	17.51'	S 50° 23' 52" W 26.90'
E-1	89° 56' 44"	LT 21.00'	32.97'	20.98'	N 44° 48' 39" W 29.68'
F-1	90° 03' 16"	LT 21.00'	33.01'	21.02'	S 45° 11' 21" W 29.71'
G-1	89° 37' 53"	LT 21.00'	32.85'	20.87'	N 44° 58' 39" E 29.60'
H-1	90° 22' 07"	LT 21.00'	33.12'	21.14'	N 45° 01' 21" W 29.79'
J-1	105° 27' 41"	LT 21.00'	38.65'	27.60'	S 37° 03' 45" E 33.42'
J-1	84° 19' 01"	LT 21.00'	30.90'	19.01'	S 48° 02' 53" E 28.19'
K-1	3° 07' 26"	LT 183.50'	10.00'	5.00'	N 21° 21' 06" W 10.00'

LOT ADDRESS

1 797 NE MACEY WAY	26 852 NE LANDON LANE	51 757 NE CONNER COURT
2 793 NE MACEY WAY	27 704 NE CONNER COURT	52 753 NE CONNER COURT
3 787 NE MACEY WAY	28 708 NE CONNER COURT	53 747 NE CONNER COURT
4 783 NE MACEY WAY	29 714 NE CONNER COURT	54 743 NE CONNER COURT
5 777 NE MACEY WAY	30 718 NE CONNER COURT	55 847 NE LANDON LANE
6 773 NE MACEY WAY	31 724 NE CONNER COURT	56 837 NE LANDON LANE
7 767 NE MACEY WAY	32 728 NE CONNER COURT	57 827 NE LANDON LANE
8 763 NE MACEY WAY	33 734 NE CONNER COURT	58 817 NE LANDON LANE
9 757 NE MACEY WAY	34 738 NE CONNER COURT	59 724 NE MACEY WAY
10 753 NE MACEY WAY	35 744 NE CONNER COURT	60 728 NE MACEY WAY
11 747 NE MACEY WAY	36 748 NE CONNER COURT	61 734 NE MACEY WAY
12 743 NE MACEY WAY	37 754 NE CONNER COURT	62 738 NE MACEY WAY
13 737 NE MACEY WAY	38 758 NE CONNER COURT	63 744 NE MACEY WAY
14 733 NE MACEY WAY	39 764 NE CONNER COURT	64 748 NE MACEY WAY
15 727 NE MACEY WAY	40 768 NE CONNER COURT	65 754 NE MACEY WAY
16 723 NE MACEY WAY	41 774 NE CONNER COURT	66 758 NE MACEY WAY
17 717 NE MACEY WAY	42 778 NE CONNER COURT	67 764 NE MACEY WAY
18 713 NE MACEY WAY	43 784 NE CONNER COURT	68 768 NE MACEY WAY
19 707 NE MACEY WAY	44 788 NE CONNER COURT	69 774 NE MACEY WAY
20 703 NE MACEY WAY	45 794 NE CONNER COURT	70 778 NE MACEY WAY
21 802 NE LANDON LANE	46 798 NE CONNER COURT	71 784 NE MACEY WAY
22 812 NE LANDON LANE	47 777 NE CONNER COURT	72 788 NE MACEY WAY
23 822 NE LANDON LANE	48 773 NE CONNER COURT	73 794 NE MACEY WAY
24 832 NE LANDON LANE	49 767 NE CONNER COURT	74 798 NE MACEY WAY
25 842 NE LANDON LANE	50 763 NE CONNER COURT	

LEGEND

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



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, PLS Date
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheet 1

VILLAGE AT SHADOW CREEK PLAT 1 FINAL PLAT

SNYDER & ASSOCIATES, INC.

Project No: 115.1084
Sheet 1 of 1

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

REVISION
DATE BY
EDG 06/10/16 JMM
EDG 08/23/16 JMM

Engineer: EDG
Checked By: EDG
Scale: 1"=50'

Technician: JMM
Date: 05-20-16
Field Bk: Pg.
Project No: 115.1084
Sheet 1 of 1