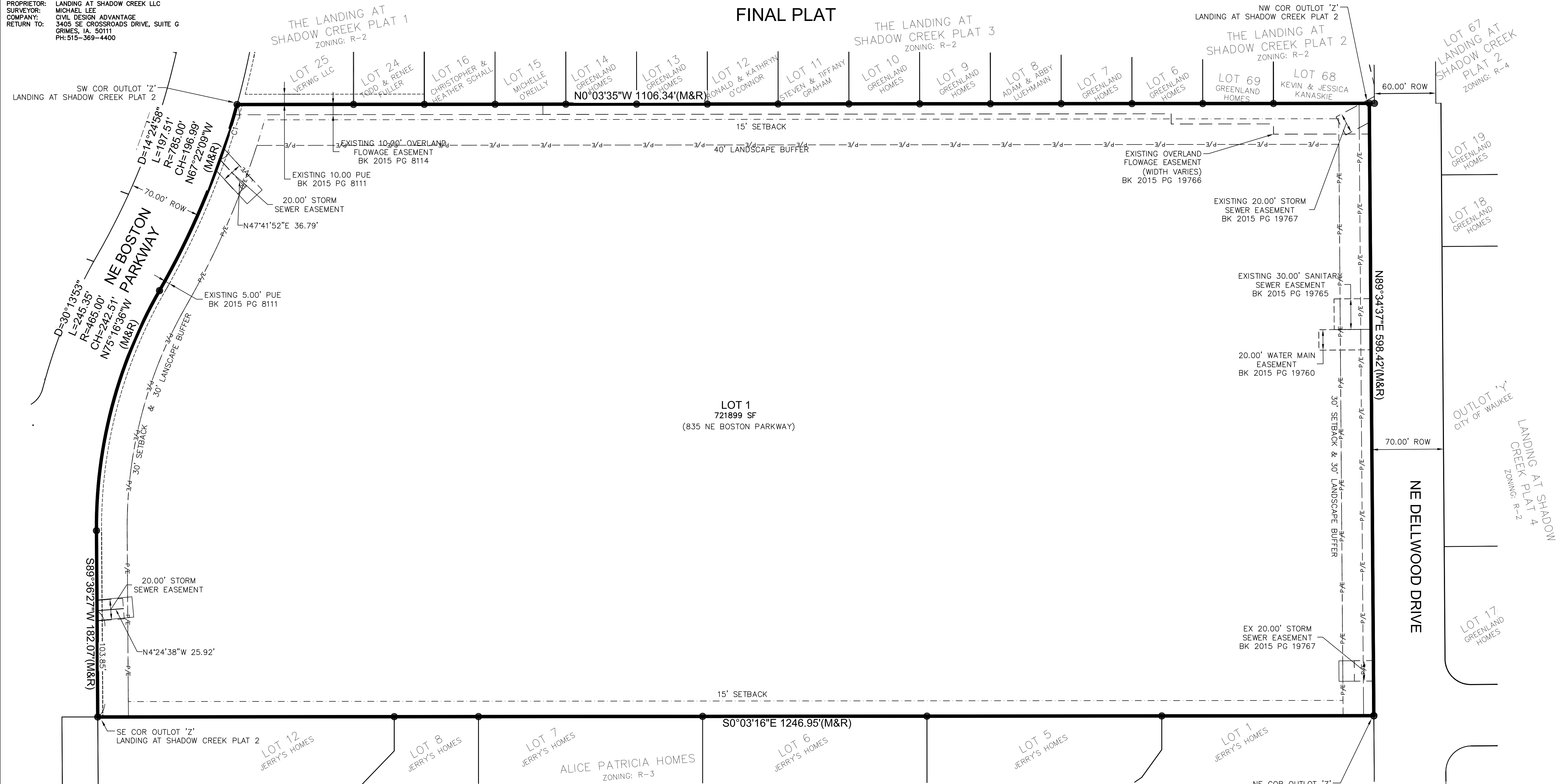


INSITE DEVELOPMENT

FINAL PLAT

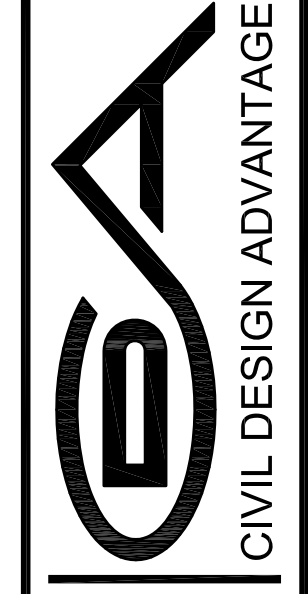
INDEX LEGEND
 LOCATION: OUTLOT 'Z', LANDING AT SHADOW CREEK PLAT 2
 WAUKEE, IOWA
 REQUESTOR: YARCO DEVELOPMENT
 PROPRIETOR: LANDING AT SHADOW CREEK LLC
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA 50111
 PH: 515-369-4400



LOT 1
 721899 SF
 (835 NE BOSTON PARKWAY)

DATE	REVISIONS
8/03/17	
7/12/17	
6/20/17	

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



WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

INSITE DEVELOPMENT FINAL PLAT

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER/DEVELOPER:
 LANDING AT SHADOW CREEK LLC
 3405 SE CROSSROADS DR SUITE E
 GRIMES IA 50111

DATE OF SURVEY:
 NOVEMBER 24, 2015

PLAT DESCRIPTION:
 OUTLOT 'Z', THE LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 16.57 ACRES (721,899 SF)

ZONING:
 PLANNED DEVELOPMENT (PD) W/UNDERLYING ZONING OF R-3 MULTI-FAMILY RESIDENTIAL RECORDED IN BOOK 2017, PAGE 13789

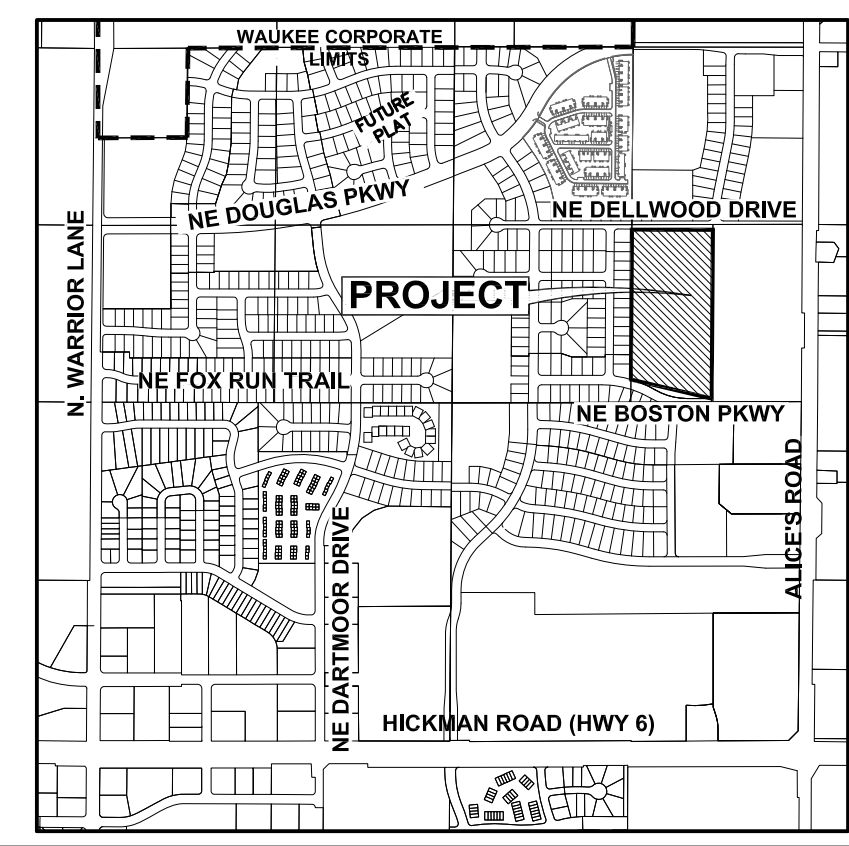
BULK REGULATIONS:
 SETBACKS
 FRONT = 30'
 SIDE = 15'
 REAR = 30'

- NOTE**
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
 - ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - MAINTENANCE AND OWNERSHIP OF ONSITE STORM WATER DETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - MAINTENANCE AND OWNERSHIP OF THE LANDSCAPE BUFFER AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LEGEND:

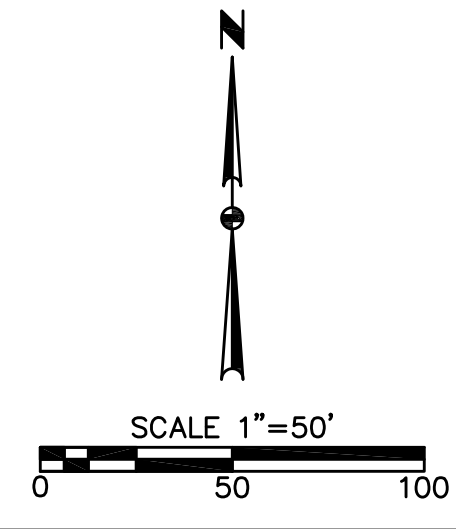
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	○	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

VICINITY MAP



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°05'58"	785.00'	56.16'	N72°31'39"W	56.15'



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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. LEE
 LICENSE # 16747
 DATE _____
 LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 THIS SHEET _____

FILE: H:\2017\1702074\DWG\1702074-FINAL PLAT.DWG
 DATE PLOTTED: 8/3/2017 9:47 AM