

# SPRING CREST PLAT 1 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

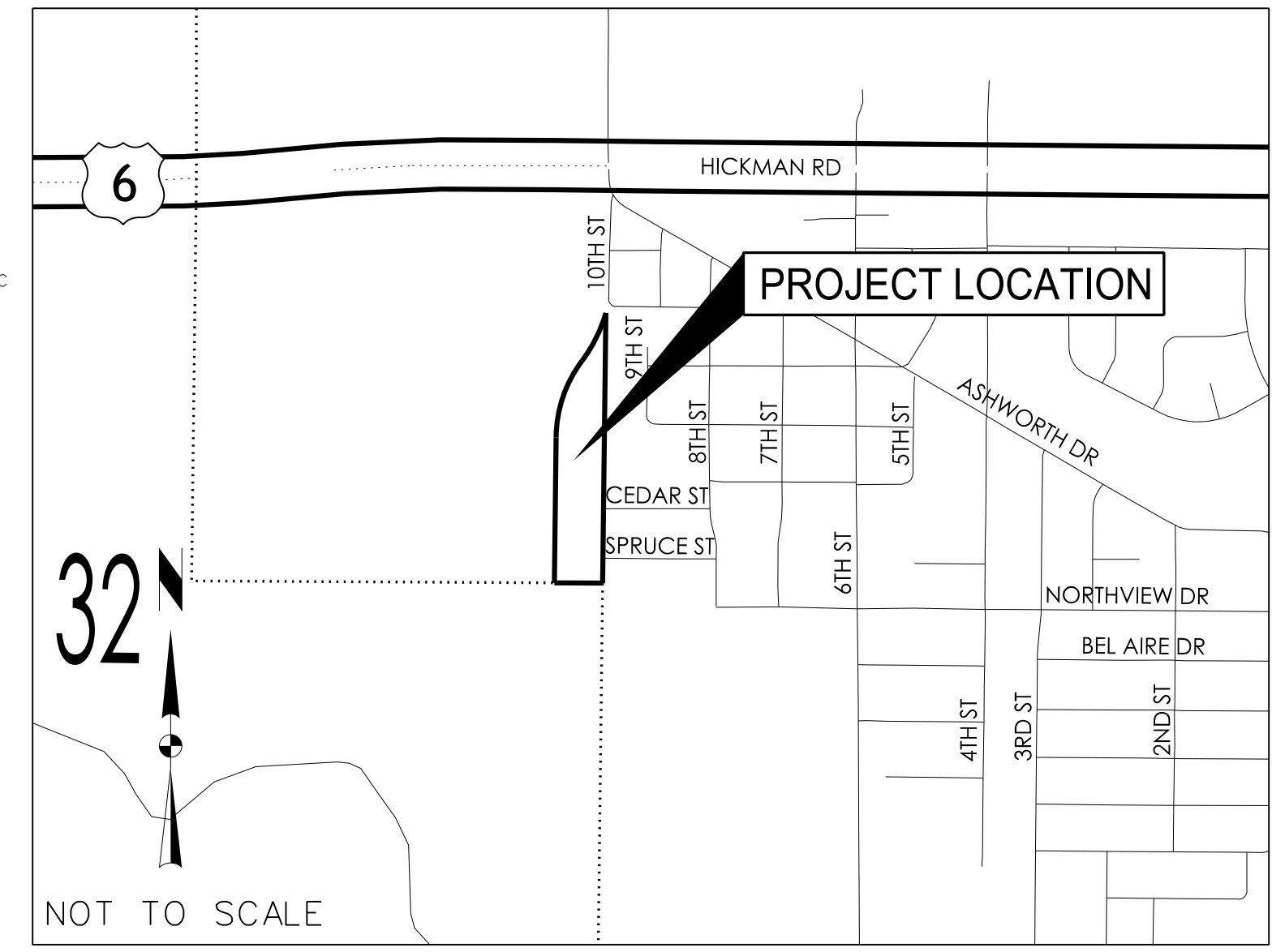
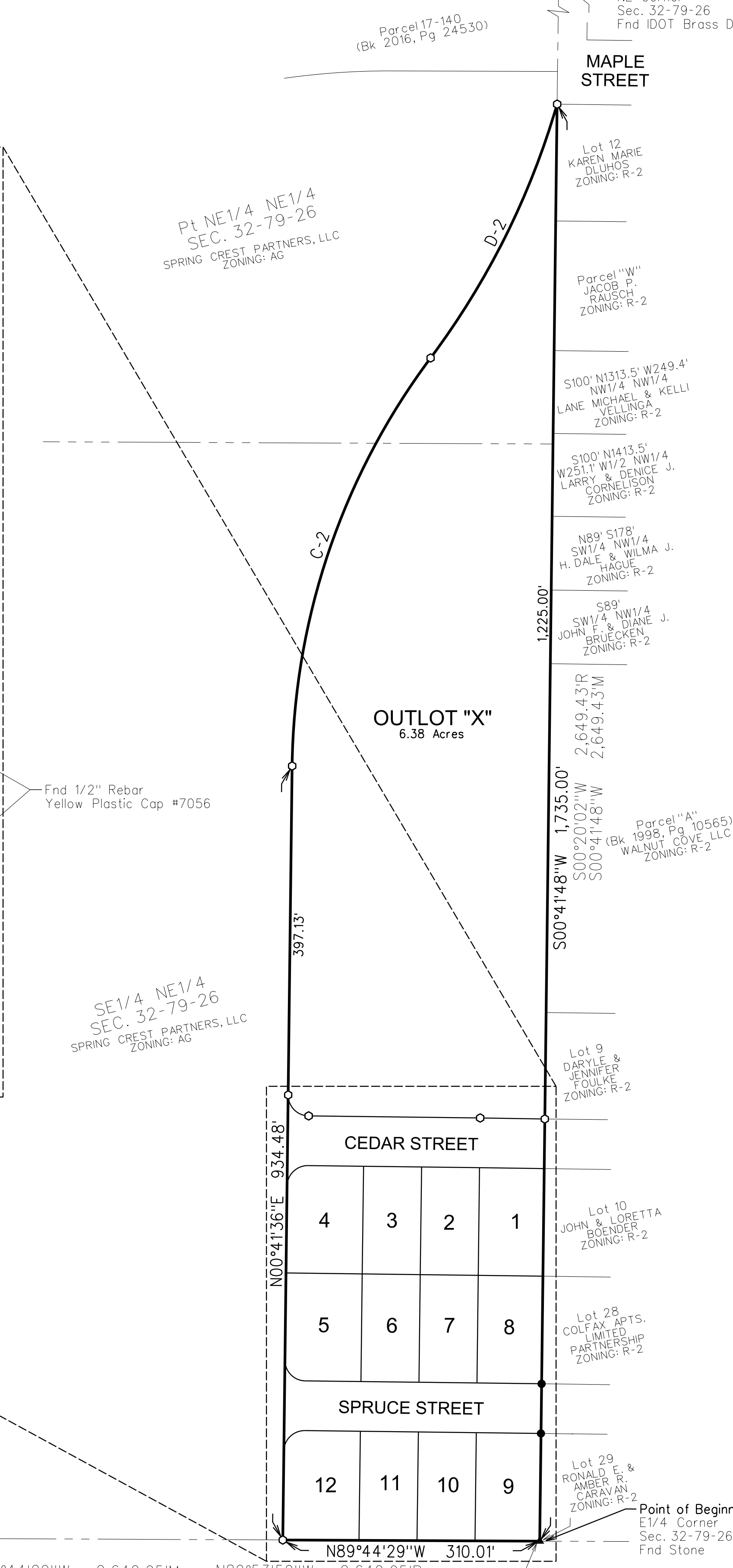
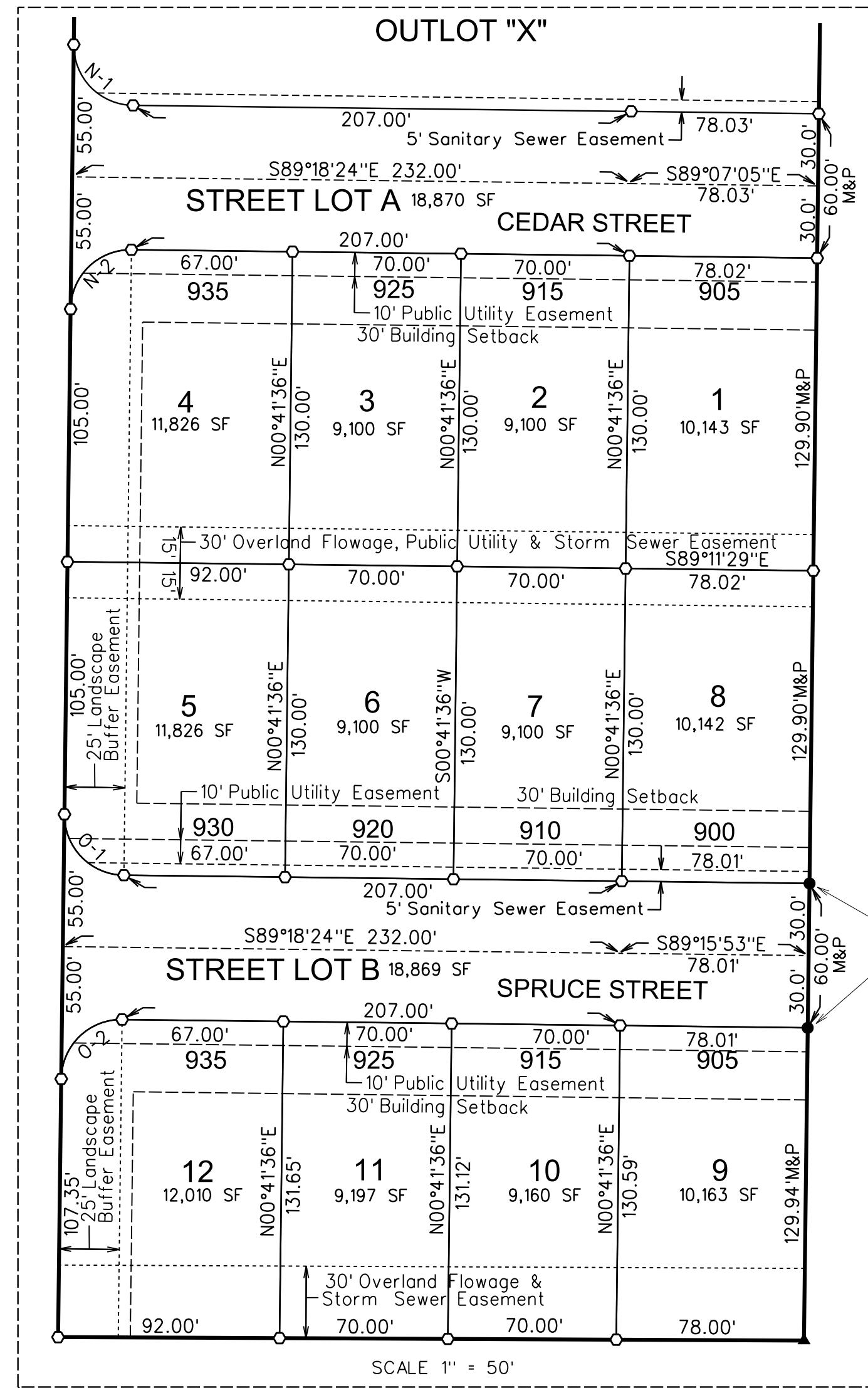
**INDEX LEGEND**

SURVEYOR'S NAME / RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
egriffin@snyder-associates.com

SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
E1/2 NE1/4  
SEC. 32-79-26

REQUESTED BY:  
SPRING CREST PARTNERS, LLC



**PLAT DESCRIPTION**

A PART OF THE EAST 1/2 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 DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 89°44'29" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 310.01 FEET; THENCE NORTH 00°41'36" EAST, 934.48 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTWARD WHOSE RADIUS IS 840.00 FEET, WHOSE ARC LENGTH IS 528.88 FEET AND WHOSE CHORD BEARS NORTH 18°43'50" EAST, 520.18 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 344.23 FEET AND WHOSE CHORD BEARS NORTH 26°29'43" EAST, 342.39 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00°41'48" WEST ALONG SAID EAST LINE, 1735.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES (436,714 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**DATE OF SURVEY**  
SEPTEMBER 16, 2016

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

**ZONING/BULK REGULATIONS**

R-2 (LOTS 1-12)  
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)

R-4 (OUTLOT "X")  
MINIMUM LOT AREA 3500 SF  
MINIMUM LOT WIDTH 20 FEET  
PER UNIT 75' OVERALL  
FRONT YARD 30 FEET  
SIDE YARD 7 FEET MINIMUM  
ONE SIDE 15 FEET TOTAL  
REAR YARD 30 FEET

**AREA SUMMARY**  
NE1/4 NE1/4 = 0.88 Ac.  
SE1/4 NE1/4 = 9.15 Ac.

- NOTES**
- STREET LOTS A AND B SHALL BE DEDICATED TO THE CITY OF WAUKEE.
  - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE BUFFERS ALONG LOTS 4, 5 AND 12. ALTERNATIVELY THE APPLICANT CAN ASSIGN THIS RESPONSIBILITY TO THE HOMEOWNERS ASSOCIATION.
  - 5 FOOT WIDE SIDEWALKS SHALL BE INSTALLED BY THE LOT OWNER AS EACH INDIVIDUAL LOT IS DEVELOPED.
  - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION FACILITIES.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-2	36°04'27" RT	840.00'	528.88'	275.53'	N18°43'50"E 520.18'
D-2	20°32'40" LT	960.00'	344.23'	173.98'	N26°29'43"E 342.39'
N-1	90°00'00" LT	25.00'	39.27'	25.00'	S44°18'24"E 35.36'
N-2	90°00'00" LT	25.00'	39.27'	25.00'	S45°41'36"W 35.36'
O-1	90°00'00" RT	25.00'	39.27'	25.00'	N44°18'24"W 35.36'
O-2	90°00'00" LT	25.00'	39.27'	25.00'	S45°41'36"W 35.36'

Center of Sec. 32-79-26  
Fnd 1/2" Rebar  
Yellow Plastic Cap #16747

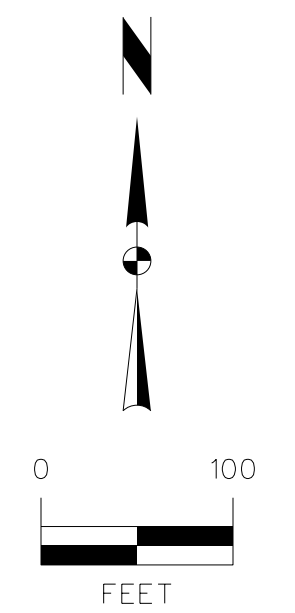
**LEGEND**

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	○ CP	
Bench Mark	●	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	

I hereby certify that this land surveying document was prepared 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 of 1

**ERIN D. GRIFFIN**  
LICENSED PROFESSIONAL LAND SURVEYOR  
IOWA  
19710



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	11/17/17	SDG

Engineer: EDC  
Checked By: EDG  
Scale: 1"=100'  
Field Bk: 116.0697  
Project No: 116.0697  
Sheet 1 of 1

**SPRING CREST PLAT 1**

**FINAL PLAT**

**WAUKEE, IA**

**SNYDER & ASSOCIATES, INC.**

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

Project No: 116.0697  
Sheet 1 of 1

**SNYDER & ASSOCIATES**