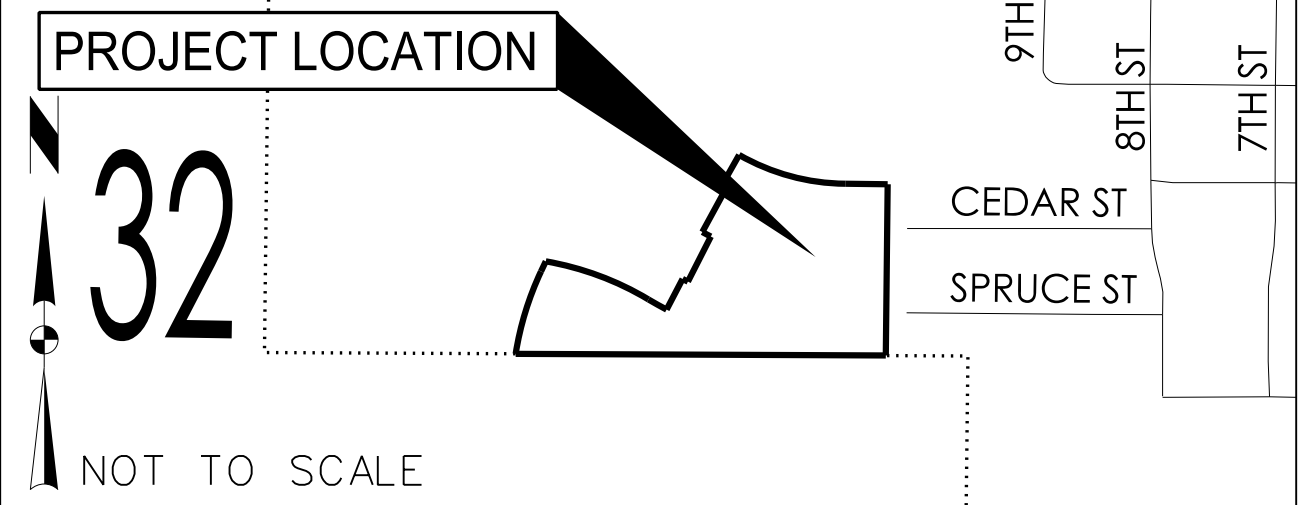


SPRING CREST PLAT 2 FINAL PLAT

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SNYDER & ASSOCIATES, INC.
1522 NEW
SEC 32-79-26
REQUESTED BY:
SPRING CREST PARTNERS, LLC



VICINITY MAP

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

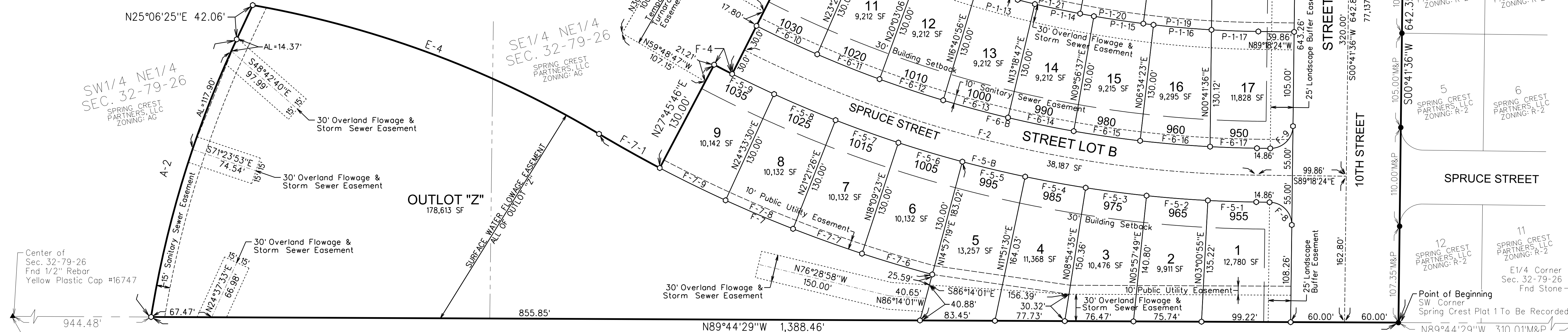
DATE OF SURVEY
SEPTEMBER 16, 2017

ZONING/BULK REGULATIONS
R-2
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)

AREA SUMMARY
SE1/4 NE1/4 = 12.18 Ac.
SW1/4 NE1/4 = 2.44 Ac.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- NOTES**
1. STREET LOTS A, B, AND C SHALL BE DEDICATED TO THE CITY OF WAUKEE.
 2. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE BUFFERS ALONG LOTS 1, 17, 18 AND 32. ALTERNATIVELY, THE APPLICANT CAN ASSIGN THIS RESPONSIBILITY TO THE HOMEOWNERS ASSOCIATION.
 3. 5 FOOT WIDE SIDEWALKS SHALL BE INSTALLED BY THE LOT OWNER AS EACH INDIVIDUAL LOT IS DEVELOPED.
 4. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION FACILITIES.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-2	15° 57' 55" RT	324.63'	1,165.00'	167.37'	N 17° 07' 27" E 323.58'
E-4	20° 47' 17" RT	1,140.00'	413.62'	209.11'	S 69° 35' 27" E 411.35'
F-2	26° 05' 49" LT	1,300.00'	592.12'	301.29'	S 76° 15' 29" W 587.02'
F-4	0° 58' 20" LT	1,330.00'	22.57'	11.28"	S 62° 43' 24" E 22.57'
F-5-B	26° 05' 49" RT	1,330.00'	605.79'	308.24'	N 76° 15' 29" W 600.56'
F-5-1	2° 19' 18" LT	1,330.00'	53.90'	26.95'	S 88° 08' 44" E 53.89'
F-5-2	2° 56' 54" LT	1,330.00'	68.44'	34.23'	S 85° 30' 38" E 68.43'
F-5-3	2° 56' 46" LT	1,330.00'	68.39'	34.20'	S 82° 33' 48" E 68.38'
F-5-4	2° 56' 54" LT	1,330.00'	68.44'	34.23'	S 79° 36' 57" E 68.43'
F-5-5	3° 05' 50" LT	1,330.00'	71.89'	35.95'	S 76° 35' 36" E 71.88'
F-5-6	3° 12' 04" LT	1,330.00'	74.30'	37.16'	S 73° 26' 39" E 74.29'
F-5-7	3° 12' 04" LT	1,330.00'	74.30'	37.16'	S 70° 14' 35" E 74.29'
F-5-8	3° 12' 04" LT	1,330.00'	74.30'	37.16'	S 67° 02' 32" E 74.29'
F-5-9	3° 12' 16" LT	1,330.00'	74.38'	37.20'	S 63° 50' 22" E 74.37'
F-6-B	26° 05' 49" LT	1,270.00'	578.46'	294.33'	S 76° 15' 29" E 573.47'
F-6-10	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 64° 53' 39" W 74.67'
F-6-11	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 68° 15' 49" W 74.67'
F-6-12	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 71° 37' 59" W 74.67'
F-6-13	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 75° 00' 09" W 74.67'
F-6-14	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 78° 22' 18" W 74.67'
F-6-15	3° 22' 14" RT	1,270.00'	74.71'	37.37'	N 81° 44' 30" W 74.70'
F-6-16	3° 31' 36" RT	1,270.00'	78.17'	39.10'	N 85° 11' 25" W 78.16'
F-6-17	3° 21' 11" RT	1,270.00'	52.16'	26.08'	N 88° 07' 48" W 52.15'
F-7	15° 50' 52" LT	1,460.00'	403.83'	203.21'	S 67° 07' 15" E 402.55'
F-7-1	3° 02' 26" LT	1,460.00'	77.48'	38.75'	S 60° 43' 01" E 77.47'
F-7-6	3° 12' 04" RT	1,460.00'	81.57'	40.79'	N 73° 26' 39" W 81.56'
F-7-7	3° 12' 04" RT	1,460.00'	81.57'	40.79'	N 70° 14' 35" W 81.56'
F-7-8	3° 12' 04" RT	1,460.00'	81.57'	40.79'	N 67° 02' 32" W 81.56'
F-7-9	3° 12' 16" RT	1,460.00'	81.65'	40.84'	N 63° 50' 22" W 81.64'
F-8	90° 00' 00" RT	25.00'	39.27'	25.00'	S 44° 18' 24" E 35.36'
F-9	90° 00' 00" RT	25.00'	39.27'	25.00'	S 45° 41' 36" W 35.36'
H-2	27° 55' 47" LT	980.00'	477.71'	243.70'	S 75° 20' 30" E 473.00'
H-3	1° 49' 58" RT	1,140.00'	36.46'	18.23'	N 62° 17' 36" W 36.46'
H-4	1° 10' 40" RT	950.00'	19.53'	9.76'	N 60° 47' 17" W 19.53'
H-5	29° 06' 27" LT	820.00'	416.58'	212.89'	S 74° 45' 10" E 412.11'
H-5-26	4° 16' 43" LT	820.00'	61.24'	30.63'	S 62° 20' 19" E 61.22'
H-5-27	4° 16' 43" LT	820.00'	61.24'	30.63'	S 66° 37' 02" E 61.22'
H-5-28	4° 16' 43" LT	820.00'	61.24'	30.63'	S 70° 53' 46" E 61.22'

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
H-5-29	4° 16' 43" LT	820.00'	61.24'	30.63'	S 75° 10' 29" E 61.22'
H-5-30	4° 16' 49" LT	820.00'	61.26'	30.64'	S 79° 27' 15" E 61.24'
H-5-31	4° 04' 00" LT	820.00'	58.20'	29.11'	S 83° 37' 39" E 58.19'
H-5-32	3° 38' 45" LT	820.00'	52.18'	26.10'	S 87° 29' 01" E 52.17'
H-6-C	27° 55' 47" LT	950.00'	463.09'	236.24'	S 75° 20' 30" E 458.52'
H-6-26	4° 16' 43" RT	950.00'	70.94'	35.49'	N 62° 20' 19" W 70.93'
H-6-27	4° 16' 43" RT	950.00'	70.94'	35.49'	N 66° 37' 02" W 70.93'
H-6-28	4° 16' 43" RT	950.00'	70.94'	35.49'	N 70° 53' 46" W 70.93'
H-6-29	4° 16' 43" RT	950.00'	70.94'	35.49'	N 75° 10' 29" W 70.93'
H-6-30	4° 16' 49" RT	950.00'	70.97'	35.50'	N 79° 27' 15" W 70.95'
H-6-31	4° 33' 58" RT	950.00'	75.71'	37.87'	N 83° 52' 38" W 75.69'
H-6-32	3° 08' 47" RT	950.00'	52.17'	26.09'	N 87° 44' 00" W 52.16'
H-7-C	27° 55' 47" RT	1,010.00'	492.34'	251.16'	N 75° 20' 30" W 487.48'
H-7-18	2° 57' 33" LT	1,010.00'	52.16'	26.09'	S 87° 49' 37" E 52.16'
H-7-19	3° 29' 35" LT	1,010.00'	61.57'	30.80'	S 84° 36' 03" E 61.56'
H-7-20	3° 34' 42" LT	1,010.00'	63.08'	31.55'	S 81° 03' 55" E 63.07'
H-7-21	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 77° 29' 10" E 63.09'
H-7-22	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 73° 54' 23" E 63.09'
H-7-23	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 70° 19' 35" E 63.09'
H-7-24	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 66° 44' 48" E 63.09'
H-7-25	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 63° 10' 01" E 63.09'
H-8	90° 00' 00" LT	25.00'	39.27'	25.00'	N 45° 41' 36" E 35.36'
H-9	90° 00' 00" LT	25.00'	39.27'	25.00'	N 48° 18' 24" W 35.36'
P-1-10	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 64° 53' 39" E 67.03'
P-1-11	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 68° 15' 49" E 67.03'
P-1-12	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 71° 37' 59" E 67.03'
P-1-13	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 75° 00' 09" E 67.03'
P-1-14	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 78° 22' 18" E 67.03'
P-1-15	3° 22' 14" LT	1,140.00'	67.06'	33.54'	S 81° 44' 30" E 67.05'
P-1-16	3° 15' 29" LT	1,140.00'	64.82'	32.42'	S 85° 03' 22" E 64.82'
P-1-17	2° 37' 17" LT	1,140.00'	55.36'	26.08'	S 87° 59' 45" E 52.15'
P-1-19	3° 49' 50" RT	1,140.00'	76.22'	38.12'	N 84° 46' 11" W 76.20'
P-1-20	3° 34' 42" RT	1,140.00'	71.20'	35.61'	N 81° 03' 55" W 71.19'
P-1-21	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 77° 29' 10" W 71.22'
P-1-22	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 73° 54' 23" W 71.22'
P-1-23	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 70° 19' 35" W 71.22'
P-1-24	3° 34' 47" RT	1,140.00'	71.23'	35.63'	N 66° 44' 48" W 71.22'
P-1-25	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 63° 10' 01" W 71.22'

LEGEND

Survey

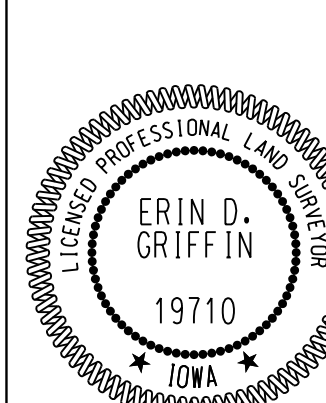
- Section Corner
- 1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Minimum Protection Elevation
- Centerline
- Section Line
- 1/4 Section Line
- Easement Line

Found

- Section Corner
- 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
- 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
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheets 1 & 2 of 2



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

Engineer:	Checked By:	EDG	Scale:	Field Bk.:
EDC	SGK	10/17/17	1"=60'	117.0667

Project No: 117.0667
Sheet 1 of 1

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

SPRING CREST PLAT 2

FINAL PLAT

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 117.0667
Sheet 1 of 1