

# SPRING CREST PLAT 5 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

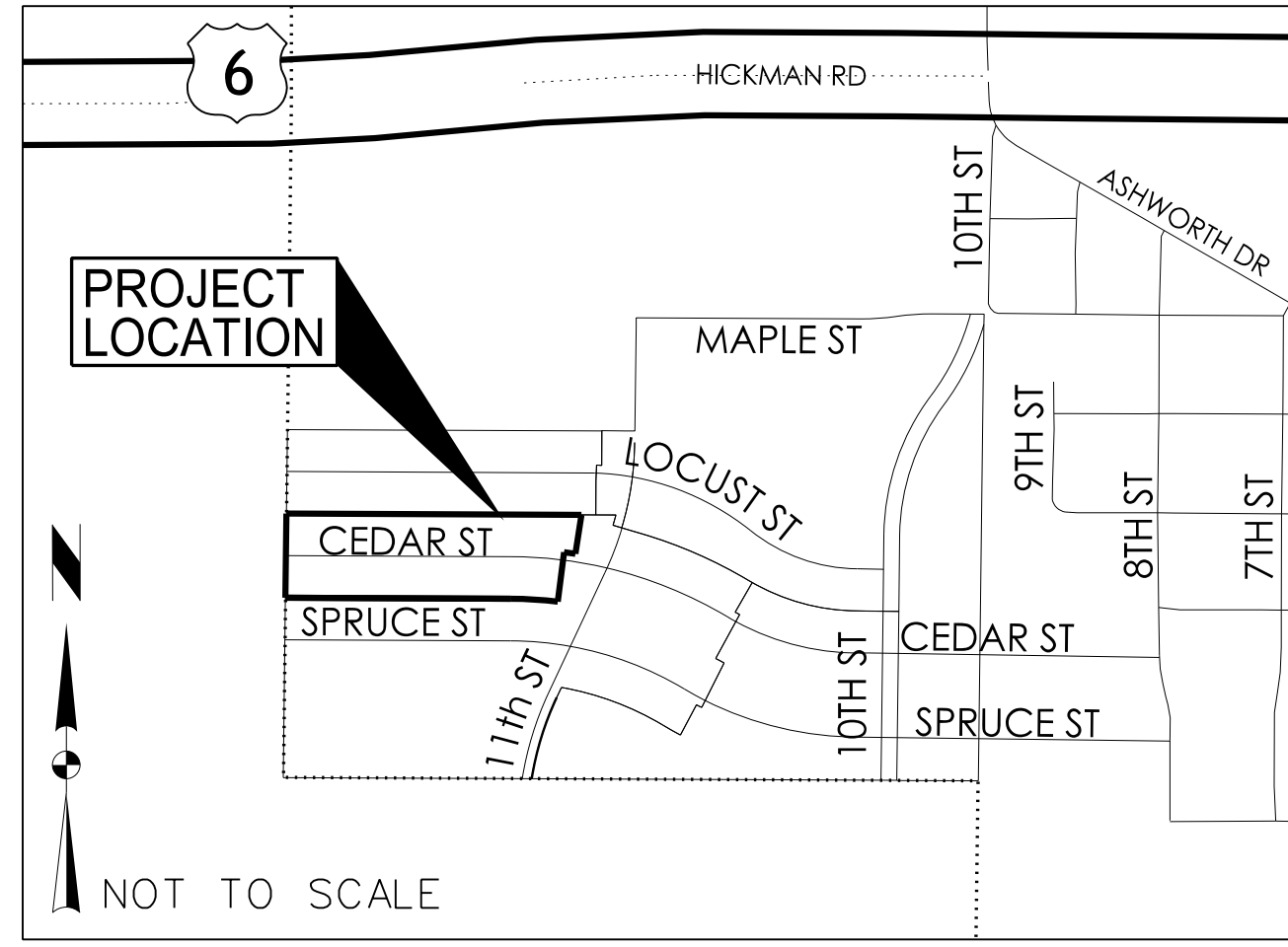
**INDEX LEGEND**

SURVEYOR'S NAME / RETURN TO:  
ERIN 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:  
PT NE 1/4  
SECTION 32, TOWNSHIP 79N, RANGE 26W

REQUESTED BY:  
SPRING CREST PARTNERS, LLC



**PLAT DESCRIPTION**

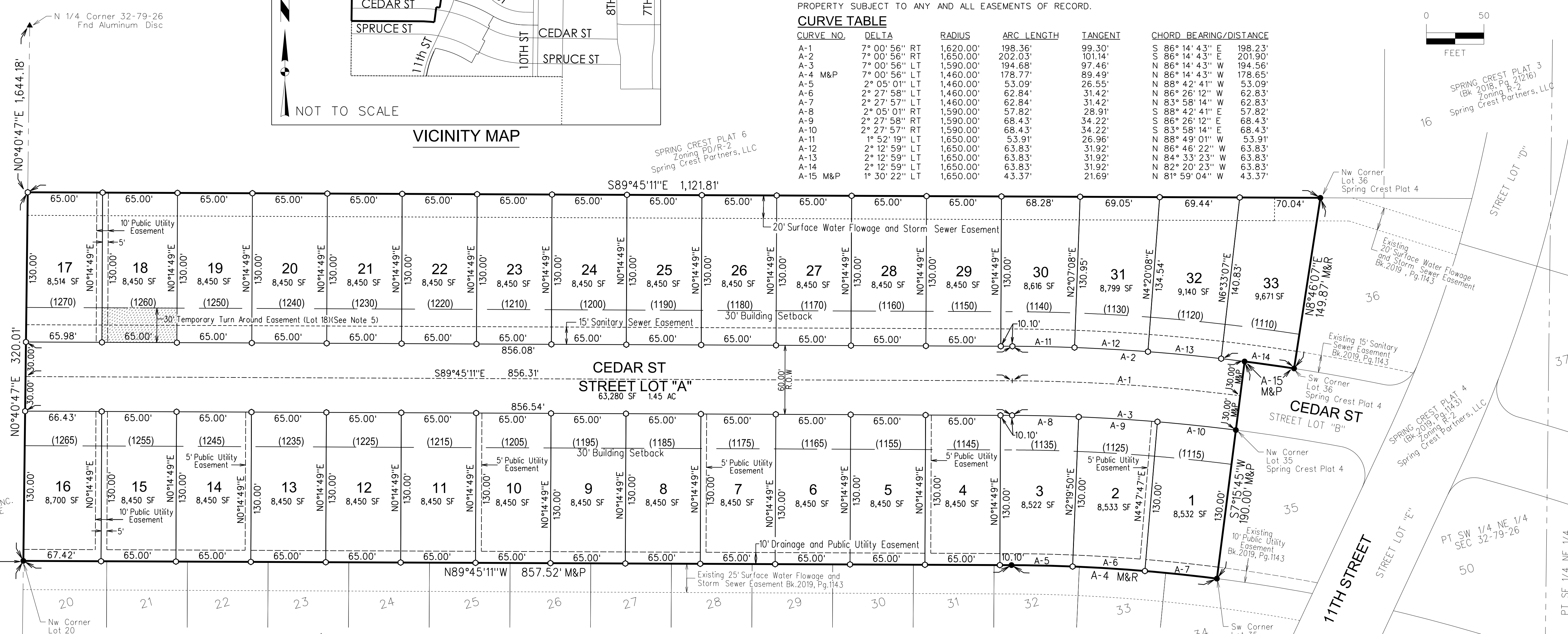
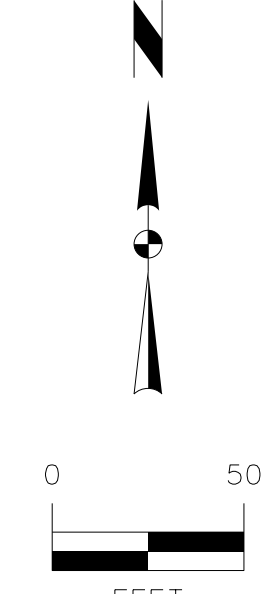
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 32; THENCE NORTH 00°40'47" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 684.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°40'47" EAST ALONG SAID WEST LINE, 320.01 FEET; THENCE SOUTH 89°45'11" EAST, A DISTANCE OF 1121.81 FEET TO THE NORTHWEST CORNER OF LOT 36, SPRINGCREST PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 08°46'07" WEST ALONG THE WEST LINE OF SAID SPRINGCREST PLAT 4, A DISTANCE OF 149.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE WESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1650.00 FEET, WHOSE ARC LENGTH IS 43.37 FEET AND WHOSE CHORD BEARS NORTH 81°59'04" WEST, 43.37 FEET; THENCE SOUTH 07°15'45" WEST CONTINUING ALONG SAID WEST LINE, 190.00 FEET TO THE SOUTHWEST CORNER OF LOT 35 OF SAID SPRINGCREST PLAT 4; THENCE WESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 178.77 FEET AND WHOSE CHORD BEARS NORTH 86°14'43" WEST, 178.65 FEET; THENCE NORTH 89°45'11" WEST CONTINUING ALONG SAID WEST LINE, 857.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.92 ACRES (345,107 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	7° 00' 56" RT	1,620.00'	198.36'	99.30'	S 86° 14' 43" E 198.23'
A-2	7° 00' 56" RT	1,650.00'	202.03'	101.14'	S 86° 14' 43" E 201.90'
A-3	7° 00' 56" LT	1,590.00'	194.68'	97.46'	N 86° 14' 43" W 194.56'
A-4	M&P	1,460.00'	178.77'	89.49'	N 86° 14' 43" W 178.65'
A-5	2° 05' 01" LT	1,460.00'	53.09'	26.55'	N 88° 42' 41" W 53.09'
A-6	2° 27' 58" LT	1,460.00'	62.84'	31.42'	N 86° 26' 12" W 62.83'
A-7	2° 27' 57" LT	1,460.00'	62.84'	31.42'	N 83° 58' 14" W 62.83'
A-8	2° 05' 01" RT	1,590.00'	57.82'	28.91'	S 88° 42' 41" E 57.82'
A-9	2° 27' 58" RT	1,590.00'	68.43'	34.22'	S 86° 26' 12" E 68.43'
A-10	2° 27' 57" RT	1,590.00'	68.43'	34.22'	S 83° 58' 14" E 68.43'
A-11	1° 52' 19" LT	1,650.00'	53.91'	26.96'	N 88° 49' 01" W 53.91'
A-12	2° 12' 59" LT	1,650.00'	63.83'	31.92'	N 86° 46' 22" W 63.83'
A-13	2° 12' 59" LT	1,650.00'	63.83'	31.92'	N 84° 33' 23" W 63.83'
A-14	2° 12' 59" LT	1,650.00'	63.83'	31.92'	N 82° 20' 23" W 63.83'
A-15	M&P	1,650.00'	43.37'	21.69'	N 81° 59' 04" W 43.37'



**LEGEND**

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

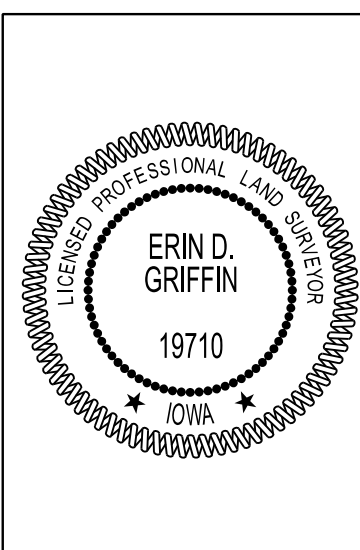
**OWNER/DEVELOPER**  
SPRING CREST PARTNERS, LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IA 50325

**DATE OF SURVEY**  
DECEMBER 17, 2019

**AREA SUMMARY**  
SW 1/4 NE 1/4 = 7.92 AC.

**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)

- NOTE**
- LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF 5' SIDEWALK WHEN DEVELOPED.
  - STREET LOT "A" SHALL TO BE DEDICATED TO THE CITY OF WAUKEE.
  - HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF REAR YARD STORM SEWER SUBDRAINS.
  - HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
  - LOT #18 WILL NOT BE BUILDABLE UNTIL CEDAR STREET IS EXTENDED AND TEMPORARY TURNAROUND EASEMENT IS ABANDONED. DEVELOPER ASSUMES OWNERSHIP AND MAINTENANCE OF LOT 18.
  - OUTLOT "P" OF SPRING CREST PLAT 4 SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
  - HOMEBUILDERS WILL NEED TO SUBMIT A DETAILED GRADING PLANS FOR LOTS 9-22 AT THE TIME OF BUILDING PERMIT SUBMITTAL.



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, 2021  
Pages or sheets covered by this seal:  
Sheet 1 of 1

**SPRING CREST PLAT 5  
FINAL PLAT**

**SNYDER & ASSOCIATES, INC.**

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

**WAUKEE, IOWA**

Project No: 118.0675  
Sheet 1 of 1

MARK	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	04/09/20	JMM
1	REVISED AS PER CITY COMMENTS	02/18/20	JMM

Engineer: EDG  
Checked By: EDG  
Scale: 1"=50'  
Field Bk: Pg.  
Technician: JMM  
Date: 1/6/20

Project No: 118.0675  
Sheet 1 of 1

