

SPRING CREST PLAT 6 FINAL PLAT

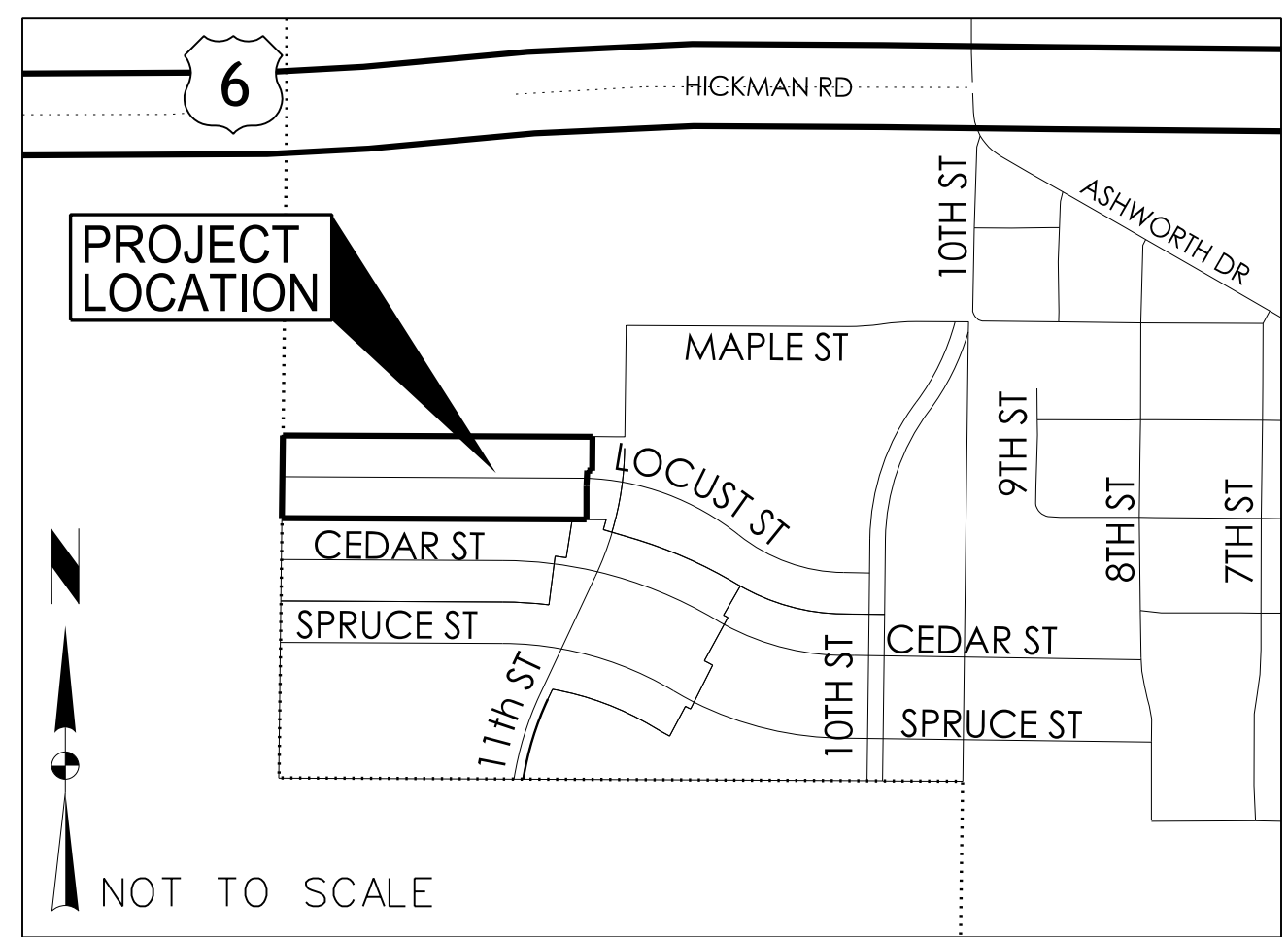
AREA ABOVE RESERVED FOR RECORDER

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

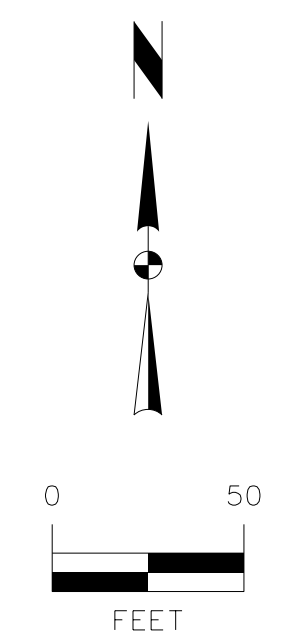
A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°45'11" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1196.00 FEET TO THE NORTHWEST CORNER OF LOT 17, SPRINGCREST PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 00°14'49" WEST ALONG THE WEST LINE OF SAID SPRINGCREST PLAT 3, A DISTANCE OF 131.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE WESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 19.37 FEET AND WHOSE CHORD BEARS NORTH 87°13'25" WEST, 19.37 FEET; THENCE SOUTH 02°14'15" WEST CONTINUING ALONG SAID WEST LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID SPRINGCREST PLAT 3; THENCE SOUTH 00°14'49" WEST CONTINUING ALONG SAID WEST LINE, 129.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 89°45'11" WEST, 1176.98 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°40'47" EAST ALONG SAID WEST LINE, 320.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.70 ACRES (379,118 S.F.).

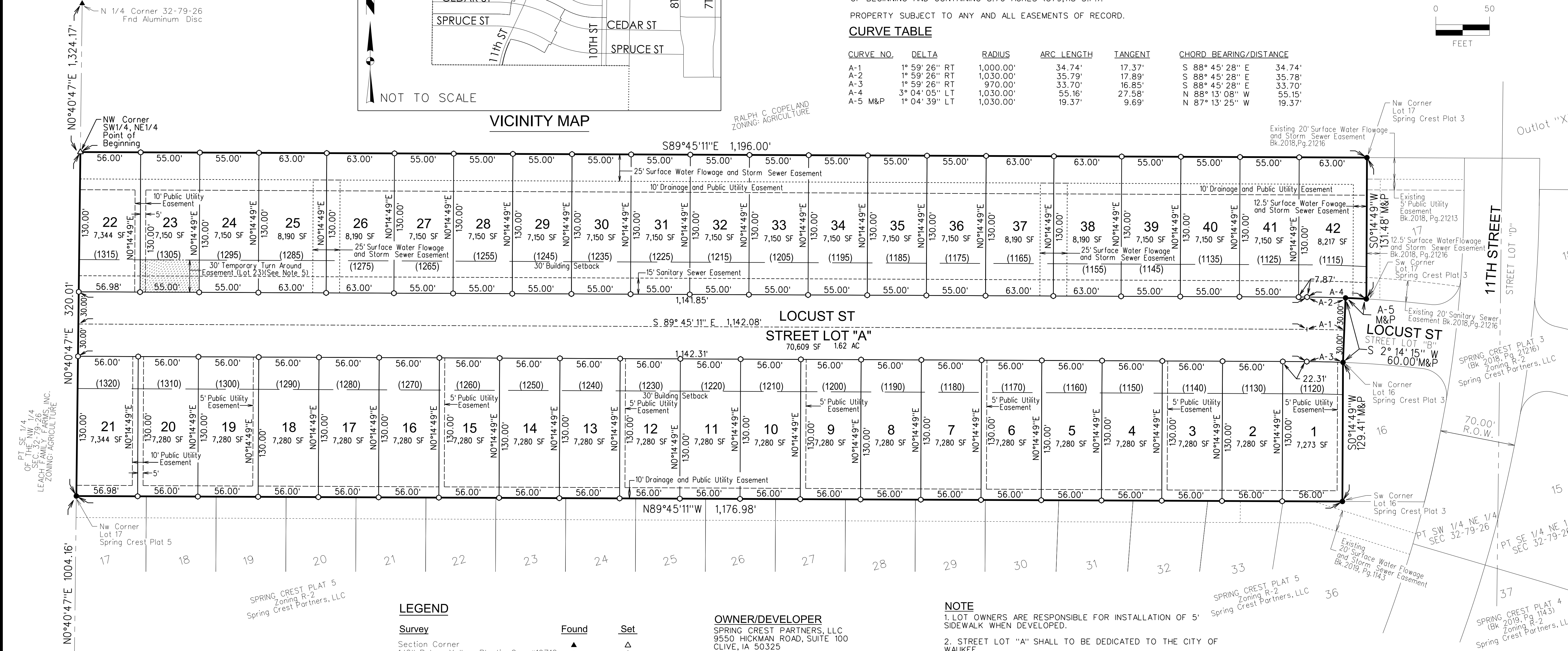
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	1° 59' 26" RT	1,000.00'	34.74'	17.37'	S 88° 45' 28" E 34.74'
A-2	1° 59' 26" RT	1,030.00'	35.79'	17.89'	S 88° 45' 28" E 35.78'
A-3	1° 59' 26" RT	970.00'	33.70'	16.85'	S 88° 45' 28" E 33.70'
A-4	3° 04' 05" LT	1,030.00'	55.16'	27.58'	N 88° 13' 08" W 55.15'
A-5 M&P	1° 04' 39" LT	1,030.00'	19.37'	9.69'	N 87° 13' 25" W 19.37'



VICINITY MAP



PT SE 1/4 OF THE NW 1/4 LEACH FARM 2-79-26 ANKENY, IOWA ZONING: AGRICULTURE

4/9/2020 6:44:00 AM
Kmgresh
V:\Projects\2018\118.0675.01\CADD\FDL_118.0631.DGN

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Nail	■	□
Control Point	⊙ CP	
Bench Mark	e	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	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

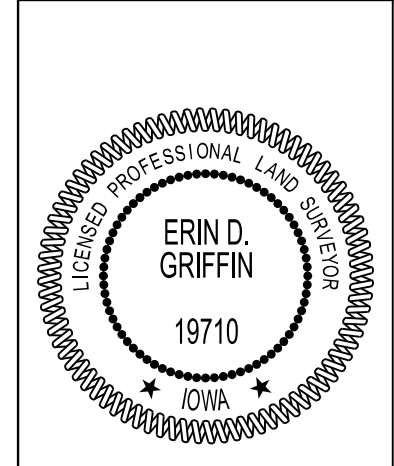
DATE OF SURVEY
DECEMBER 17, 2019

AREA SUMMARY
SW1/4 NE1/4 = 8.70 Ac.

ZONING/BULK REGULATIONS
PD/R-2 (Bk. 2017, Pg. 23087)
MINIMUM LOT WIDTH = 55'
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 5'
MINIMUM LOT AREA = 7,150 S.F. (SINGLE 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 #23 WILL NOT BE BUILDABLE UNTIL CEDAR STREET IS EXTENDED AND TEMPORARY TURNAROUND EASEMENT IS ABANDONED. DEVELOPER ASSUMES OWNERSHIP AND MAINTENANCE OF LOT 23.
- 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 DETAILED LOT GRADING PLANS FOR LOTS 15-21 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 6
FINAL PLAT**



Project No: 118.0831
Sheet 1 of 1

WAUKEE, IOWA

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

SNYDER & ASSOCIATES, INC.

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: EDC
Checked By: EDG
Scale: 1"=50'
Field Bk: Pg.
Project No: 118.0831
Sheet 1 of 1