

SPRING CREST PLAT 6

FINAL PLAT

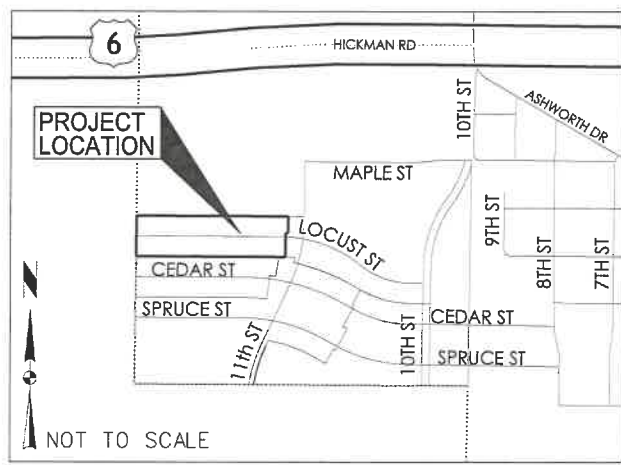
Doc ID: 008114800020 Type: PLAT
 Recorded: 07/20/2020 at 08:54:07 AM
 Fee Amt: \$102.00 Page 1 of 20
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File# BK 2020 PG 17693

2	REVISED AS PER CITY COMMENTS	04/09/2020	JMM	DATE	1" = 50'
1	REVISED AS PER CITY COMMENTS	02/18/2020	JMM	DATE	1" = 50'
1	REVISION	1/6/20	JMM	DATE	1" = 50'
1	EDC	1/6/20	JMM	DATE	1" = 50'
1	Checked By	1/6/20	JMM	DATE	1" = 50'
1	Engineer	1/6/20	JMM	DATE	1" = 50'
1	Technician	1/6/20	JMM	DATE	1" = 50'
Project No: 118.0831					
Sheet 1 of 1					

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 CORRESPONDENCE TO: SNYDER & ASSOCIATES, INC.
 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:

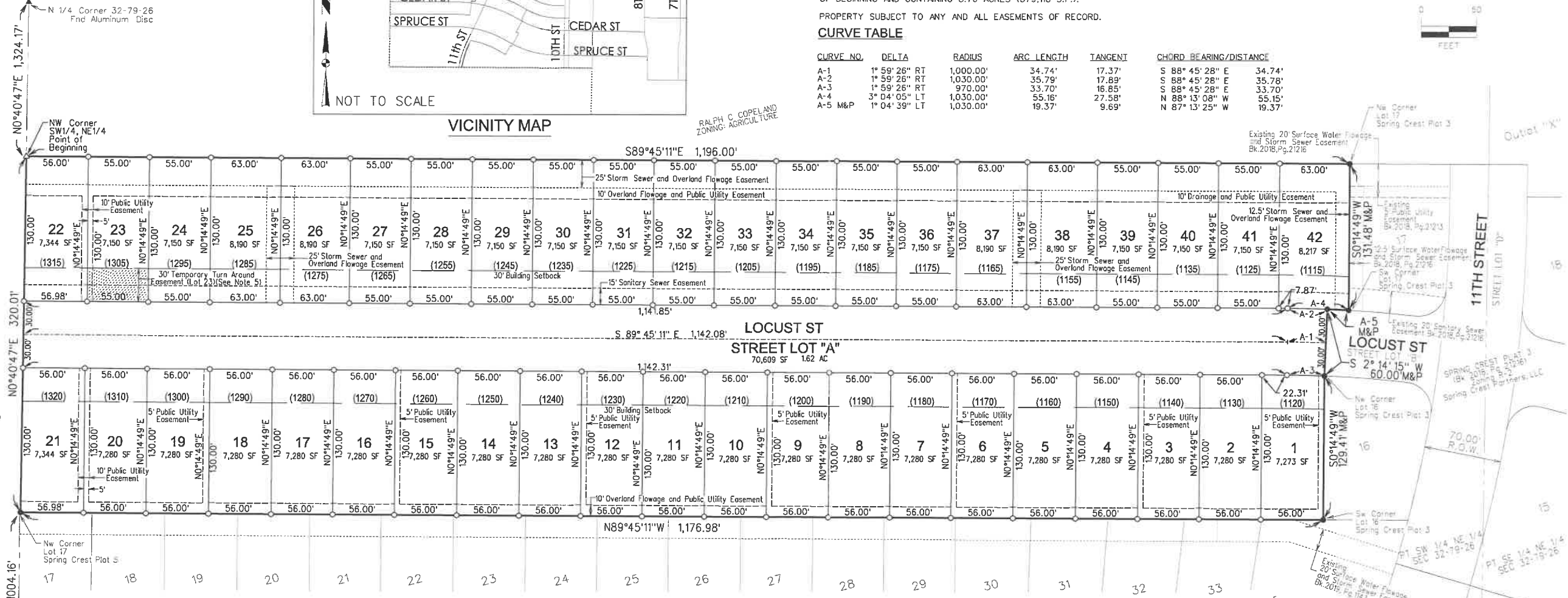
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°45'11" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1196.00 FEET TO THE NORTHWEST CORNER OF LOT 17, SPRINGCREST PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 00°14'49" WEST ALONG 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'

Slide F332



N 1/4 Corner 32-79-26
 Fnd Aluminum Disc
 NO°40'47"E 1,324.17'

NW Corner SW 1/4, NE 1/4
 Point of Beginning

RALPH C. COPELAND
 ZONING: AGRICULTURE

Existing 20" Surface Water Flowage and Storm Sewer Easement
 Bk. 2018, Pg. 2121b

PT. SE 1/4 OF THE NW 1/4
 SEC. 32-79-26
 LEACH, IOWA 50023
 ZONING: AGRICULTURE

Nw Corner Lot 17
 Spring Crest Plat 5

SPRING CREST PLAT 5
 Zoning R-2
 Spring Crest Partners, LLC

Center Section 32-79-26
 Fnd 1/2" Rebar
 YPC #18660

LEGEND

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

1. LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF 5' SIDEWALK WHEN DEVELOPED.
2. STREET LOT "A" SHALL TO BE DEDICATED TO THE CITY OF WAUKEE.
3. HOMEOWNERS ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF REAR YARD STORM SEWER SUBDRAINS.
4. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
5. LOT #23 WILL NOT BE BUIDABLE UNTIL CEDAR STREET IS EXTENDED AND TEMPORARY TURNAROUND EASEMENT IS ABANDONED. DEVELOPER ASSUMES OWNERSHIP AND MAINTENANCE OF LOT 23.
6. OUTLOT "P" OF SPRING CREST PLAT 4 SHALL BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATION REQUIREMENTS.
7. 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
 License Number: 19710
 My License Renewal Date is December 31, 2021
 Pages or sheets covered by this seal:
 Sheet 1 of 1

FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 07/06/2020
 SIGNED: [Signature]

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