

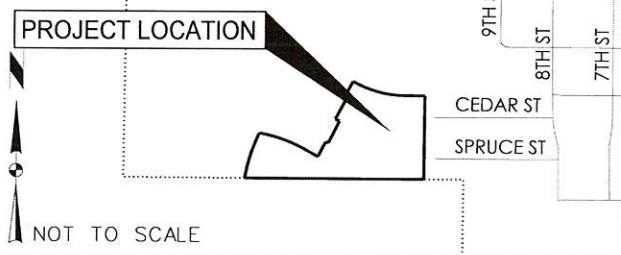
SPRING CREST PLAT 2 FINAL PLAT

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 erin@snnyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 1/2 NE 1/4
 SEC. 32-79-26
 REQUESTED BY:
 SPRING CREST PARTNERS, LLC

Book 2018
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3	REVISED PER CITY COMMENTS	11/29/17	SOB	11/29/17	SOB	DATE	BY	1-80	Field Bk	1 of 1
2	REVISED PER MID-AMERICAN ENERGY COMMENTS	11/27/17	SOB	11/27/17	SOB	DATE	BY	1-80	Field Bk	1 of 1
1	REVISED PER CITY COMMENTS	11/17/17	SOB	11/17/17	SOB	DATE	BY	1-80	Field Bk	1 of 1

Engineer: EDC Checked By: EDG Scale: 1"=80'
 Technician: SGK Date: 10/17/17 Field Bk: Pg.
 Project No: 117.0667



VICINITY MAP

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

DATE OF SURVEY
 SEPTEMBER 16, 2017

AREA SUMMARY
 SE 1/4 NE 1/4 = 12.18 Ac.
 SW 1/4 NE 1/4 = 2.44 Ac.

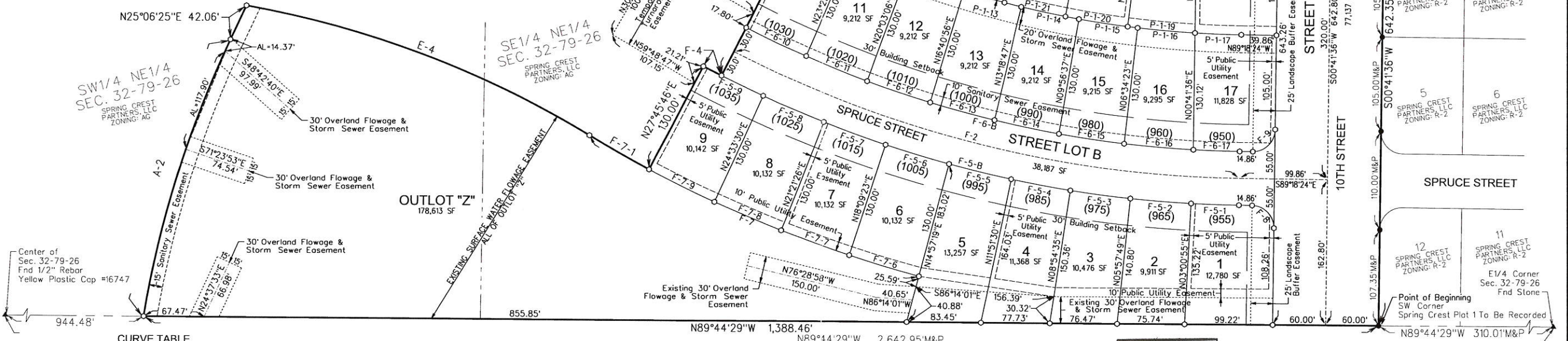
ZONING/BULK REGULATIONS
 R-2
 MINIMUM LOT WIDTH = 65'
 FRONT YARD SETBACK = 30'
 REAR YARD SETBACK = 30'
 SIDE YARD SETBACK = 7'
 MINIMUM LOT AREA = 8,000 S.F. (SINGLE FAMILY)
 MINIMUM LOT AREA = 10,000 S.F. (TWO FAMILY)

PLAT DESCRIPTION
 A PART OF THE SOUTH 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:

COMMENCING 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 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°44'29" WEST ALONG SAID SOUTH LINE, 1388.46 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 324.63 FEET, AND WHOSE CHORD BEARS NORTH 17°07'27" EAST, 323.58 FEET; THENCE NORTH 25°06'25" EAST, 42.06 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 413.62 FEET AND WHOSE CHORD BEARS SOUTH 69°35'27" EAST, 411.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 77.48 FEET AND WHOSE CHORD BEARS SOUTH 60°43'01" EAST, 77.47 FEET; THENCE NORTH 27°45'46" EAST, 130.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 22.57 FEET AND WHOSE CHORD BEARS SOUTH 62°43'24" EAST, 22.57 FEET; THENCE NORTH 26°47'26" EAST, 190.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 36.46 FEET AND WHOSE CHORD BEARS NORTH 62°17'36" WEST, 36.46 FEET; THENCE NORTH 28°37'23" EAST, 190.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 19.53 FEET AND WHOSE CHORD BEARS NORTH 60°47'17" WEST, 19.53 FEET; THENCE NORTH 29°48'03" EAST, 130.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 416.58 FEET AND WHOSE CHORD BEARS SOUTH 74°45'10" EAST, 412.11 FEET; THENCE SOUTH 89°18'24" EAST, 159.86 FEET; THENCE SOUTH 00°41'36" WEST, 642.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.62 ACRES (636,653 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- NOTES**
- STREET LOTS A, B, AND C SHALL BE DEDICATED TO THE CITY OF WAUKEE.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE BUFFERS ALONG LOTS 1, 17, 18 AND 32.
 - 5 FOOT WIDE SIDEWALKS SHALL BE INSTALLED BY THE LOT OWNER AS EACH INDIVIDUAL LOT IS DEVELOPED AND A 10' WIDE TRAIL SHALL BE INSTALLED ON LOTS 1, 17, 18, AND 32 ALONG 10TH STREET AS EACH 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	CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-2	15° 57' 55" RT	1,165.00'	324.63'	209.11'	N 17° 07' 27" E 323.58'	H-5-29	4° 16' 43" LT	820.00'	61.24'	30.63'	S 75° 10' 29" E 61.22'
E-4	20° 47' 17" RT	1,140.00'	413.62'	209.11'	S 69° 35' 27" E 411.35'	H-5-30	4° 16' 49" LT	820.00'	61.26'	30.64'	S 79° 27' 15" E 61.24'
F-2	26° 05' 49" LT	1,330.00'	592.12'	301.29'	S 76° 15' 29" E 587.02'	H-5-31	4° 04' 00" LT	820.00'	58.20'	29.11'	S 83° 37' 39" E 58.19'
F-4	0° 58' 20" LT	1,330.00'	22.57'	11.28'	S 62° 43' 24" E 22.57'	H-5-32	3° 38' 45" LT	820.00'	52.18'	26.10'	S 87° 29' 01" E 52.17'
F-5-B	26° 05' 49" RT	1,330.00'	605.79'	308.24'	N 76° 15' 29" E 600.56'	H-6-C	27° 55' 47" RT	950.00'	463.09'	236.24'	S 75° 20' 30" E 458.52'
F-5-1	2° 19' 18" LT	1,330.00'	53.90'	26.95'	S 88° 08' 44" E 53.89'	H-6-26	4° 16' 43" RT	950.00'	70.94'	35.49'	N 66° 37' 02" W 70.93'
F-5-2	2° 56' 54" LT	1,330.00'	68.44'	34.23'	S 85° 30' 38" E 68.43'	H-6-27	4° 16' 43" RT	950.00'	70.94'	35.49'	N 70° 53' 46" W 70.93'
F-5-3	2° 56' 46" LT	1,330.00'	68.39'	34.20'	S 82° 33' 48" E 68.38'	H-6-28	4° 16' 43" RT	950.00'	70.94'	35.49'	N 75° 10' 29" W 70.93'
F-5-4	2° 56' 54" LT	1,330.00'	68.44'	34.23'	S 79° 36' 57" E 68.43'	H-6-29	4° 16' 43" RT	950.00'	70.94'	35.49'	N 79° 27' 15" W 70.95'
F-5-5	3° 05' 50" LT	1,330.00'	71.89'	35.95'	S 76° 35' 36" E 71.88'	H-6-30	4° 16' 49" RT	950.00'	70.97'	35.50'	N 83° 52' 38" W 75.69'
F-5-6	3° 12' 04" LT	1,330.00'	74.30'	37.16'	S 73° 26' 39" E 74.29'	H-6-31	4° 33' 58" RT	950.00'	75.71'	37.87'	N 87° 44' 00" W 52.16'
F-5-7	3° 12' 04" LT	1,330.00'	74.30'	37.16'	S 70° 14' 35" E 74.29'	H-6-32	3° 08' 47" RT	950.00'	52.17'	26.09'	N 75° 20' 30" W 487.48'
F-5-8	3° 12' 04" LT	1,330.00'	74.30'	37.16'	S 67° 02' 32" E 74.29'	H-7-18	27° 55' 47" RT	1,010.00'	492.34'	251.16'	S 87° 49' 37" E 52.16'
F-5-9	3° 12' 16" LT	1,330.00'	74.38'	37.20'	S 67° 07' 48" E 74.29'	H-7-19	3° 29' 33" LT	1,010.00'	52.16'	26.09'	S 84° 36' 03" E 61.56'
F-6-B	26° 05' 49" RT	1,270.00'	578.46'	294.30'	S 76° 15' 29" E 573.47'	H-7-20	3° 29' 33" LT	1,010.00'	52.16'	26.09'	S 81° 03' 55" E 63.07'
F-6-10	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 64° 53' 39" W 74.67'	H-7-21	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 77° 29' 10" E 63.09'
F-6-11	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 68° 15' 49" W 74.67'	H-7-22	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 73° 54' 23" E 63.09'
F-6-12	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 71° 37' 59" W 74.67'	H-7-23	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 70° 19' 35" E 63.09'
F-6-13	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 75° 00' 09" W 74.67'	H-7-24	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 66° 44' 48" E 63.09'
F-6-14	3° 22' 10" RT	1,270.00'	74.68'	37.35'	N 78° 22' 18" W 74.67'	H-7-25	3° 34' 47" LT	1,010.00'	63.10'	31.56'	S 63° 10' 01" E 63.09'
F-6-15	3° 22' 14" RT	1,270.00'	74.70'	37.37'	N 81° 44' 30" W 74.70'	H-8	90° 00' 00" LT	25.00'	39.27'	25.00'	N 45° 41' 36" E 35.36'
F-6-16	3° 31' 36" RT	1,270.00'	78.17'	39.10'	N 85° 11' 25" W 78.16'	H-9	90° 00' 00" LT	25.00'	39.27'	25.00'	N 44° 18' 24" W 35.36'
F-6-17	2° 21' 11" RT	1,270.00'	52.16'	26.08'	N 89° 07' 48" W 52.15'	P-1-10	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 64° 53' 39" E 67.03'
F-7	15° 50' 52" RT	1,460.00'	403.83'	203.21'	S 67° 07' 15" E 402.55'	P-1-11	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 68° 15' 49" E 67.03'
F-7-1	3° 02' 26" LT	1,460.00'	77.48'	38.55'	S 60° 43' 01" E 77.47'	P-1-12	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 71° 37' 59" E 67.03'
F-7-6	3° 12' 04" RT	1,460.00'	81.57'	40.79'	N 73° 26' 39" W 81.56'	P-1-13	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 75° 00' 09" E 67.03'
F-7-7	3° 12' 04" RT	1,460.00'	81.57'	40.79'	N 70° 14' 35" W 81.56'	P-1-14	3° 22' 10" LT	1,140.00'	67.04'	33.53'	S 81° 44' 30" E 67.05'
F-7-8	3° 12' 04" RT	1,460.00'	81.57'	40.79'	N 67° 02' 32" W 81.56'	P-1-15	3° 22' 14" LT	1,140.00'	67.06'	33.54'	S 85° 03' 22" E 64.82'
F-7-9	3° 12' 16" RT	1,460.00'	81.65'	40.84'	N 63° 50' 22" W 81.64'	P-1-16	3° 15' 29" LT	1,140.00'	64.82'	32.42'	S 87° 59' 45" E 52.15'
F-8	90° 00' 00" RT	25.00'	39.27'	25.00'	S 44° 18' 24" E 35.36'	P-1-17	2° 37' 17" RT	1,140.00'	52.16'	26.08'	S 84° 46' 11" W 76.20'
F-9	90° 00' 00" RT	25.00'	39.27'	25.00'	S 45° 41' 36" W 35.36'	P-1-18	3° 49' 50" RT	1,140.00'	76.22'	38.12'	N 81° 03' 55" W 71.19'
H-2	27° 55' 47" LT	1,140.00'	477.71'	243.70'	S 75° 20' 30" E 473.00'	P-1-20	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 77° 29' 10" W 71.22'
H-3	1° 49' 58" RT	1,140.00'	36.46'	18.23'	S 67° 07' 15" E 36.46'	P-1-21	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 73° 54' 23" W 71.22'
H-4	1° 10' 40" RT	950.00'	19.53'	9.76'	N 60° 47' 17" W 19.53'	P-1-22	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 70° 19' 35" W 71.22'
H-5	29° 06' 27" LT	820.00'	416.58'	212.89'	S 74° 45' 10" E 412.11'	P-1-23	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 66° 44' 48" W 71.22'
H-5-26	4° 16' 43" LT	820.00'	61.24'	30.63'	S 62° 20' 19" E 61.22'	P-1-24	3° 34' 47" RT	1,140.00'	71.23'	35.62'	N 63° 10' 01" W 71.22'
H-5-27	4° 16' 43" LT	820.00'	61.24'	30.63'	S 66° 37' 02" E 61.22'	P-1-25	3° 34' 47" RT	1,140.00'	71.23'	35.62'	
H-5-28	4° 16' 43" LT	820.00'	61.24'	30.63'	S 70° 53' 46" E 61.22'						

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 08/05/2018
 SIGNED: [Signature]

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Nail	■	□
Control Point	●	○
Bench Mark	■	□
Platted Distance	P	M
Measured Bearing & Distance	B	D
Recorded As	R	C
Deed Distance	D	C
Calculated Distance	C	D
Minimum Protection Elevation	MPE	
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
 Date: 8/16/18

License Number: 15710
 My License Renewal Date is December 31, 2019

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

SPRING CREST PLAT 2
FINAL PLAT
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snnyder-associates.com

Project No: 117.0667
 Sheet 1 of 1