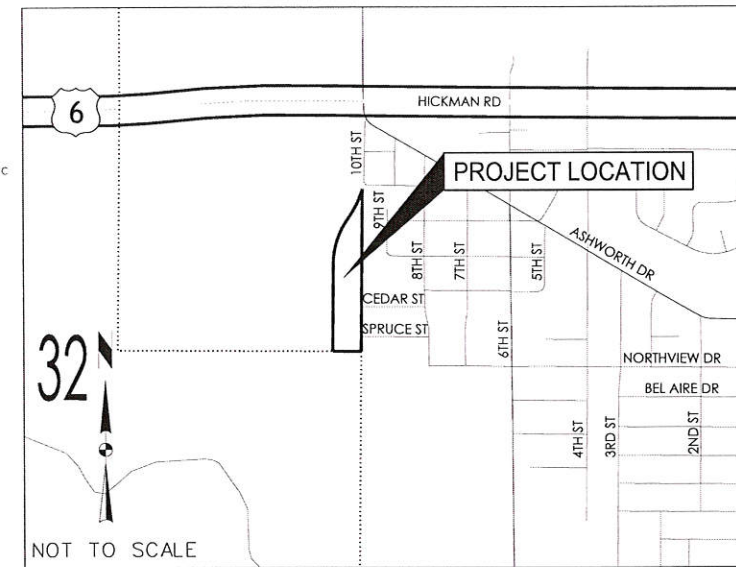


BK 2018 PG 2030

SPRING CREST PLAT 1 FINAL PLAT



PLAT DESCRIPTION

A PART OF THE EAST 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:
 BEGINNING 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; THENCE NORTH 00°41'36" EAST, 934.48 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 840.00 FEET, WHOSE ARC LENGTH IS 528.88 FEET AND WHOSE CHORD BEARS NORTH 18°43'50" EAST, 520.18 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 344.23 FEET AND WHOSE CHORD BEARS NORTH 26°29'43" EAST, 342.39 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00°41'48" WEST ALONG SAID EAST LINE, 1735.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.03 ACRES (436,714 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY
SEPTEMBER 16, 2016

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

ZONING/BULK REGULATIONS

R-2 (LOTS 1-12)
 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)

R-4 (OUTLOT "X")
 MINIMUM LOT AREA 3500 SF
 MINIMUM LOT WIDTH 20 FEET
 PER UNIT 75' OVERALL
 FRONT YARD 30 FEET
 SIDE YARD 7 FEET MINIMUM
 ONE SIDE 15 FEET TOTAL
 REAR YARD 30 FEET

AREA SUMMARY

NE 1/4 NE 1/4 = 0.88 Ac.
 SE 1/4 NE 1/4 = 9.15 Ac.

NOTES

- STREET LOTS A AND B SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE BUFFERS ALONG LOTS 4, 5 AND 12.
- 5 FOOT WIDE SIDEWALKS SHALL BE INSTALLED BY THE LOT OWNER AS EACH INDIVIDUAL LOT IS DEVELOPED.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION FACILITIES.

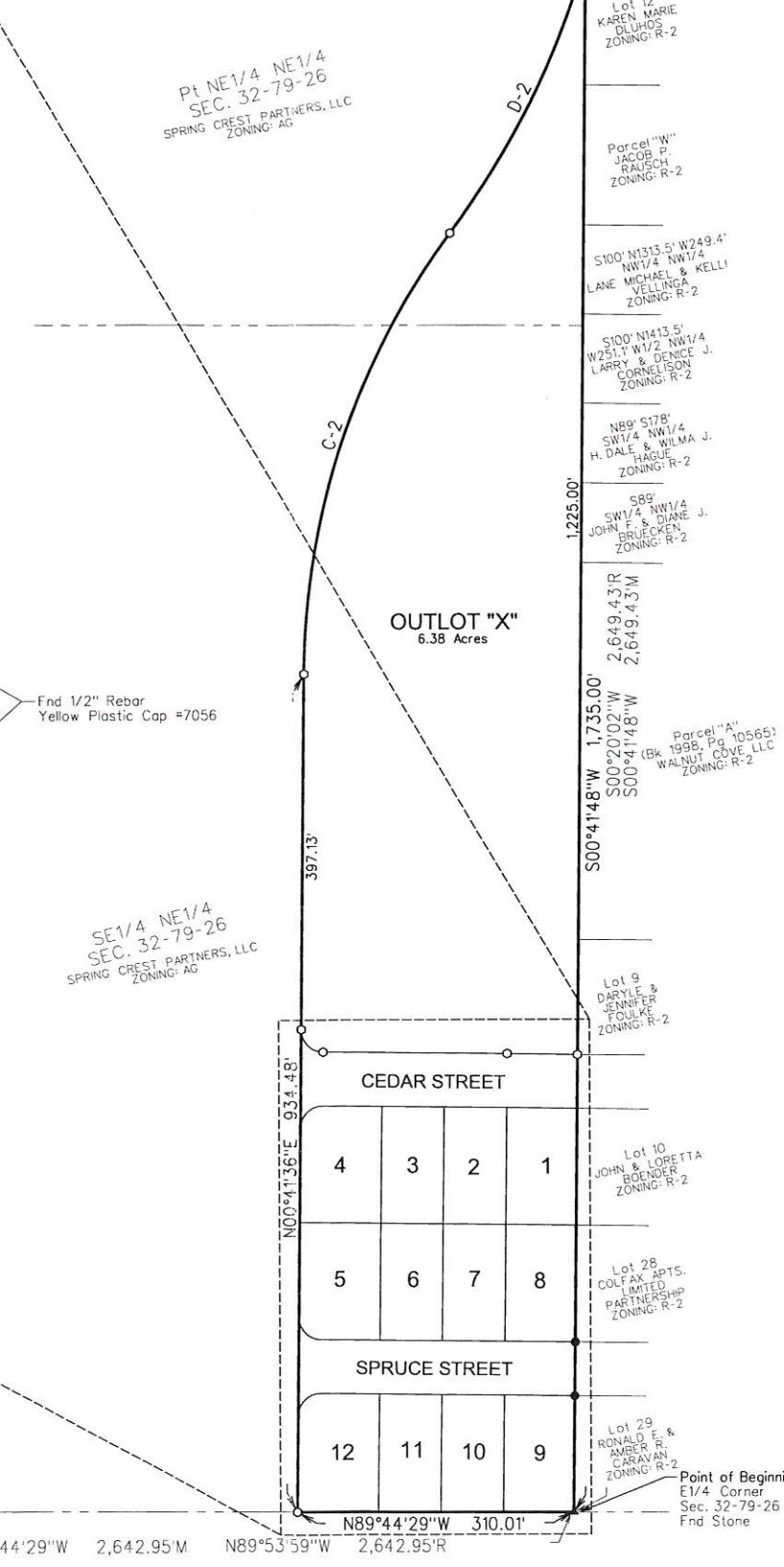
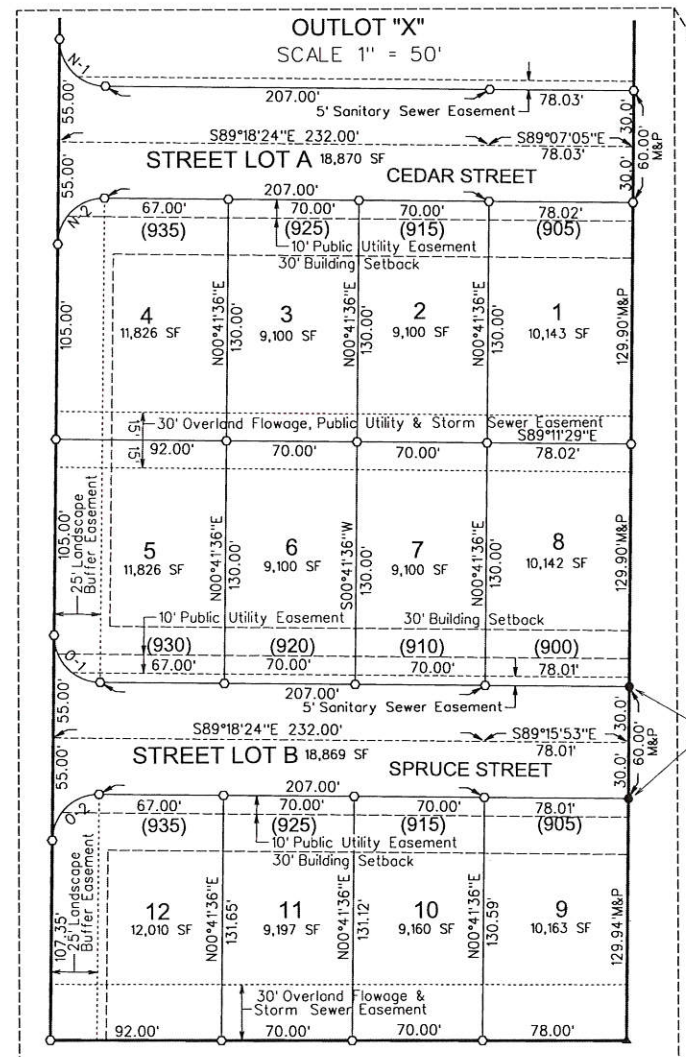
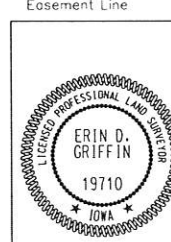
LEGEND

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	M	M
Measured Bearing & Distance	B	B
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---

I hereby certify that this land surveying document was prepared 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 12/19/17
 License Number: 19710
 My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
 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 BLVD.
 ANKENY, IOWA 50023
 515-964-2020
 egriffin@snyder-associates.com

SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
 E1/2 NE1/4
 SEC. 32-79-26

REQUESTED BY:
 SPRING CREST PARTNERS, LLC

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 12/18/2017
 SIGNED: *Erin D. Griffin*

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-2	36°04'27" RT	840.00'	528.88'	275.53'	N18°43'50"E 520.18'
D-2	20°32'40" LT	960.00'	344.23'	173.98'	N26°29'43"E 342.39'
N-1	90°00'00" LT	25.00'	39.27'	25.00'	S44°18'24"E 35.36'
N-2	90°00'00" LT	25.00'	39.27'	25.00'	S45°41'36"W 35.36'
O-1	90°00'00" RT	25.00'	39.27'	25.00'	N44°18'24"W 35.36'
O-2	90°00'00" LT	25.00'	39.27'	25.00'	S45°41'36"W 35.36'

Center of Sec. 32-79-26
 Fnd 1/2" Rebar
 Yellow Plastic Cap #16747



Project No: 116.0697
 Sheet 1 of 1

WAUKEE, IA

SPRING CREST PLAT 1
FINAL PLAT

SNYDER & ASSOCIATES, INC.

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

SPRING CREST PLAT 1

MINIMUM PROTECTED ELEVATIONS (M.P.E.)

November 14, 2017

LOT #	ADDRESS	M.P.E.
1	905 CEDAR STREET	1034.00
2	915 CEDAR STREET	1034.00
3	925 CEDAR STREET	1034.00
4	935 CEDAR STREET	1034.00
5	930 SPRUCE STREET	1034.00
6	920 SPRUCE STREET	1034.00
7	910 SPRUCE STREET	1034.00
8	900 SPRUCE STREET	1034.00
9	905 SPRUCE STREET	1035.25
10	915 SPRUCE STREET	1035.25
11	925 SPRUCE STREET	1035.25
12	935 SPRUCE STREET	1035.25



I hereby certify that this Engineering Document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Iowa.



11/29/17

Eric D. Cannon, P.E.

Date

License Number 18954

My License Renewal Date is December 31, 2017

Drainage Calculations

