

THE LANDING AT SHADOW CREEK PLAT 3 FINAL PLAT

FINAL PLAT
 APPROVED BY *city council*
 DATE *12/07/2015*
 SIGNED *Michael D. Lee*

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER/DEVELOPER:

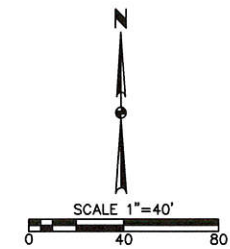
LANDING AT SHADOW CREEK LLC.
 3405 SE CROSSROADS DR SUITE E
 GRIMES, IA 50111

PLAT DESCRIPTION:

A PART OF PARCEL 'BB' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 5655 IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 24, THE LANDING AT SHADOW CREEK PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°56'25" WEST ALONG THE NORTHERLY LINE OF THE LANDING AT SHADOW CREEK PLAT 1, A DISTANCE OF 190.00 FEET; THENCE SOUTH 0°03'35" EAST ALONG SAID NORTHERLY LINE, 17.82 FEET TO THE NORTHEAST CORNER OF LOT 23, THE LANDING AT SHADOW CREEK PLAT 1; THENCE SOUTH 89°34'37" WEST ALONG SAID NORTHERLY LINE, 135.00 FEET TO THE SOUTHEAST CORNER OF LOT 83, THE LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 0°03'35" WEST ALONG THE EAST LINE OF LOTS 83 THROUGH 80, THE LANDING AT SHADOW CREEK PLAT 2; THENCE SOUTH 89°34'37" WEST ALONG SAID NORTH LINE, 135.00 FEET TO THE NORTHEAST CORNER OF LOT 80, THE LANDING AT SHADOW CREEK PLAT 2; THENCE SOUTH 89°34'37" WEST ALONG THE NORTH LINE OF LOT 80, THE LANDING AT SHADOW CREEK PLAT 2, A DISTANCE OF 112.41 FEET; THENCE SOUTH 71°40'03" WEST ALONG SAID NORTH LINE, 81.31 FEET; THENCE SOUTH 89°34'37" WEST ALONG THE NORTH LINE OF LOTS 79 AND 80, A DISTANCE OF 77.21 FEET TO THE SOUTHEAST CORNER OF LOT 77, THE LANDING AT SHADOW CREEK PLAT 2; THENCE NORTH 0°03'56" WEST ALONG THE EAST LINE OF SAID LOT 77, A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 77; THENCE NORTH 89°34'37" EAST ALONG THE SOUTH LINE OF NE BROOKSHIRE DRIVE, 0.37 FEET; THENCE NORTH 0°25'23" WEST, 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 76, THE LANDING AT SHADOW CREEK PLAT 2; THENCE NORTH 0°03'56" WEST ALONG THE EAST LINE OF SAID LOT 76, A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 76; THENCE NORTH 89°34'37" EAST ALONG THE SOUTH LINE OF LOTS 74 THROUGH 70, THE LANDING AT SHADOW CREEK PLAT 2, A DISTANCE OF 401.87 FEET TO THE SOUTHEAST CORNER OF LOT 70, THE LANDING AT SHADOW CREEK PLAT 2; THENCE SOUTH 0°03'35" EAST ALONG THE WEST LINE OF NE WILDEN DRIVE, 6.57 FEET, THENCE NORTH 89°56'25" EAST, 190.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 69 AND THE WEST LINE OF OUTLOT 'Z', THE LANDING AT SHADOW CREEK PLAT 2; THENCE SOUTH 0°03'35" EAST ALONG SAID WEST LINE, 760.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.99 ACRES (348,106 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP (NOT TO SCALE)

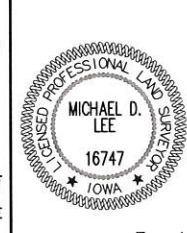


LEGEND:

FOUND	SET
SECTION CORNER AS NOTED	▲ ▲
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	● ○
PLATTED BEARING & DISTANCE	P
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
MINIMUM PROTECTION ELEVATION	MPE
PUBLIC UTILITY EASEMENT	P.U.E.
CENTERLINE	---
SECTION LINE	----
EASEMENT LINE	- - - -

NOTE

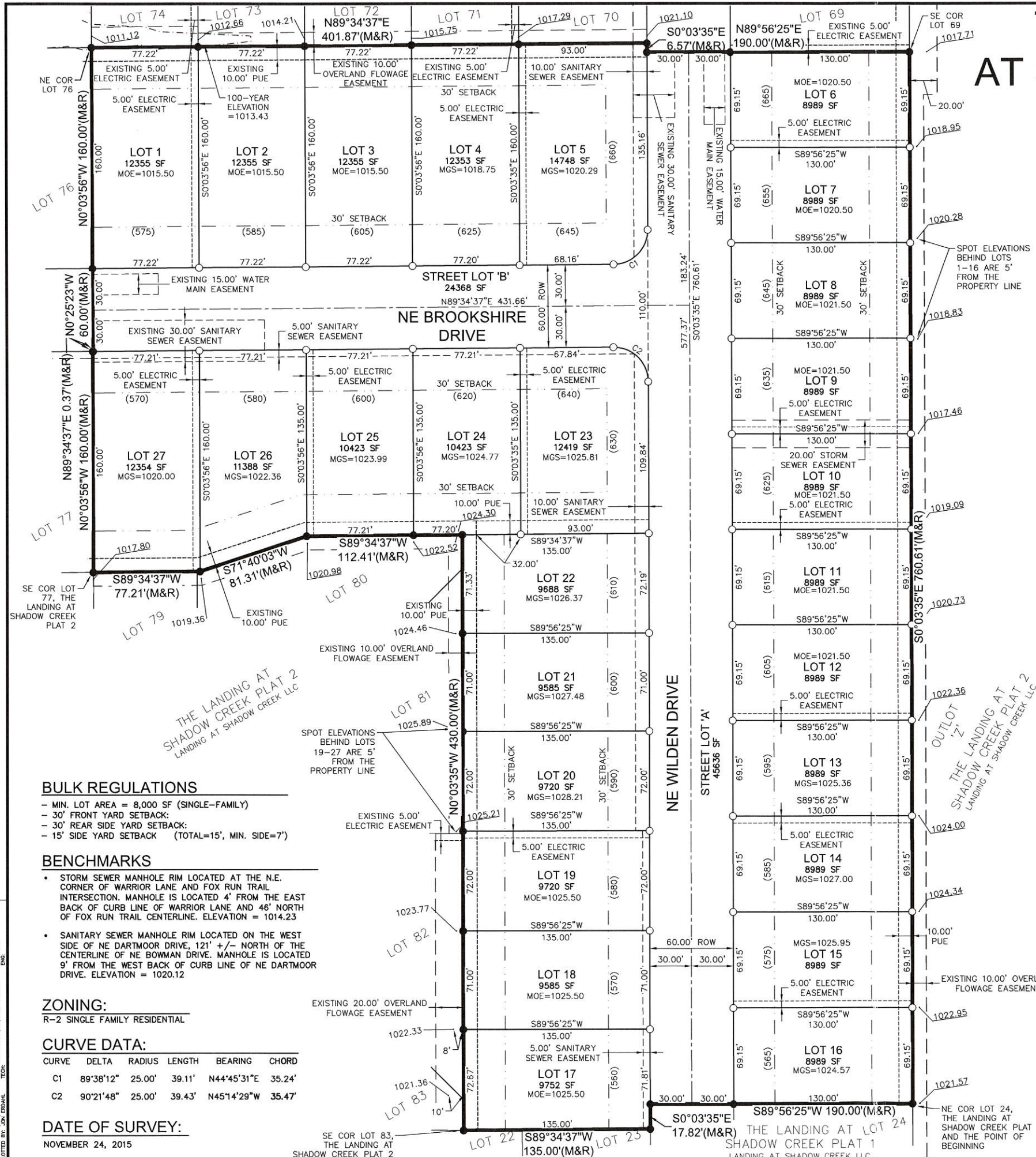
- 5-FOOT WIDE SIDEWALKS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
- PARKLAND DEDICATION FOR THIS PLAT WAS SATISFIED WITH THE LANDING AT SHADOW CREEK PLAT 1.



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.

Michael D. Lee 11-24-15
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET



BULK REGULATIONS

- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK;
- 30' REAR SIDE YARD SETBACK;
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

BENCHMARKS

- STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
- SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

ZONING:
 R-2 SINGLE FAMILY RESIDENTIAL

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°38'12"	25.00'	39.11'	N44°45'31"E	35.24'
C2	90°21'48"	25.00'	39.43'	N45°14'29"W	35.47'

DATE OF SURVEY:
 NOVEMBER 24, 2015

FILE: H:\2015\1504228\DWG\1504228-FINAL PLAT.DWG COMMENT: DATE: 11/24/15 DATE PLOTTED: 11/24/2015 2:20 PM PLOTTED BY: JON BROWN TECH

DATE: 11/02/15 11/03/15

REVISIONS: SECOND SUBMITTAL FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

THE LANDING AT SHADOW CREEK PLAT 3 FINAL PLAT

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