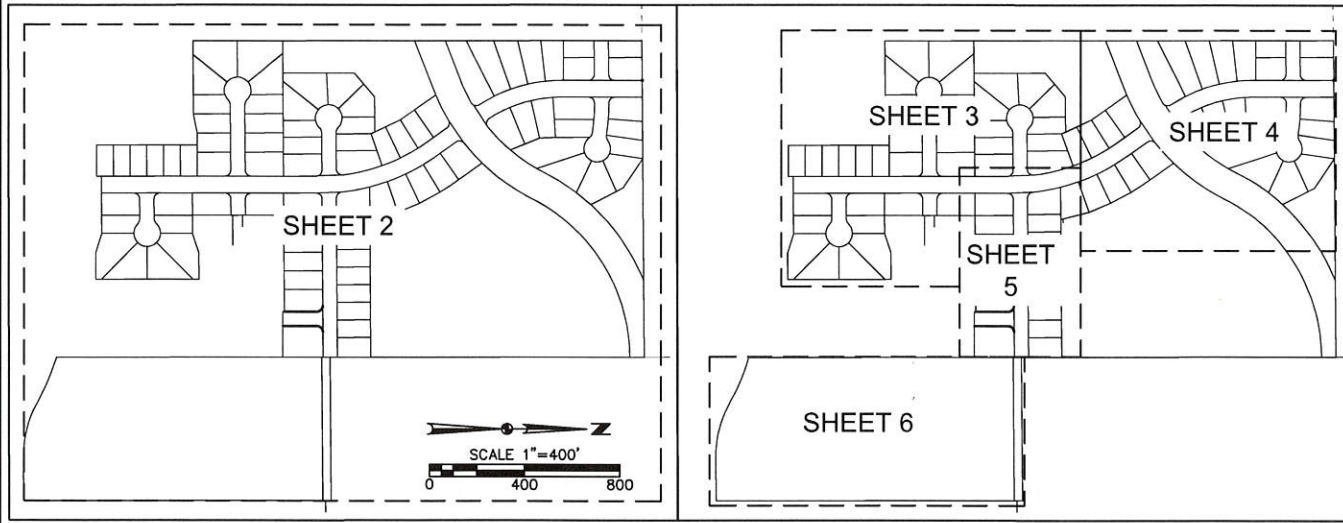


THE LANDING AT SHADOW CREEK PLAT 2

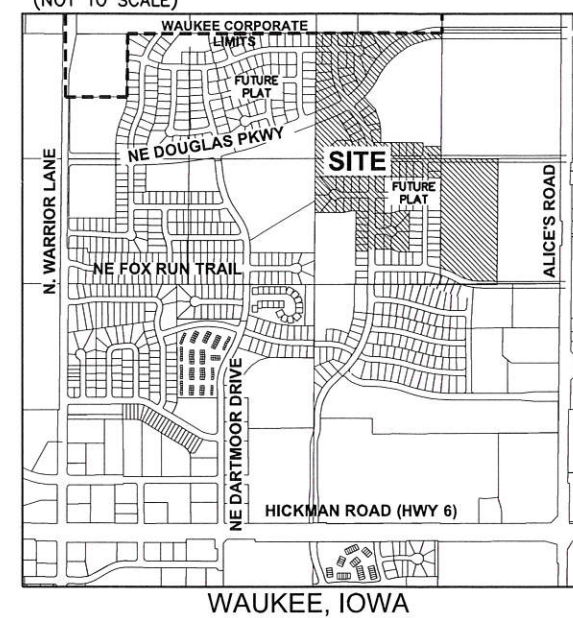
FINAL PLAT

OVERALL SHEET LAYOUT

SHEET INDEX



VICINITY MAP (NOT TO SCALE)



FINAL PLAT
 APPROVED BY *Waukee City Council*
 DATE *11/30/15*
 SIGNED *Michael D. Lee*

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°38'33"	25.00'	39.11'	S44°45'21"W	35.24'	C37	6°59'38"	765.00'	93.38'	N3°33'45"W	93.32'	C73	8°54'35"	565.00'	87.86'	S27°09'42"E	87.77'
C2	44°13'12"	34.50'	26.63'	N68°18'47"W	25.97'	C38	96°38'11"	25.00'	42.17'	N41°15'31"E	37.34'	C74	9°52'42"	565.00'	97.41'	S27°38'46"E	97.29'
C3	44°03'42"	55.50'	42.68'	S68°14'02"E	41.64'	C39	84°17'35"	25.00'	36.78'	S48°16'36"E	33.55'	C75	6°52'50"	635.00'	76.26'	S23°09'54"E	76.21'
C4	44°51'51"	55.50'	43.46'	N67°18'11"E	42.36'	C40	8°06'46"	835.00'	118.23'	N10°11'11"W	118.13'	C76	35°08'23"	600.00'	367.98'	N17°38'07"W	362.24'
C5	44°56'11"	55.50'	43.53'	N22°24'10"E	42.42'	C41	12°36'25"	765.00'	168.32'	N13°21'46"W	167.98'	C77	9°27'42"	565.00'	93.30'	S17°58'34"E	93.20'
C6	44°56'11"	55.50'	43.53'	N22°32'01"W	42.42'	C42	5°16'33"	835.00'	76.89'	N16°52'51"W	76.86'	C78	6°43'27"	635.00'	74.52'	S16°21'45"E	74.48'
C7	44°51'51"	55.50'	43.46'	N67°26'03"W	42.36'	C43	32°35'45"	800.00'	455.12'	S18°54'26"E	449.01'	C79	6°43'30"	635.00'	74.53'	S9°38'17"E	74.49'
C8	44°46'37"	55.50'	43.37'	S67°44'43"W	42.28'	C44	5°45'54"	835.00'	84.02'	N22°24'05"W	83.98'	C80	9°27'42"	565.00'	93.30'	S8°30'52"E	93.20'
C9	44°13'12"	34.50'	26.63'	N67°28'01"E	25.97'	C45	6°16'35"	765.00'	83.80'	N22°48'16"W	83.76'	C81	6°12'36"	635.00'	68.83'	S3°10'14"E	68.79'
C10	90°21'27"	25.00'	39.43'	S45°14'39"E	35.47'	C46	35°08'23"	800.00'	490.64'	N17°38'07"W	482.99'	C82	3°43'05"	565.00'	36.67'	S1°55'29"E	36.66'
C11	89°38'33"	25.00'	39.11'	S44°45'21"W	35.24'	C47	5°45'54"	835.00'	84.02'	N28°09'59"W	83.98'	C83	90°24'02"	25.00'	39.44'	N45°15'57"W	35.48'
C12	90°21'27"	25.00'	39.43'	S45°14'39"E	35.47'	C48	6°16'35"	765.00'	83.80'	N29°04'51"W	83.76'	C84	89°35'58"	25.00'	39.10'	N44°44'03"E	35.23'
C13	89°38'33"	25.00'	39.11'	N44°45'21"E	35.24'	C49	2°59'10"	765.00'	39.87'	N33°42'44"W	39.87'	C85	89°43'51"	25.00'	39.15'	S44°48'00"W	35.27'
C14	90°21'27"	25.00'	39.43'	N45°14'39"W	35.47'	C50	4°09'22"	835.00'	60.57'	N33°07'38"W	60.56'	C86	90°14'04"	25.00'	39.37'	S45°10'58"E	35.43'
C15	44°13'12"	34.50'	26.63'	S67°28'01"W	25.97'	C51	1°38'39"	860.00'	24.68'	N67°49'14"E	24.68'	C87	4°32'04"	830.00'	65.69'	N88°01'58"W	65.67'
C16	25°42'24"	55.50'	24.90'	N58°12'37"E	24.69'	C52	7°52'31"	860.00'	118.21'	N63°03'39"E	118.11'	C88	8°45'46"	800.00'	122.35'	S86°05'05"E	122.23'
C17	57°40'12"	55.50'	55.86'	S80°06'05"E	53.53'	C53	0°59'58"	860.00'	15.00'	N59°37'22"E	15.00'	C89	5°04'27"	770.00'	68.19'	N87°47'51"W	68.17'
C18	50°50'36"	55.50'	49.25'	S25°50'41"E	47.65'	C54	85°40'18"	25.00'	37.38'	N78°02'28"W	33.99'	C90	3°33'26"	770.00'	47.81'	N83°28'55"W	47.80'
C19	51°05'43"	55.50'	49.49'	S25°07'29"W	47.87'	C55	7°46'30"	860.00'	116.70'	N55°14'08"E	116.61'	C91	4°03'45"	830.00'	58.85'	N83°44'04"W	58.84'
C20	58°14'07"	55.50'	56.41'	S79°47'24"W	54.01'	C56	86°33'12"	25.00'	37.77'	S8°04'17"W	34.28'	C92	42°17'39"	34.50'	25.47'	N75°13'26"E	24.89'
C21	24°53'22"	55.50'	24.11'	N58°38'52"W	23.92'	C57	0°59'58"	860.00'	15.00'	N50°50'54"E	15.00'	C93	58°10'59"	55.50'	56.36'	S83°10'06"W	53.97'
C22	44°13'12"	34.50'	26.63'	S68°18'47"E	25.97'	C58	7°32'08"	860.00'	113.11'	N47°34'49"E	113.03'	C94	43°23'51"	55.50'	42.04'	N46°02'29"W	41.04'
C23	90°21'48"	25.00'	39.43'	N45°14'29"W	35.47'	C59	42°05'40"	800.00'	587.75'	N47°35'43"E	574.62'	C95	49°34'37"	55.50'	48.02'	N0°26'45"E	46.54'
C24	89°38'12"	25.00'	39.11'	S44°45'31"W	35.24'	C60	28°43'59"	800.00'	401.19'	N40°54'53"E	397.00'	C96	46°35'08"	55.50'	45.13'	N48°31'37"E	43.89'
C25	44°13'12"	34.50'	26.63'	S67°28'01"W	25.97'	C61	13°21'41"	800.00'	186.56'	N61°57'43"E	186.14'	C97	70°41'49"	55.50'	68.48'	S72°49'54"E	64.22'
C26	34°12'17"	55.50'	33.13'	N62°27'33"E	32.64'	C62	8°31'41"	740.00'	110.14'	N64°22'43"E	110.04'	C98	6°40'04"	34.50'	4.01'	N40°49'01"W	4.01'
C27	48°58'27"	55.50'	47.44'	S75°57'05"E	46.01'	C63	1°09'41"	740.00'	15.00'	N60°41'43"E	15.00'	C99	1°55'33"	34.50'	1.16'	S82°39'58"E	1.16'
C28	48°22'17"	55.50'	46.86'	S27°16'42"E	45.48'	C64	93°05'05"	25.00'	40.62'	N13°34'20"E	36.29'	C100	37°33'08"	34.50'	22.61'	N62°55'37"W	22.21'
C29	48°56'23"	55.50'	47.41'	S21°22'37"W	45.98'	C65	9°37'58"	740.00'	124.41'	N55°17'54"E	124.26'	C101	10°25'22"	740.00'	134.61'	N34°52'46"E	134.43'
C30	40°23'53"	55.50'	39.13'	S66°02'46"W	38.33'	C66	1°28'51"	740.00'	19.13'	N50°03'39"E	19.13'	C102	3°07'12"	740.00'	40.30'	N28°06'29"E	40.29'
C31	47°33'07"	55.50'	46.06'	N69°58'44"W	44.75'	C67	96°55'59"	25.00'	42.29'	S81°03'05"E	37.43'	C103	10°20'59"	860.00'	155.35'	S31°43'23"W	155.14'
C32	44°13'12"	34.50'	26.63'	S68°18'47"E	25.97'	C68	10°23'28"	740.00'	134.20'	N45°17'11"E	134.02'	C104	5°11'17"	860.00'	77.87'	S39°29'31"W	77.85'
C33	90°21'27"	25.00'	39.43'	N45°14'39"W	35.47'	C69	0°58'07"	565.00'	9.55'	S32°06'03"E	9.55'	C105	25°55'53"	860.00'	389.23'	S55°03'06"W	385.91'
C34	89°38'33"	25.00'	39.11'	S44°45'21"W	35.24'	C70	5°00'41"	635.00'	55.54'	S29°06'40"E	55.52'	C106	62°59'53"	800.00'	879.62'	N58°02'50"E	835.98'
C35	2°32'38"	800.00'	35.52'	N12°01'15"W	35.52'	C71	6°21'53"	635.00'	70.54'	S29°47'16"E	70.50'	C107	13°41'48"	860.00'	205.58'	S61°10'09"W	205.09'
C36	6°03'52"	835.00'	88.38'	S3°05'52"E	88.34'	C72	1°21'13"	635.00'	15.00'	S32°17'36"E	15.00'	C108	4°34'37"	875.00'	69.90'	S63°21'44"W	69.88'

ENGINEER/ SURVEYOR

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

OWNER/DEVELOPER:

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

DATE OF SURVEY:

NOVEMBER 24, 2015

PLAT DESCRIPTION:

A PART OF PARCEL 'BB' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 5655 IN 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 NORTH QUARTER CORNER OF SAID SECTION 27 AND THE NORTHWEST CORNER OF SAID PARCEL 'BB'; THENCE NORTH 89°32'47" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'BB', 1320.03 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00°03'35" EAST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 60.00 FEET; THENCE SOUTH 89°32'47" WEST, 4.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 740.00 FEET, WHOSE ARC LENGTH IS 813.65 FEET AND WHOSE CHORD BEARS SOUTH 58°02'50" WEST, 773.28 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 860.00 FEET, WHOSE ARC LENGTH IS 259.13 FEET AND WHOSE CHORD BEARS SOUTH 35°10'49" WEST, 258.15 FEET; THENCE SOUTH 35°00'25" EAST, 163.35 FEET; THENCE SOUTH 32°19'34" EAST, 52.08 FEET; THENCE SOUTH 28°09'59" EAST, 97.56 FEET; THENCE SOUTH 22°24'05" EAST, 97.56 FEET; THENCE SOUTH 14°20'17" EAST, 121.44 FEET; THENCE NORTH 89°34'37" EAST, 575.34 FEET; THENCE SOUTH 00°03'35" EAST, 168.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°34'37" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 598.42 FEET TO THE NORTHWEST CORNER OF PARCEL 'AA' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 5655; THENCE SOUTH 00°03'16" EAST ALONG THE EAST LINE OF SAID PARCEL 'BB' AND THE WEST LINE OF SAID PARCEL 'AA', 1281.95 FEET; THENCE SOUTH 89°36'27" WEST, 182.07 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 245.35 FEET AND WHOSE CHORD BEARS NORTH 75°16'36" WEST, 242.51 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 785.00 FEET, WHOSE ARC LENGTH IS 197.51 FEET AND WHOSE CHORD BEARS NORTH 67°22'09" WEST, 196.99 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00°03'35" WEST ALONG SAID WEST LINE, 943.56 FEET; THENCE SOUTH 89°56'25" WEST, 190.00 FEET; THENCE NORTH 00°03'35" WEST, 6.57 FEET; THENCE SOUTH 89°34'37" WEST, 401.87 FEET; THENCE SOUTH 00°03'56" EAST, 160.00 FEET; THENCE SOUTH 00°25'23" EAST, 60.00 FEET; THENCE SOUTH 89°34'37" WEST, 0.37 FEET; THENCE SOUTH 00°03'56" EAST, 160.00 FEET; THENCE NORTH 89°34'37" EAST, 77.21 FEET; THENCE NORTH 71°40'03" EAST, 81.31 FEET; THENCE NORTH 89°34'37" EAST, 112.41 FEET; THENCE SOUTH 00°03'35" EAST, 430.00 FEET; THENCE SOUTH 89°34'37" WEST, 112.37 FEET; THENCE NORTH 72°27'20" WEST, 81.00 FEET; THENCE SOUTH 89°34'37" WEST, 170.21 FEET; THENCE SOUTH 89°56'04" WEST, 70.00 FEET; THENCE SOUTH 00°03'56" EAST, 20.21 FEET; THENCE SOUTH 89°56'04" WEST, 130.00 FEET; THENCE NORTH 00°03'56" WEST, 420.00 FEET; THENCE SOUTH 89°56'04" WEST, 49.32 FEET; THENCE SOUTH 79°00'13" WEST, 81.38 FEET; THENCE SOUTH 89°34'37" WEST, 305.77 FEET TO THE WEST LINE OF SAID PARCEL 'BB'; THENCE NORTH 00°03'56" WEST ALONG SAID WEST LINE, 1879.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.92 ACRES (2,566,387 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

NW1/4 NE1/4	=	1,076,082 SF
NW1/4 NE1/4	=	747,461 SF
SE1/4 NE1/4	=	742,844 SF
TOTAL	=	2,566,387 SF

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

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 S.W. CORNER OF NE BOSTON PARKWAY AND NE WESTGATE DRIVE INTERSECTION. MANHOLE IS LOCATED 15' FROM THE WEST BACK OF CURB LINE OF NE WESTGATE DRIVE AND 25' SOUTH OF NE BOSTON PARKWAY CENTERLINE. ELEVATION = 1026.88
- SANITARY SEWER MANHOLE RIM LOCATED ON THE NORTHWEST CORNER OF NE BOSTON PARKWAY AND NE WILDEN DRIVE INTERSECTION. MANHOLE IS LOCATED 12' SOUTHEAST OF THE NORTHWEST CURVE OF SAID INTERSECTION AND 42' NORTH OF NE BOSTON PARKWAY CENTERLINE. ELEVATION = 1024.54

NOTE

- SEE SHEET 5 FOR NOTES

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	----	



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:
 SHEETS ONE THROUGH SIX

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

ENGINEER: CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

THE LANDING AT SHADOW CREEK PLAT 2
 FINAL PLAT

1 / 6
 1408.409

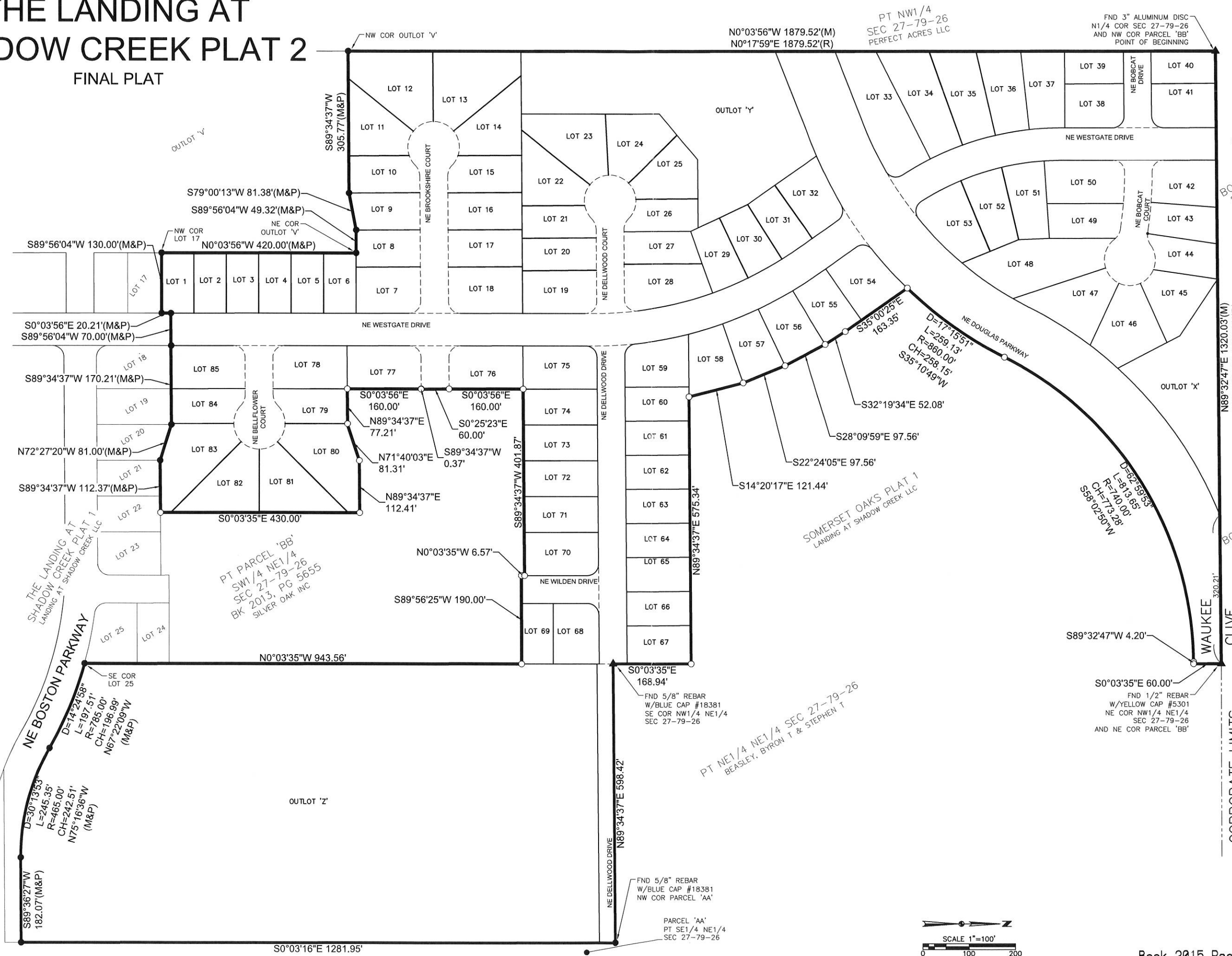
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THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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 PLOTTED BY: SAH BROWN

THE LANDING AT SHADOW CREEK PLAT 2

FINAL PLAT



DATE	REVISIONS
08/20/15	
07/21/15	

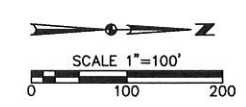
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

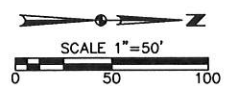
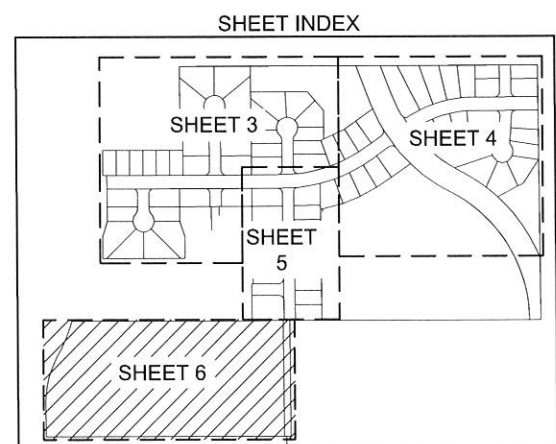
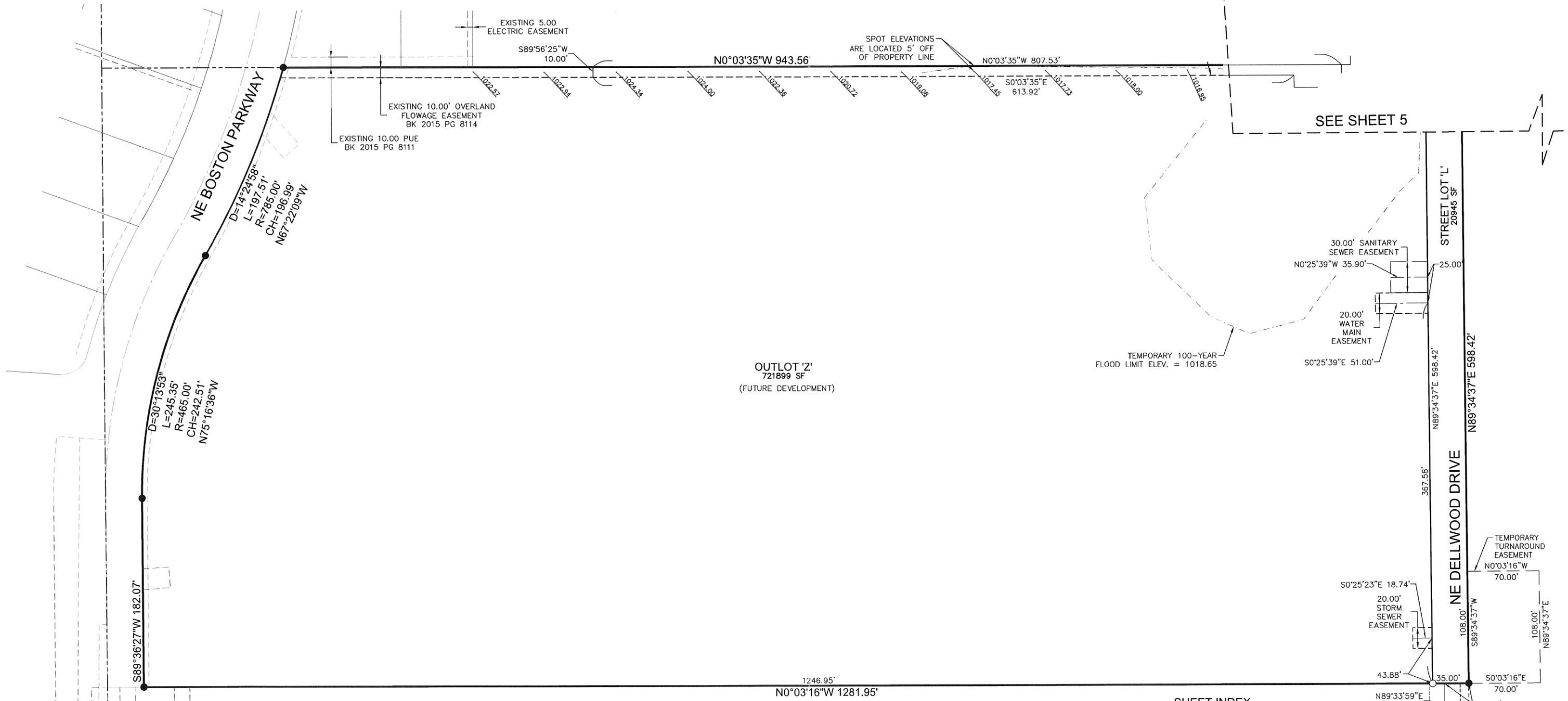
THE LANDING AT SHADOW CREEK PLAT 2 FINAL PLAT

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DRAWN BY: JON BRADY
CHECKED BY: JON BRADY
SCALE: AS SHOWN



THE LANDING AT SHADOW CREEK PLAT 2

FINAL PLAT



FILE: H:\DATA\WORK\UNP\UNP\UNP-FINAL PLAT-SHEETS 1 & 2.DWG COMMENT: ONE
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 PLOTTED BY: JSA BRADAL TECH

REVISIONS	DATE
THIRD SUBMITTAL	10/13/15
SECOND SUBMITTAL	08/20/15
FIRST SUBMITTAL	07/21/15

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



THE LANDING AT SHADOW CREEK PLAT 2
FINAL PLAT