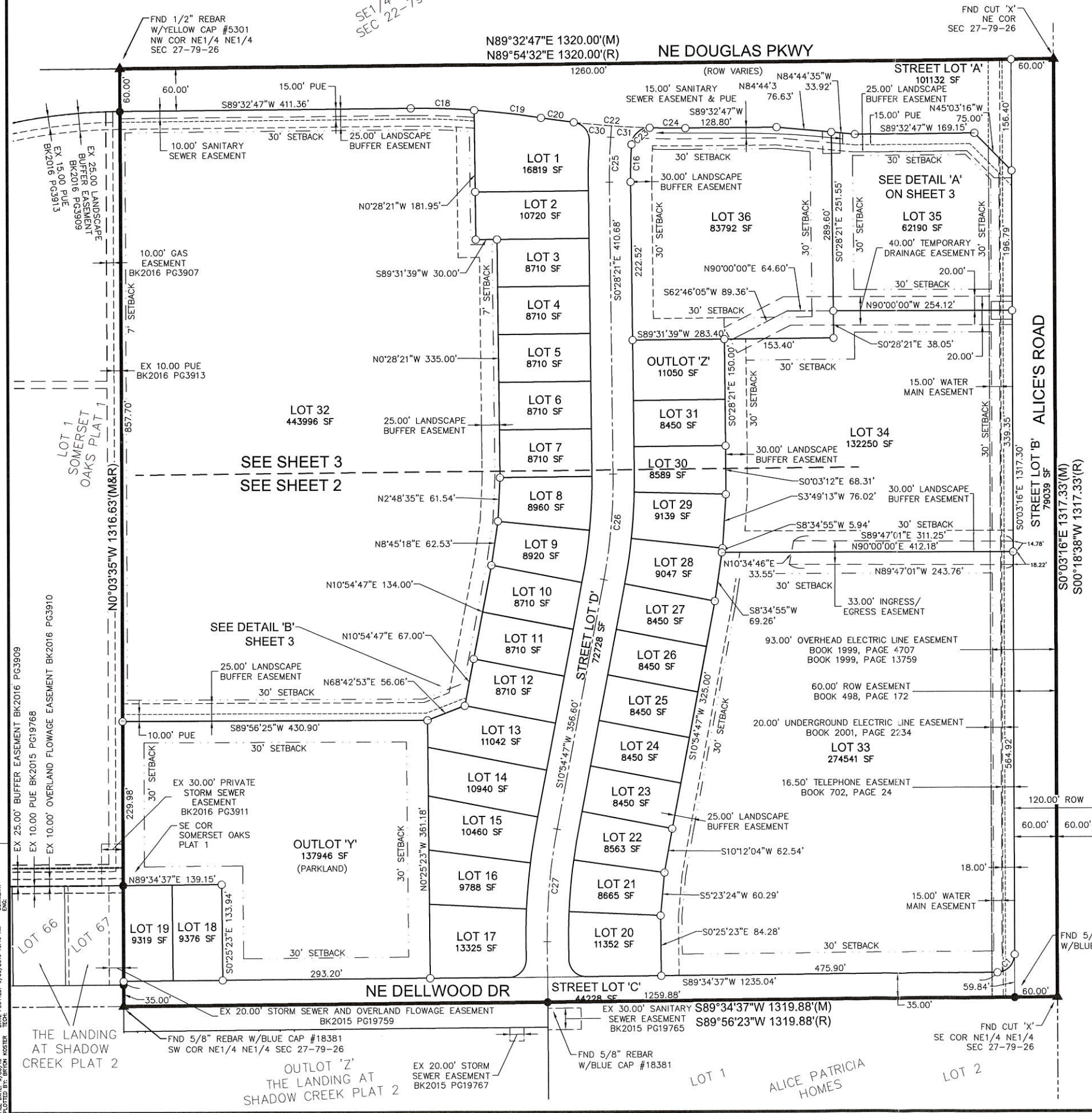


LANDING AT SHADOW CREEK PLAT 4

FINAL PLAT

SE 1/4 SE 1/4
SEC 22-79-26



FINAL PLAT
APPROVED BY *Waukeo City Council*
DATE *9/19/16*
SIGNED *Michael A. Brooner*

ENGINEER/SURVEYOR:

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

OWNER / DEVELOPER:

LANDING AT SHADOW CREEK, LLC
3405 SE CROSSROADS DRIVE, SUITE E
GRIMES, IOWA 50111

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

DATE OF SURVEY:

DECEMBER 6, 2015

AREA SUMMARY:

TOTAL ACRES = 39.91 ACRES

ZONING:

- C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (LOTS 34-36)
- R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-31, OUTLOT 'Z', OUTLOT 'Y')
- R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT (LOTS 32-33)

BULK REGULATIONS:

SETBACKS	FRONT	SIDE	REAR
C-1	30'	15'	30'
R-2	30'	7'MIN/15' TOTAL	30'
R-4	30'	7'MIN/15' TOTAL	30'

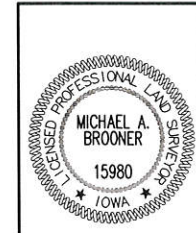
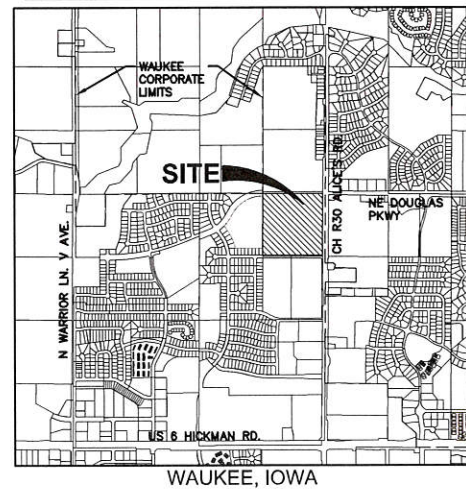
NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- 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.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND AND WILL BE MAINTAINED BY THE CITY OF WAUKEE.
- STREET LOTS A, B, C AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (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	---	

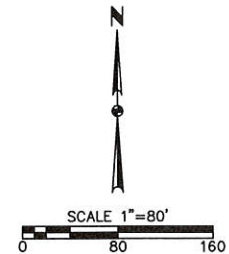
VICINITY MAP:



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 A. Brooner 9-30-2016
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 THROUGH 3



REVISIONS

DATE	REVISIONS
09/30/16	REVISED
09/27/16	REVISED
07/12/16	SECOND SUBMITTAL
06/27/16	FIRST SUBMITTAL

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

TECH: ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

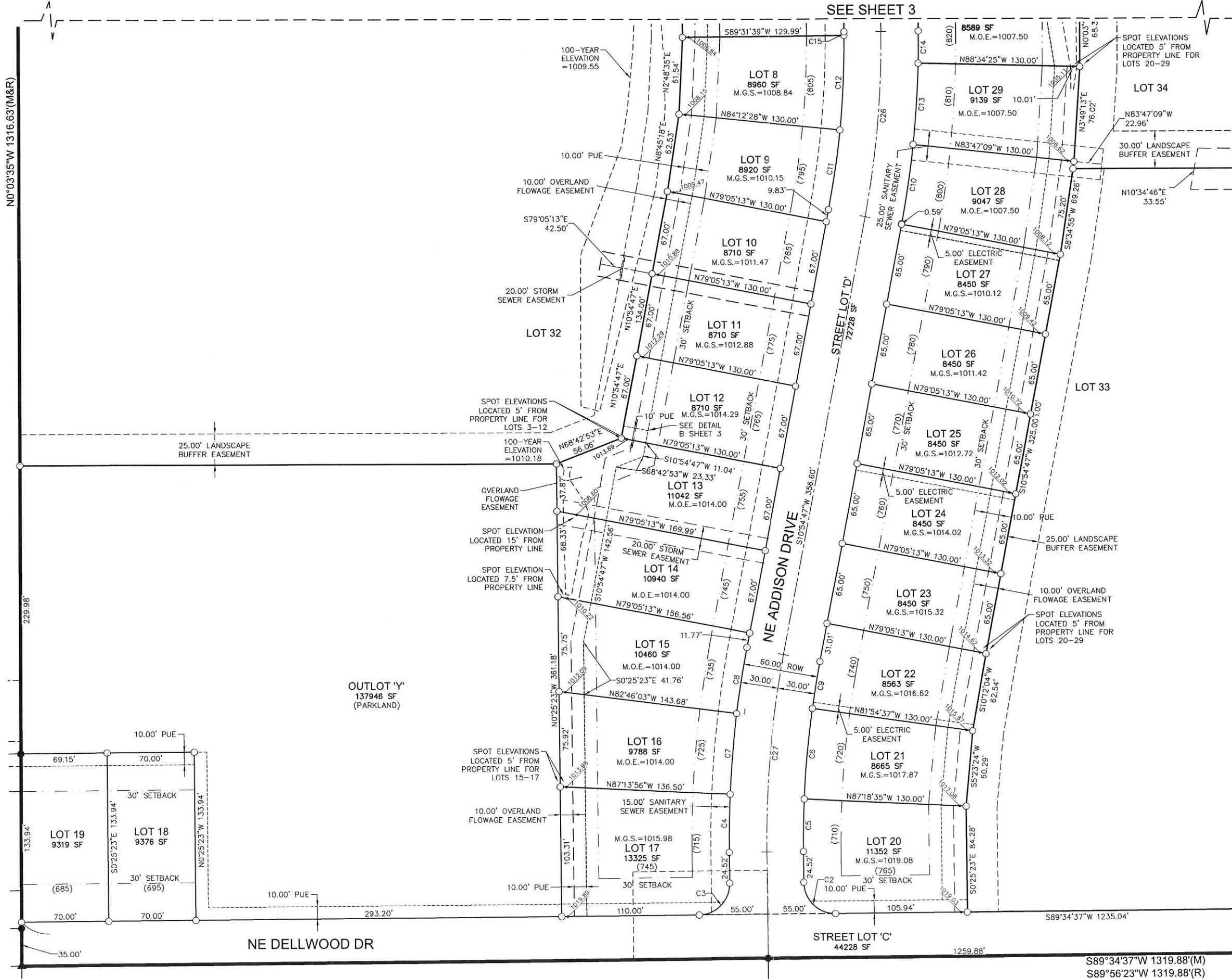
LANDING AT SHADOW CREEK PLAT 4 FINAL PLAT

1 / 3
1505.276

LANDING AT SHADOW CREEK PLAT 4

FINAL PLAT

SEE SHEET 3

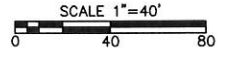


CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°37'53"	25.00'	39.11'	N44°45'40"E	35.24'
C2	90°00'00"	25.00'	39.27'	S45°25'23"E	35.36'
C3	90°00'00"	25.00'	39.27'	N44°34'37"E	35.36'
C4	3°11'27"	830.00'	46.22'	N1°10'20"E	46.22'
C5	3°06'48"	770.00'	41.84'	S1°08'01"W	41.84'
C6	5°23'58"	770.00'	72.56'	S5°23'24"W	72.54'
C7	4°27'54"	830.00'	64.68'	N5°00'00"E	64.66'
C8	3°40'50"	830.00'	53.32'	N9°04'22"E	53.31'
C9	2°49'24"	770.00'	37.94'	S9°30'05"W	37.94'
C10	4°41'55"	780.00'	63.97'	S8°33'49"W	63.95'
C11	5°07'14"	720.00'	64.35'	N8°21'09"E	64.33'
C12	6°01'49"	720.00'	75.78'	N2°46'38"E	75.74'
C13	4°47'16"	780.00'	65.18'	S3°49'13"W	65.16'
C14	1°53'55"	780.00'	25.85'	S0°28'37"W	25.85'
C15	0°14'04"	720.00'	2.95'	N0°21'19"W	2.95'
C17	4°16'52"	780.00'	58.28'	N1°40'06"E	58.27'
C18	4°34'54"	1114.00'	89.08'	N88°10'23"W	89.05'
C19	4°53'19"	1114.00'	95.05'	N83°26'16"W	95.02'
C20	2°08'51"	1244.00'	46.62'	S82°05'12"E	46.62'
C21	86°58'09"	25.00'	37.95'	N39°40'32"W	34.41'
C22	4°58'06"	1244.00'	107.87'	S85°38'40"E	107.84'
C23	88°08'57"	25.00'	38.46'	S47°47'49"W	34.78'
C24	2°19'31"	1244.00'	50.48'	N89°17'28"W	50.48'
C25	4°50'00"	750.00'	63.27'	S1°56'39"W	63.25'
C26	11°23'07"	750.00'	149.03'	N5°13'13"E	148.79'
C27	11°20'10"	800.00'	158.28'	S5°14'42"W	158.02'
C28	2°51'12"	1094.00'	54.48'	N82°25'49"W	54.47'
C29	3°15'53"	1264.00'	72.02'	N82°38'10"W	72.01'
C30	2°28'57"	1244.00'	53.90'	S84°24'05"E	53.89'
C31	2°29'09"	1244.00'	53.97'	S86°53'08"E	53.97'
C32	1°13'26"	1114.00'	23.80'	N85°16'12"W	23.80'
C33	65°56'36"	25.00'	28.77'	N58°53'59"E	27.21'

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#15980 (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	---	



DATE	REVISIONS
06/27/16 <td>REVISED</td>	REVISED
07/12/16 <td>REVISED</td>	REVISED
09/27/16 <td>REVISED</td>	REVISED
09/30/16 <td>REVISED</td>	REVISED
06/27/16 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
06/27/16 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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



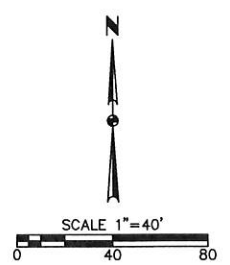
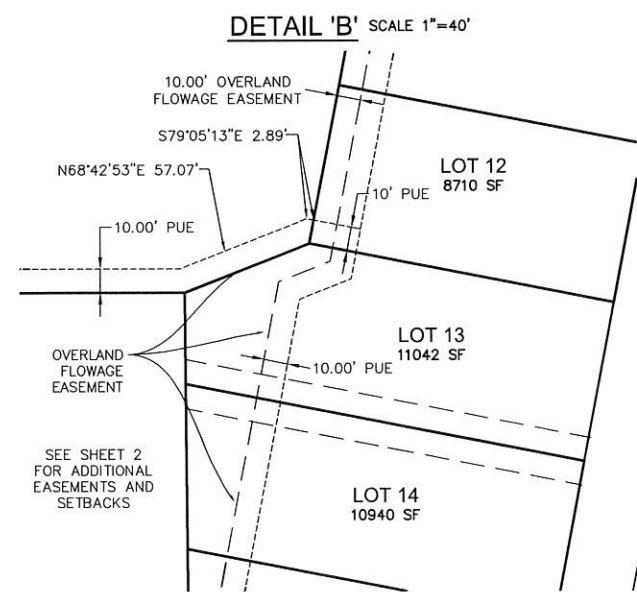
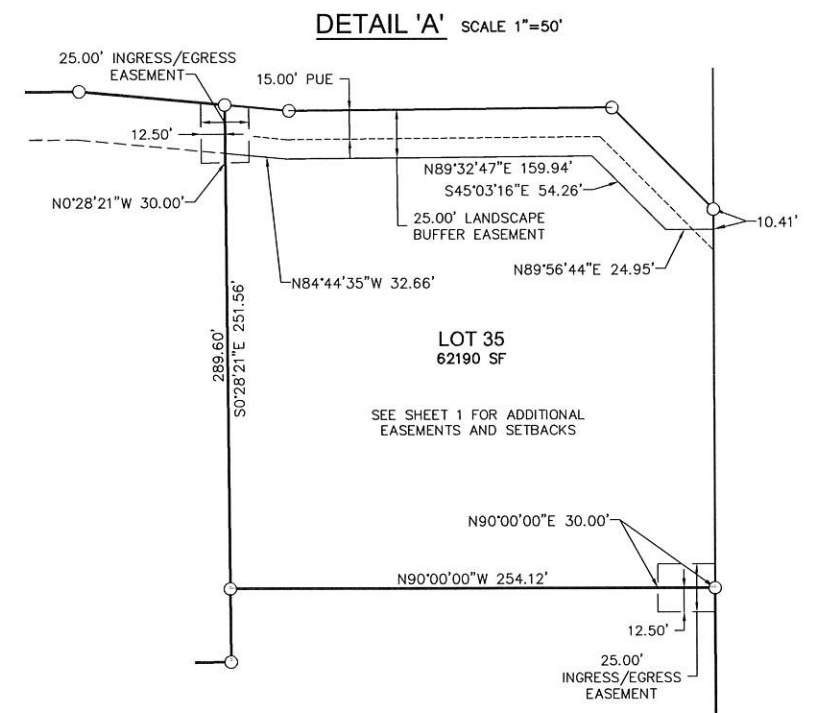
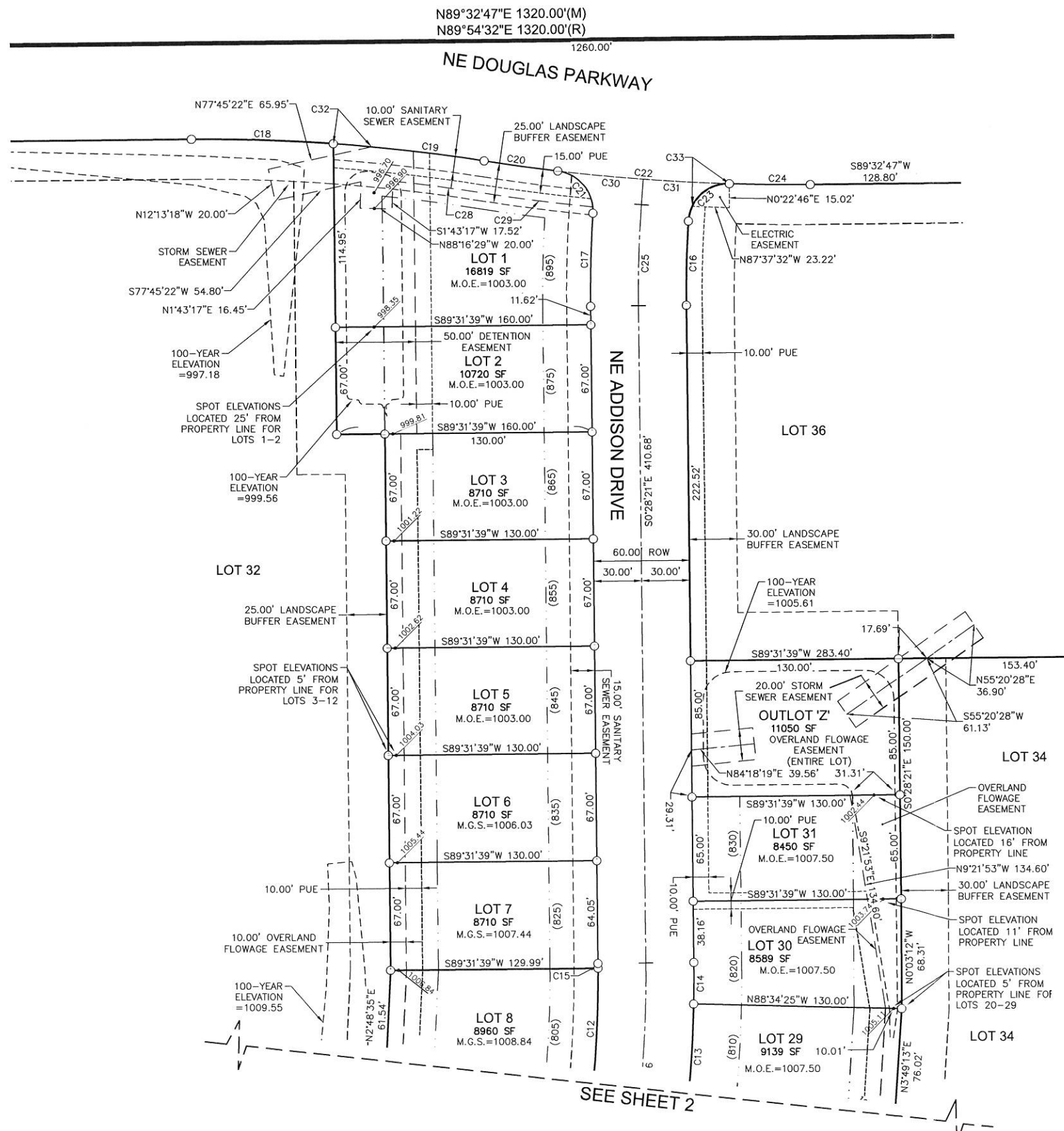
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

LANDING AT SHADOW CREEK PLAT 4 FINAL PLAT

COMMENTS:
DATE PLOTTED: 9/30/2016 10:18 AM
PLOTTED BY: BRICK KOSTER, TECH

LANDING AT SHADOW CREEK PLAT 4

FINAL PLAT



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (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	---	

FILE: H:\WORK\1505279\DWG\1505279-FINAL PLATING.dwg
 PLOTTED BY: BRION KOSTER
 DATE: 7/25/2016 10:17 AM
 COMMENT: DMC

DATE	09/30/16	07/27/16	06/27/16	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: EKO
REVISIONS	REVISED	REVISED	REVISED	
	REVISION	REVISION	REVISION	
	SECOND SUBMITTAL	FIRST SUBMITTAL		

LANDING AT SHADOW CREEK PLAT 4 FINAL PLAT

WAUKEE, IOWA

3/3

1505.276