

# SPRING CREST TOWNHOMES

## FINAL PLAT

| MARK | REVISION                            | DATE                   | BY        |
|------|-------------------------------------|------------------------|-----------|
|      | EDC <td>05/11/18 <td>EDG </td></td> | 05/11/18 <td>EDG </td> | EDG       |
|      | Checked By:                         | 05/11/18 <td>EDG </td> | EDG       |
|      | Engineer:                           | RMM <td>Date:</td>     | Date:     |
|      | Technician:                         | RMM <td>Field Bk:</td> | Field Bk: |
|      | Project No:                         | 118.0305               | Sheet     |
|      |                                     |                        | 1 of 1    |

AREA ABOVE RESERVED FOR RECORDER'S STAMP

### INDEX LEGEND

**SURVEYOR'S NAME:**  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
E.GRIFFIN@SNYDER-ASSOCIATES.COM

**SERVICE PROVIDED BY:**  
SNYDER & ASSOCIATES, INC.

**SURVEY LOCATED:**  
OUTLOT "X"  
SPRING CREST PLAT 1

**REQUESTED BY:**  
SPRING CREST PARTNERS LLC

**RETURN TO:**  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023

### CURVE TABLE

| CURVE NO. | DELTA         | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE  |
|-----------|---------------|---------|------------|---------|-------------------------|
| C-2 M&P   | 36° 04' 27" E | 87.50'  | 528.88'    | 273.53' | N 18° 43' 50" E 520.18' |
| D-2 M&P   | 20° 32' 40" E | 150.00' | 344.23'    | 173.98' | N 26° 09' 43" E 342.39' |
| N-1 M&P   | 90° 00' 00" E | 25.00'  | 39.27'     | 25.00'  | N 4° 13' 24" W 35.36'   |
| R-1       | 60° 10' 40" E | 87.50'  | 91.90'     | 50.70'  | S 29° 23' 43" E 87.73'  |

### PROPERTY DESCRIPTION

OUTLOT "X" SPRING CREST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA

### OWNER/DEVELOPER

SPRING CREST PARTNERS LLC  
9550 HICKMAN RD, SUITE 100  
CLIVE, IA 50325  
CONTACT: TONY SIGLER  
PHONE: 515-985-5994

### ENGINEER

SNYDER & ASSOCIATES INC  
2727 SNYDER BLVD  
ANKENY, IA 50023  
CONTACT: ERIC CANNON  
PHONE: 515-964-2020

### DATE OF SURVEY

MAY 7, 2018

### ZONING CLASSIFICATION

EXISTING: R-4 ROW DWELLING AND TOWNHOME DISTRICT

### BULK REGULATIONS

DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM  
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT  
LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL  
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS  
REAR YARD = 30 FEET  
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3  
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.  
MINIMUM OPEN SPACE = 20%  
OPEN SPACE PROVIDED = 54%

### ACRES

6.38 AC PER OUTLOT "X"

### NOTES

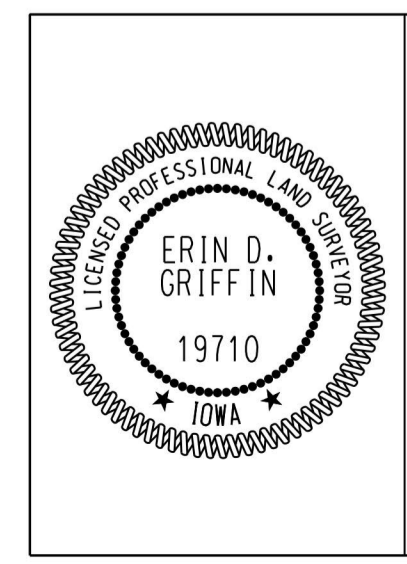
1. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER AND THE DETENTION FACILITIES.

**SOLD**  
**P=PENDING**  
**M=MODEL**  
**STS=SUBJECT TO SALE**



### LEGEND

| Survey   | Found | Set |
|--|-------|-----|
| Section Corner   | ▲     | △   |
| 1/2" Rebar, Yellow Cap #19710 (Unless Otherwise Noted) | ●     | ○   |
| ROW Marker   | ■     | □   |
| ROW Rail   | ■     | □   |
| Control Point  | ○     | ○   |
| Bench Mark   | ○     | ○   |
| Platted Distance                                       | —     | —   |
| Measured Bearing & Distance                            | —     | —   |
| Recorded As  | —     | —   |
| Deed Distance  | —     | —   |
| Calculated Distance                                    | —     | —   |
| Minimum Protection Elevation                           | —     | —   |
| 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 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  
License Number 19710  
My License Renewal Date is December 31, 2019  
Pages or sheets covered by this seal:  
SHEET 1 OF 1

SPRING CREST TOWNHOMES

FINAL PLAT

**SNYDER & ASSOCIATES, INC.**



Project No: 118.0305

Sheet 1 of 1