

SPRING CREST TOWNHOMES PLAT 2

FINAL PLAT-2022

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

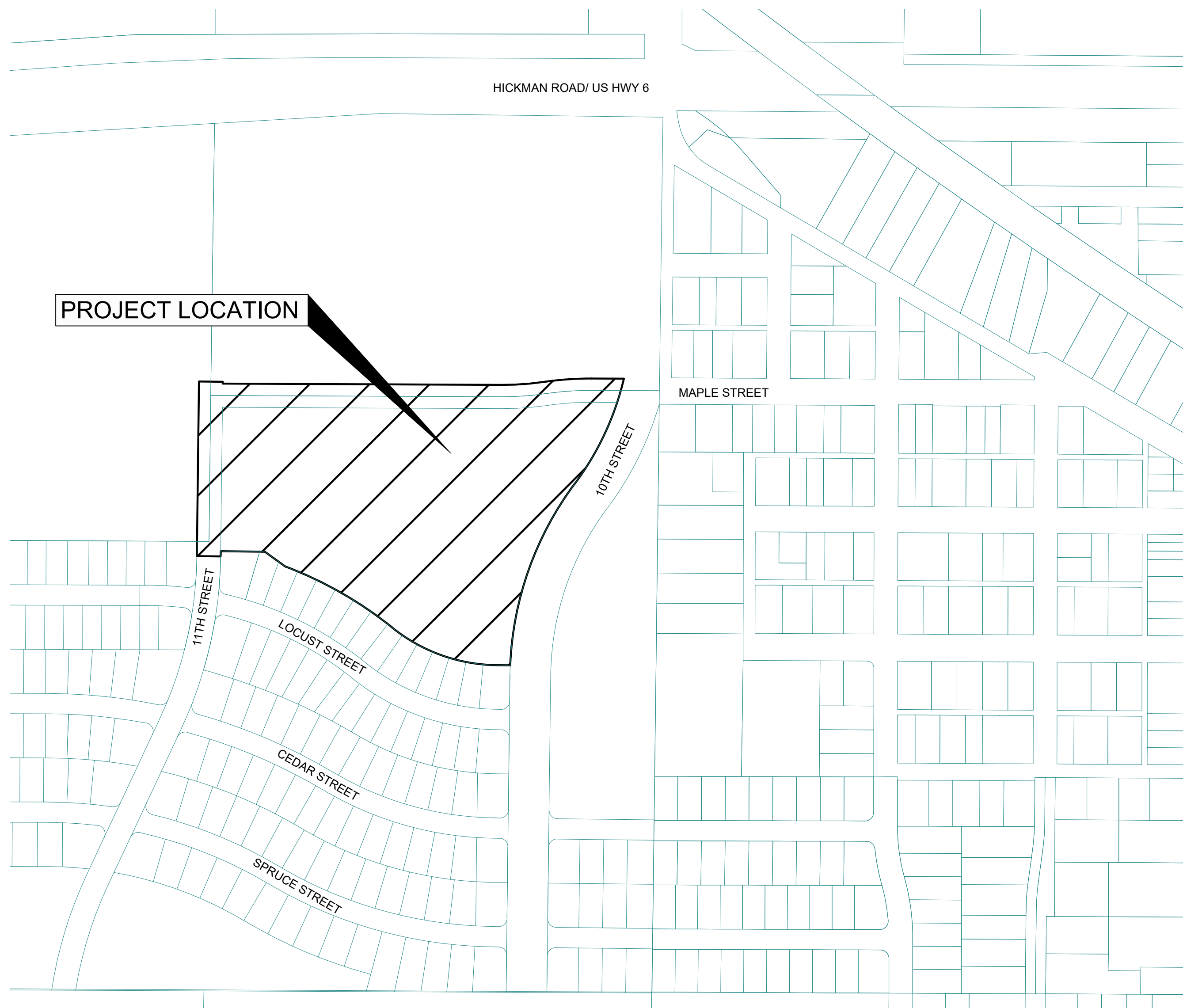
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "X" AND OUTLOT "Y"
SPRING CREST PLAT 3
REQUESTED BY:
WILLOW HILLS, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

CURVE TABLE

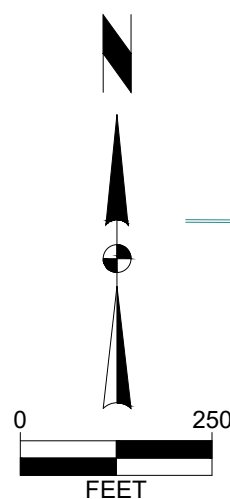
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	23°27'37"	840.00'	343.95'	174.42'	S25°02'15"W 341.55'
C2	34°24'39"	960.00'	576.56'	297.27'	S19°33'44"W 567.93'
C3	38°03'50"	500.00'	332.17'	172.48'	N70°16'28"W 326.10'
C4	18°00'25"	1160.00'	364.57'	183.80'	N60°14'46"W 363.07'
C5	8°16'09"	865.00'	124.84'	62.53'	N86°06'18"E 124.73'
C6	8°12'52"	935.00'	134.05'	67.14'	N86°04'39"E 133.93'
C7	8°16'09"	900.00'	129.89'	65.06'	S86°06'18"W 129.78'
C8	8°12'52"	900.00'	129.03'	64.63'	S86°04'39"W 128.92'
C9	8°16'09"	935.00'	134.94'	67.59'	N86°06'18"E 134.83'
C10	8°12'52"	865.00'	124.01'	62.11'	N86°04'39"E 123.91'
C11	3°20'06"	840.00'	48.90'	24.45'	N17°26'22"E 48.89'
C12	2°27'52"	840.00'	36.13'	18.07'	N14°32'23"E 36.13'
C13	18°43'07"	300.00'	98.01'	49.45'	S80°52'48"W 97.58'
C14	18°43'07"	300.00'	98.01'	49.45'	S80°52'48"W 97.58'
C15	30°16'35"	200.00'	105.68'	54.11'	N74°37'21"W 104.46'
C16	54°17'40"	75.00'	71.07'	38.46'	S26°54'28"E 68.44'
C17	104°37'36"	125.00'	228.26'	161.81'	N73°37'54"E 197.84'
C18	21°04'45"	200.00'	73.58'	37.21'	N10°46'44"E 73.17'

LINE TABLE

LINE #	BEARING	DIST. (FT)	LINE #	BEARING	DIST. (FT)
L1	S44°31'04"E	39.43'	L18	N41°52'35"E	24.08'
L2	S01°28'56"W	36.01'	L19	S89°45'38"E	11.00'
L3	S89°45'42"E	11.00'	L20	S89°45'38"E	11.00'
L4	S89°45'38"E	26.00'	L21	S26°14'00"E	26.81'
L5	S89°45'38"E	11.00'	L22	S00°15'05"W	45.22'
L6	S89°45'38"E	11.00'	L23	S46°45'46"E	41.30'
L7	S89°45'38"E	11.00'	L24	S62°45'18"E	36.52'
L8	S89°45'38"E	11.00'	L25	N25°41'14"E	28.85'
L9	S89°45'38"E	11.00'	L26	N63°12'14"E	35.72'
L10	S89°45'38"E	11.00'	L27	S70°56'58"E	32.67'
L11	S89°45'38"E	11.00'	L28	N15°38'34"E	29.34'
L12	S89°45'38"E	11.00'	L29	N23°58'33"W	24.39'
L13	N74°02'57"E	22.57'	L30	N33°29'15"E	28.90'
L14	S89°45'38"E	11.00'	L31	S89°45'38"E	20.60'
L15	N84°28'18"E	19.22'	L32	N60°25'28"W	22.45'
L16	N56°51'17"E	34.27'	L33	N67°29'57"E	28.46'
L17	N32°09'33"E	20.80'	L34	S69°35'13"W	44.49'



VICINITY MAP
WAUKEE, IOWA



PLAT DESCRIPTION

OUTLOT X & Y OF SPRING CREST PLAT 3 AS FILED IN THE DALLAS COUNTY RECORDER'S OFFICE ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

DEVELOPER/APPLICANT

SPRINGCREST TOWNHOMES WAUKEE 2, LLC
15008 MAPLE DRIVE
URBANDALE, IA 50323
CONTACT: CASEY SHELTON
PHONE: (515) 499-6194

OWNERS

SPRINGCREST PARTNERS, LLC. (STREET LOT B & D)
9550 HICKMAN RD, STE 100
CLIVE, IA 50325

DEERY, DEERY & DEERY, LLC (STREET LOT C)
PO BOX 547
CEDAR FALLS, IA 50613

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
PHONE: (515)964-2020
KOREY MARSH, P.E.
ERIN GRIFFIN, PLS

AREA SUMMARY

16.50 AC.

ZONING

R-4 - ROW DWELLING AND TOWNHOME DISTRICT

BULK REGULATIONS:

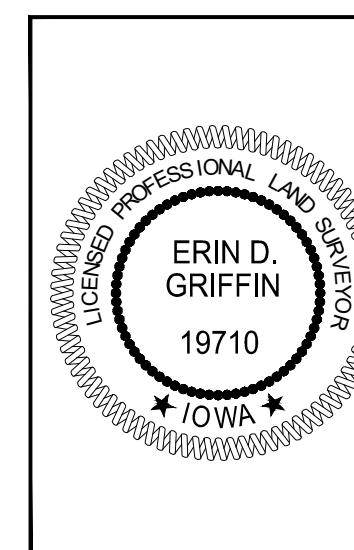
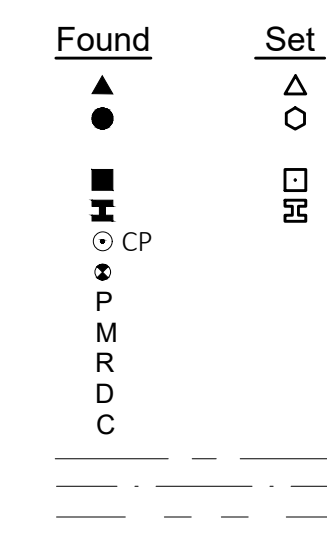
DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN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

GENERAL NOTES

- PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES, A PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED.
- CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE CURRENT EDITIONS OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS.
- OUTLOT 'X' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- STREET LOTS A, B, C, & D TO BE DEDICATED TO THE CITY BY RESPECTIVE OWNERS.

LEGEND

Survey
Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
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
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:

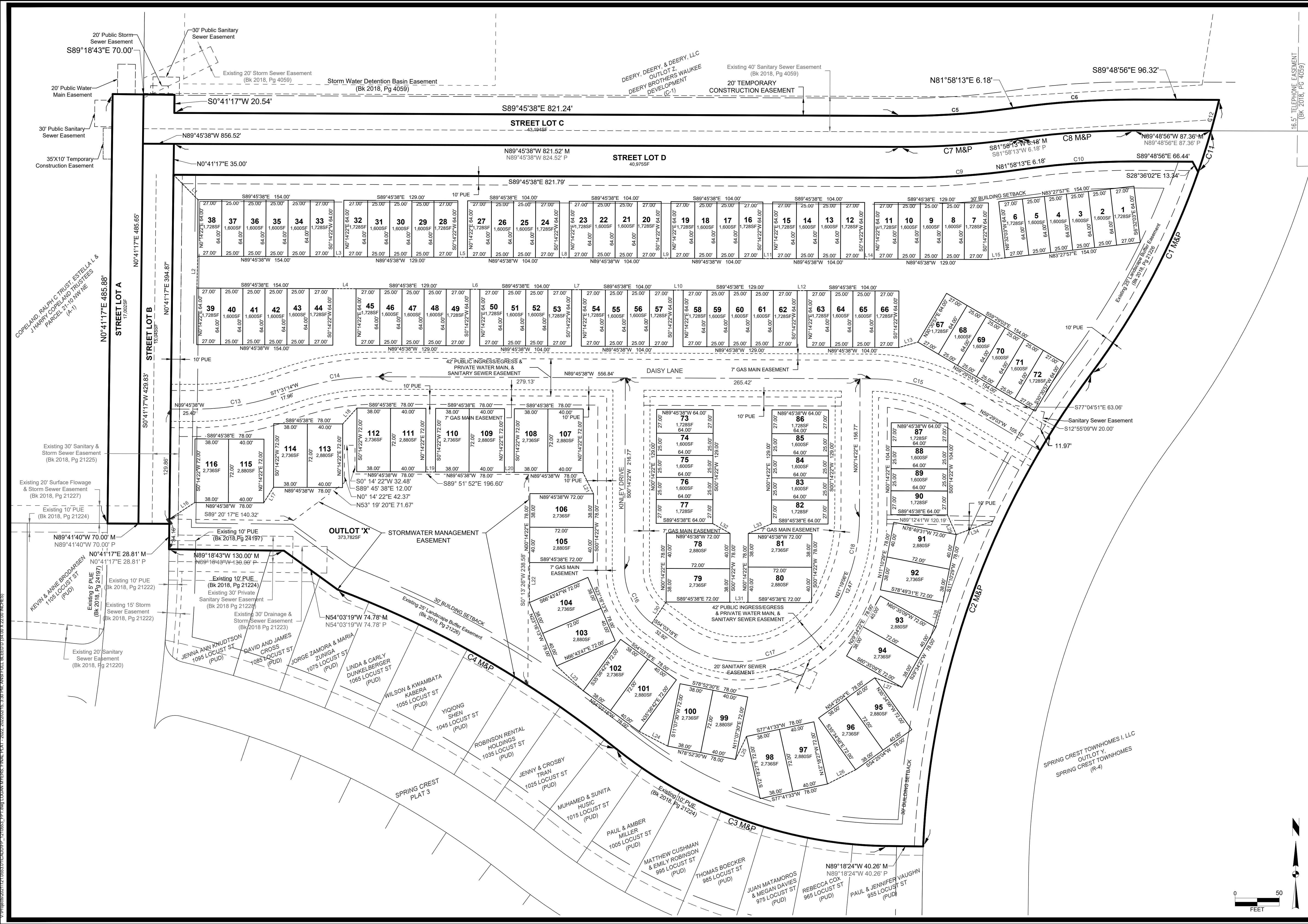
MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	02-15-22	LJM

Engineer: KMM
Checked By: EDG
Technician: LJM
Date: 02-01-2022
Scale: 1" = 250'
T-R-S: TTN-RRW-SS
Project No: 121.0553.01
Sheet 1 OF 2

SPRING CREST TOWNHOMES PLAT 2
TITLE SHEET
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com




V:\Projects\2021\121.0553\1\CAD\DEP_1210553_TSH.dwg LOGAN MYERS, TITLE SHEET, 2022/02/15, 3:28 PM, ANSIFULL BLEED D (34.00 X 22.00 INCHES)



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	02-15-22	LJM

Checked By: EDG
 Engineer: KMM
 Technician: LJM
 Date: 02-01-2022
 T-R-S: TTN-RRW-SS
 Project No: 121.0553.01

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 FINAL PLAT-2022
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 Project No: 121.0553.01
 Sheet 2 OF 2

