

# SPRING MEADOWS PLAT 1

## FINAL PLAT

### PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, 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 SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°40'41" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 510.01 FEET TO THE NORTHEAST CORNER OF LOT 16, SPRING CREST PLAT 5, AN OFFICIAL PLAT; THENCE NORTH 89°40'15" WEST, 306.50 FEET; THENCE SOUTH 00°19'45" WEST, 129.97 FEET; THENCE NORTH 89°40'15" WEST, 405.00 FEET; THENCE NORTH 00°19'45" EAST, 319.81 FEET; THENCE SOUTH 89°40'15" EAST, 37.60 FEET; THENCE NORTH 00°19'45" EAST, 320.40 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°40'15" EAST ALONG SAID NORTH LINE, 677.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.28 ACRES (404,424 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

2024-00413  
 RECORDED: 01/11/2024 09:35:11 AM  
 RECORDING FEE: \$127.00  
 COMBINED FEE: \$127.00  
 REVENUE TAX: \$  
 RENAE ARNOLD, RECORDER  
 DALLAS COUNTY, IOWA

AREA ABOVE RESERVED FOR RECORDER

### INDEX LEGEND

LOCATION: PT. SE1/4 NW1/4 SEC 32-79-26 WAUKEE, DALLAS COUNTY, IOWA  
 REQUESTED BY: WAUKEE PARTNERSHIP, LLC  
 PROPRIETOR: 3900 WESTOWN PKWY STE 100 WEST DES MOINES, IOWA 50266  
 SURVEYOR: MATTHEW J. THOMAS, PLS  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE, LLC  
 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322  
 PH: 515-369-4400

### OWNER / DEVELOPER

WAUKEE PARTNERSHIP, LLC  
 CONTACT: JENNIFER ELLISON  
 3900 WESTOWN PKWY STE 100  
 WEST DES MOINES, IOWA 50266  
 PH: (515) 727-0356

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### DATE OF SURVEY

AUGUST 23, 2023

### VICINITY MAP (NOT TO SCALE)



### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N44°40'15"W	35.36'
C2	90°00'00"	25.00'	39.27'	S45°19'45"W	35.36'
C3	90°00'00"	25.00'	39.27'	S44°40'15"E	35.36'
C4	90°00'00"	25.00'	39.27'	N45°19'45"E	35.36'

### NOTES

ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS. STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY. ALL SIDEWALKS SHALL BE 5-FEET WIDE AND WILL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

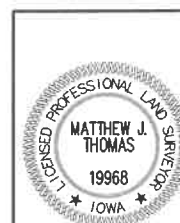
### ZONING AND BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 23-37)  
 MINIMUM LOT AREA: 8,000 SF  
 MINIMUM LOT WIDTH: 65 FEET  
 FRONT YARD SETBACK: 30 FEET  
 SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET  
 REAR YARD SETBACK: 30 FEET

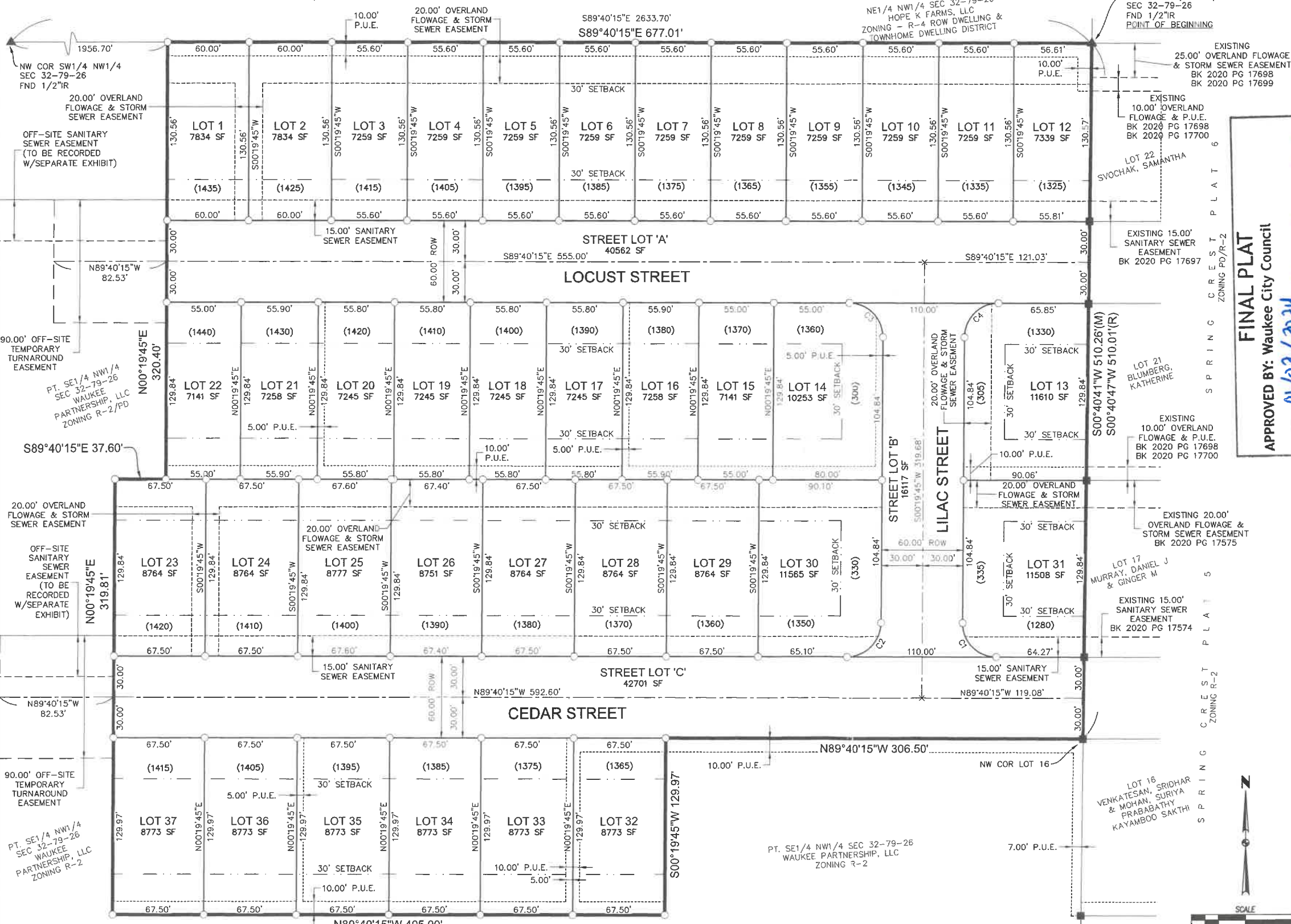
R-2/PD-1: BOOK 2021, PAGE 34692 (LOTS 1-22)  
 MINIMUM LOT AREA: 7,000 SF  
 MINIMUM LOT WIDTH: 55 FEET  
 FRONT YARD SETBACK: 30 FEET  
 SIDE YARD SETBACK: 5 FEET  
 REAR YARD SETBACK: 30 FEET

### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW PLASTIC CAP #19710	■	□
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	



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.  
 MATTHEW J. THOMAS, P.L.S. DATE: 1/3/24  
 LICENSE NUMBER 19968  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET



FINAL PLAT  
 APPROVED BY: Waukee City Council  
 DATE: 01/09/2024  
 SIGNED: Matthew J. Thomas

DATE: 01/03/24 12:28:23  
 REVISIONS: REVISED ZONING/BULK REGS  
 REVIEW: TECH: ENGINEER:  
 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400  
 CIVIL DESIGN ADVANTAGE WAUKEE, IOWA  
**SPRING MEADOWS PLAT 1**  
**FINAL PLAT**  
 1/1  
 2205.355