

SPRING CREST TOWNHOMES PLAT 3

FINAL PLAT

2024-05367
 RECORDED: 04/19/2024 08:52:08 AM
 RECORDING FEE: \$117.00
 COMBINED FEE: \$117.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

4	AS PER CITY COMMENTS	02-09-24	LJM
3	AS PER CITY COMMENTS	01-26-24	LJM
2	AS PER CITY COMMENTS	01-15-24	LJM
1	AS PER CITY COMMENTS	12-28-23	LJM
MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDG	Scale: 1" = 200'	
Technician: AJD	Date: 12-12-2023	FR-S: 78N-26W-32	
Project No: 123.1406.01			Sheet 1 of 3

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 egriffin@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 LOTS 1 THROUGH 116 & OUTLOT 'X'
 SPRING CREST TOWNHOMES PLAT 2
 SEC. 32-79-28
 REQUESTED BY:
 SPRINGCREST TOWNHOMES WAUKEE 2, LLC

LOT INFORMATION							
LOT #	AREA (SF)	AREA (ACRES)	LOT ADDRESS	LOT #	AREA (SF)	AREA (ACRES)	LOT ADDRESS
1	1482.00	0.03	1032 MAPLE STREET	48	1368.00	0.03	1037 DAISY LANE
2	1368.00	0.03	1034 MAPLE STREET	49	1368.00	0.03	1035 DAISY LANE
3	1368.00	0.03	1036 MAPLE STREET	50	1368.00	0.03	1033 DAISY LANE
4	1482.00	0.03	1038 MAPLE STREET	51	1482.00	0.03	1031 DAISY LANE
5	1642.17	0.04	1042 MAPLE STREET	52	1642.17	0.04	1027 DAISY LANE
6	1524.17	0.03	1044 MAPLE STREET	53	1524.17	0.03	1025 DAISY LANE
7	1524.17	0.03	1046 MAPLE STREET	54	1524.17	0.03	1023 DAISY LANE
8	1642.17	0.04	1048 MAPLE STREET	55	1642.17	0.04	1021 DAISY LANE
9	1642.17	0.04	1052 MAPLE STREET	56	1482.00	0.03	1013 DAISY LANE
10	1524.17	0.03	1054 MAPLE STREET	57	1368.00	0.03	1011 DAISY LANE
11	1524.17	0.03	1056 MAPLE STREET	58	1368.00	0.03	1009 DAISY LANE
12	1642.17	0.04	1058 MAPLE STREET	59	1368.00	0.03	1007 DAISY LANE
13	1642.17	0.04	1062 MAPLE STREET	60	1368.00	0.03	1005 DAISY LANE
14	1524.17	0.03	1064 MAPLE STREET	61	1482.00	0.03	1003 DAISY LANE
15	1524.17	0.03	1066 MAPLE STREET	62	1642.17	0.04	411 KINLEY DRIVE
16	1642.17	0.04	1068 MAPLE STREET	63	1524.17	0.03	415 KINLEY DRIVE
17	1482.00	0.03	1072 MAPLE STREET	64	1524.17	0.03	421 KINLEY DRIVE
18	1368.00	0.03	1074 MAPLE STREET	65	1642.17	0.04	425 KINLEY DRIVE
19	1368.00	0.03	1076 MAPLE STREET	66	2524.80	0.06	431 KINLEY DRIVE
20	1368.00	0.03	1078 MAPLE STREET	67	2524.80	0.06	435 KINLEY DRIVE
21	1482.00	0.03	1080 MAPLE STREET	68	2524.80	0.06	441 KINLEY DRIVE
22	1482.00	0.03	1084 MAPLE STREET	69	2524.80	0.06	445 KINLEY DRIVE
23	1368.00	0.03	1086 MAPLE STREET	70	2524.80	0.06	451 KINLEY DRIVE
24	1368.00	0.03	1088 MAPLE STREET	71	2524.80	0.06	455 KINLEY DRIVE
25	1368.00	0.03	1090 MAPLE STREET	72	2524.80	0.06	470 KINLEY DRIVE
26	1368.00	0.03	1092 MAPLE STREET	73	2524.80	0.06	474 KINLEY DRIVE
27	1482.00	0.03	1094 MAPLE STREET	74	2524.80	0.06	480 KINLEY DRIVE
28	1482.00	0.03	1091 DAISY LANE	75	2524.80	0.06	484 KINLEY DRIVE
29	1368.00	0.03	1089 DAISY LANE	76	2524.80	0.06	490 KINLEY DRIVE
30	1368.00	0.03	1087 DAISY LANE	77	2524.80	0.06	494 KINLEY DRIVE
31	1368.00	0.03	1085 DAISY LANE	78	2524.80	0.06	500 KINLEY DRIVE
32	1368.00	0.03	1083 DAISY LANE	79	2524.80	0.06	504 KINLEY DRIVE
33	1482.00	0.03	1081 DAISY LANE	80	2524.80	0.06	1054 DAISY LANE
34	1482.00	0.03	1071 DAISY LANE	81	2524.80	0.06	1056 DAISY LANE
35	1368.00	0.03	1069 DAISY LANE	82	2524.80	0.06	1060 DAISY LANE
36	1368.00	0.03	1067 DAISY LANE	83	2524.80	0.06	1062 DAISY LANE
37	1368.00	0.03	1065 DAISY LANE	84	2524.80	0.06	1066 DAISY LANE
38	1482.00	0.03	1063 DAISY LANE	85	2524.80	0.06	1068 DAISY LANE
39	1642.17	0.04	1059 DAISY LANE	86	2524.80	0.06	1082 DAISY LANE
40	1524.17	0.03	1057 DAISY LANE	87	2524.80	0.06	493 KINLEY DRIVE
41	1524.17	0.03	1055 DAISY LANE	88	2524.80	0.06	434 KINLEY DRIVE
42	1642.17	0.04	1053 DAISY LANE	89	2524.80	0.06	430 KINLEY DRIVE
43	1642.17	0.04	1049 DAISY LANE	90	1482.00	0.03	428 KINLEY DRIVE
44	1524.17	0.03	1047 DAISY LANE	91	1368.00	0.03	424 KINLEY DRIVE
45	1524.17	0.03	1045 DAISY LANE	92	1368.00	0.03	420 KINLEY DRIVE
46	1642.17	0.04	1043 DAISY LANE	93	1368.00	0.03	414 KINLEY DRIVE
47	1482.00	0.03	1039 DAISY LANE	94	1482.00	0.03	410 KINLEY DRIVE
				95	2524.80	0.06	497 KINLEY DRIVE
				96	2524.80	0.06	493 KINLEY DRIVE
				97	2524.80	0.06	434 KINLEY DRIVE
				98	2524.80	0.06	430 KINLEY DRIVE
				99	1482.00	0.03	428 KINLEY DRIVE
				100	1368.00	0.03	424 KINLEY DRIVE
				101	1368.00	0.03	420 KINLEY DRIVE
				102	1368.00	0.03	414 KINLEY DRIVE
				103	1482.00	0.03	410 KINLEY DRIVE



PLAT DESCRIPTION
 LOTS 12 THROUGH 116, AND OUTLOT 'X', SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY
 OUTLOT 'X' = 9.62 AC (418,859 SF)
 LOTS 1-103 & EX LOTS 1-11 = 4.16 AC (181,371 SF)

OWNER/DEVELOPER/APPLICANT
 SPRINGCREST TOWNHOMES WAUKEE 2, LLC
 15620 HICKMAN RD STE 330-400
 CLIVE, IA 50325
 CONTACT: CASEY SHELTON
 PHONE: (515) 499-6194

ZONING
 R-4 - ROW DWELLING AND TOWNHOME DISTRICT

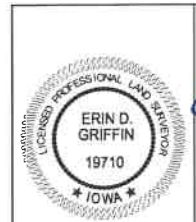
BULK REGULATIONS:
 DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
 MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
 LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL
 SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
 REAR YARD = 30 FEET
 NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
 NUMBER OF CONNECTED UNITS = MINIMUM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

GENERAL NOTES
 1. PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES, A PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED.
 2. OUTLOT 'X' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. EXISTING PLAT 2 LOTS WILL SHARE THE SAME HOME OWNERS ASSOCIATION.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 19710 w/Yellow Plastic Cap (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		—
Section Line		—
1/4 Section Line		—
1/4 1/4 Section Line		—
Easement Line		—

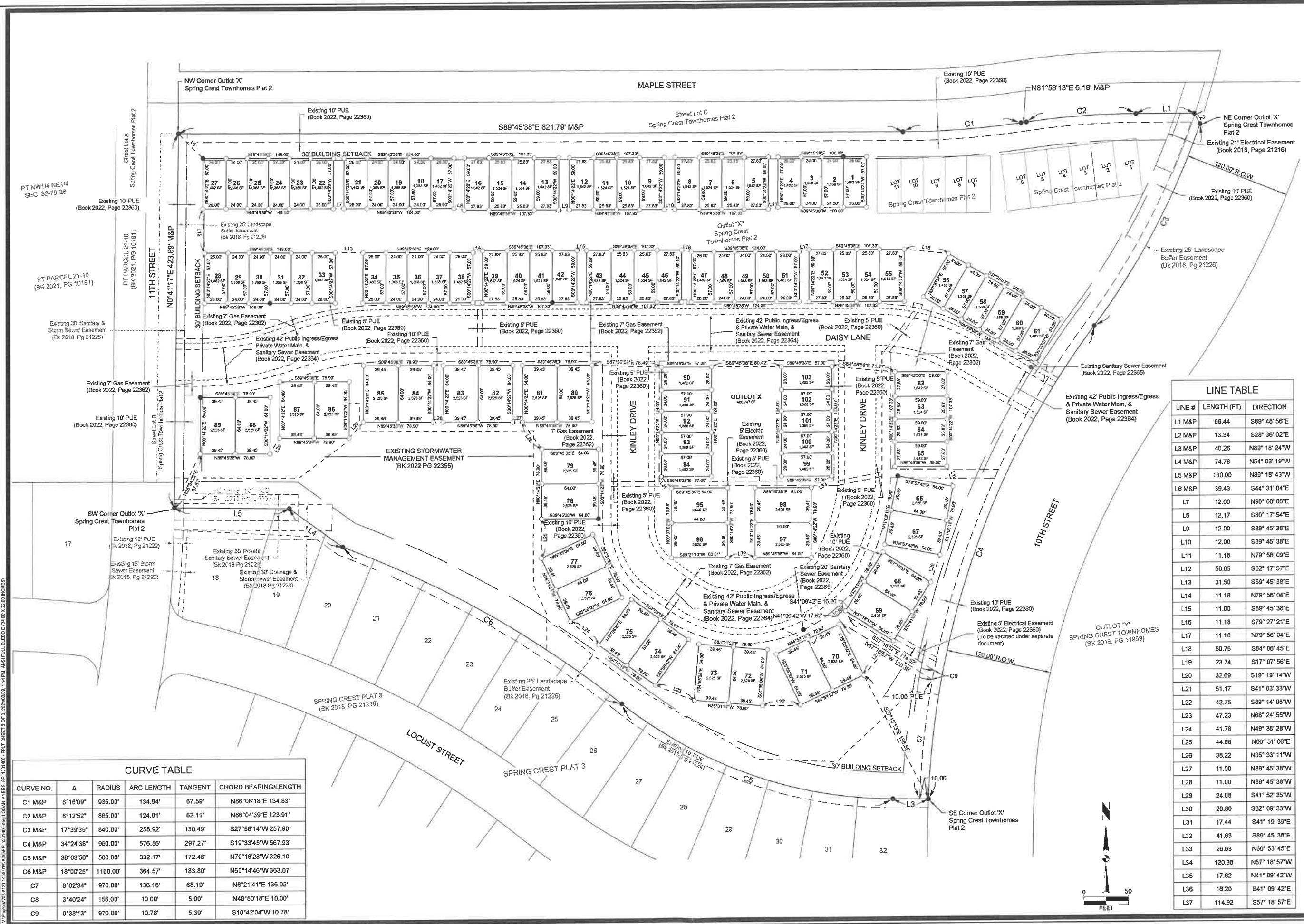
FINAL PLAT
 APPROVED BY: Waukeee City Council
 DATE: 02/20/2024
 SIGNED: *Erin D. Griffin*



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, 2025
 Pages or sheets covered by this seal:
 Sheets 1 through 3, of 3

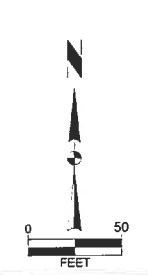
SPRING CREST TOWNHOMES PLAT 3
 FINAL PLAT
 SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES
 Project No: 123.1406.01
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CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M&P	8°16'09"	935.00'	134.94'	67.59'	N86°06'18"E 134.83'
C2 M&P	8°12'52"	865.00'	124.01'	62.11'	N86°04'39"E 123.91'
C3 M&P	17°39'39"	840.00'	258.92'	130.49'	S27°56'14"W 257.80'
C4 M&P	34°24'38"	960.00'	576.56'	297.27'	S19°33'45"W 567.93'
C5 M&P	38°03'50"	500.00'	332.17'	172.48'	N70°16'28"W 326.10'
C6 M&P	18°00'25"	1160.00'	364.45'	183.80'	N60°14'46"W 363.07'
C7	8°02'34"	970.00'	136.16'	68.19'	N6°21'41"E 136.05'
C8	3°40'24"	158.00'	10.00'	5.00'	N48°50'18"E 10.00'
C9	0°38'13"	970.00'	10.78'	5.39'	S10°42'04"W 10.78'

LINE #	LENGTH (FT)	DIRECTION
L1 M&P	66.44	S89°48'56"E
L2 M&P	13.34	S28°36'02"E
L3 M&P	40.26	N89°18'24"W
L4 M&P	74.78	N54°03'19"W
L5 M&P	130.00	N89°18'43"W
L6 M&P	39.43	S44°31'04"E
L7	12.00	N90°00'00"E
L8	12.17	S80°17'54"E
L9	12.00	S89°45'38"E
L10	12.00	S89°45'38"E
L11	11.18	N79°56'09"E
L12	50.05	S02°17'57"E
L13	31.50	S89°45'38"E
L14	11.18	N79°56'04"E
L15	11.00	S89°45'38"E
L16	11.18	S79°27'21"E
L17	11.18	N79°56'04"E
L18	50.75	S84°06'45"E
L19	23.74	S17°07'59"E
L20	32.69	S19°19'14"W
L21	51.17	S41°03'33"W
L22	42.75	S89°14'08"W
L23	47.23	N68°24'55"W
L24	41.78	N49°38'28"W
L25	44.66	N00°51'06"E
L26	38.22	N35°33'11"W
L27	11.00	N89°45'38"W
L28	11.00	N89°45'38"W
L29	24.08	S41°52'35"W
L30	20.80	S32°09'33"W
L31	17.44	S41°19'39"E
L32	41.63	S89°45'38"E
L33	26.63	N60°53'45"E
L34	120.36	N57°18'57"W
L35	17.62	N41°09'42"E
L36	16.20	S41°09'42"E
L37	114.92	S57°18'57"E



SPRING CREST TOWNHOMES PLAT 3

FINAL PLAT

SNYDER & ASSOCIATES, INC.

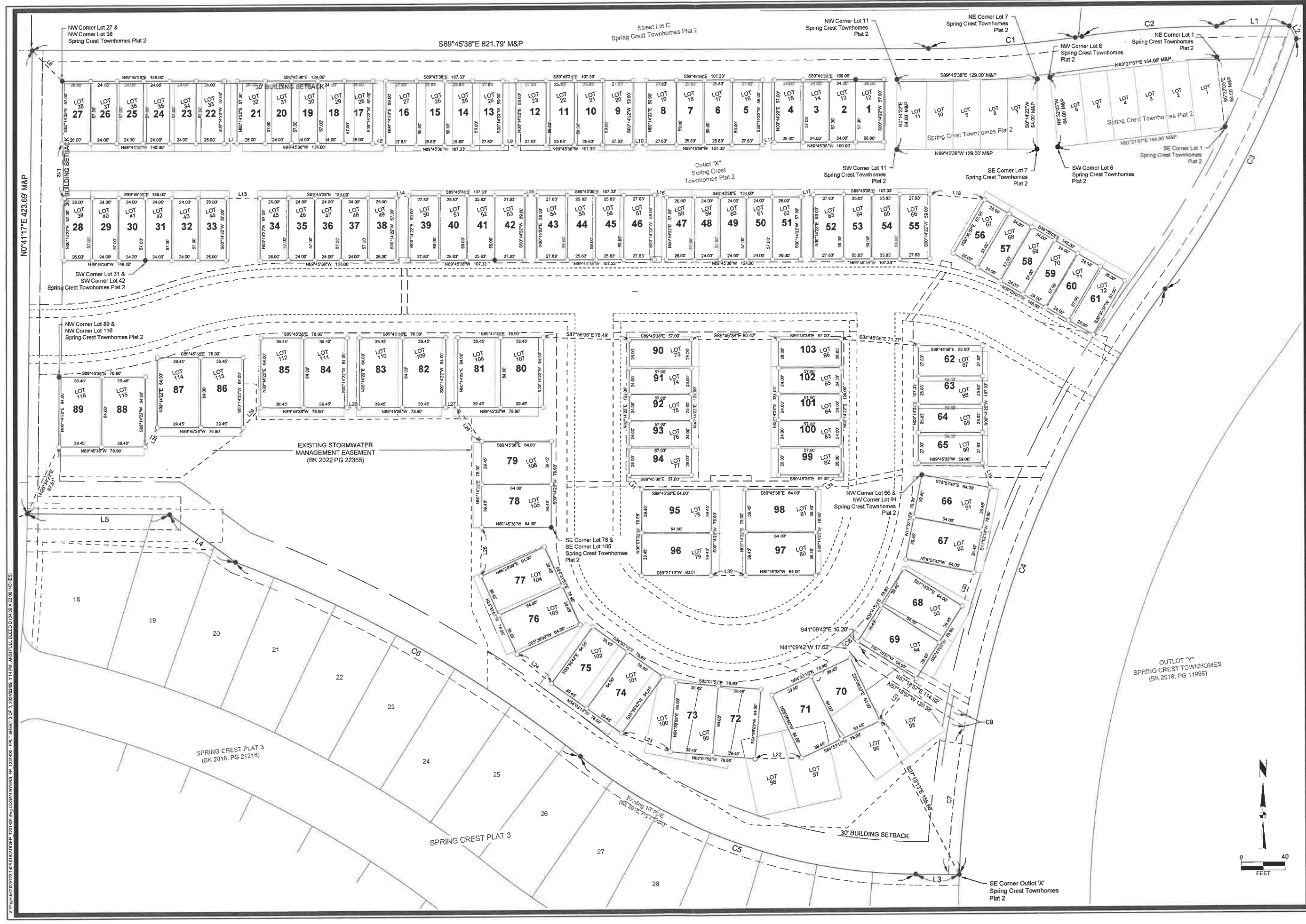


Project No: 123.1406.01
Sheet 2 of 3

WAUKEE, IOWA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

NO.	DATE	BY	REVISION
4	02-09-24	J.M.	AS PER CITY COMMENTS
3	01-26-24	J.M.	AS PER CITY COMMENTS
2	01-15-24	J.M.	AS PER CITY COMMENTS
1	12-28-23	J.M.	AS PER CITY COMMENTS

Engineer: KMM
Checked By: EDG
Scale: 1" = 50'
Date: 12-12-2023
Technician: A.J.D.
Project No: 123.1406.01
Sheet 2 of 3



NO.	DATE	BY	REVISION
4	02-09-24	LJM	AS PER CITY COMMENTS
3	01-26-24	LJM	AS PER CITY COMMENTS
2	01-15-24	LJM	AS PER CITY COMMENTS
1	12-28-23	LJM	AS PER CITY COMMENTS

Engineer: KMM
 Checked By: EDG
 Scale: 1" = 40'
 Technician: AJD
 Date: 12-12-2023
 Project No: 123.1406.01
 Sheet 3 of 3

FINAL PLAT

SPRING CREST TOWNHOMES PLAT 3

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

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 ANKENY, IOWA 50023
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 Sheet 3 of 3