

VILLAGE AT SHADOW CREEK PLAT 1 FINAL PLAT

FINAL PLAT
APPROVED BY Waukee City Council
DATE 09/19/2016
SIGNED *Valerie D. Schultz*

PROPERTY DESCRIPTION
LOT 33, LANDING AT SHADOW CREEK PLAT 4, BEING AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

OWNER/DEVELOPER
GREENLAND HOMES
10888 HICKMAN ROAD SUITE 3A
CLIVE, IA 50325

ZONING
R-4 ROW DWELLING AND TOWNHOME DISTRICT

AREA SUMMARY
274.540 SF
6.30 AC.

NOTE
1. MAINTENANCE OF THE DETENTION BASINS SHALL BE PERFORMED BY THE HOME OWNERS ASSOCIATION.
2. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
3. ELEVATIONS PROVIDED BY PROJECT ENGINEER.

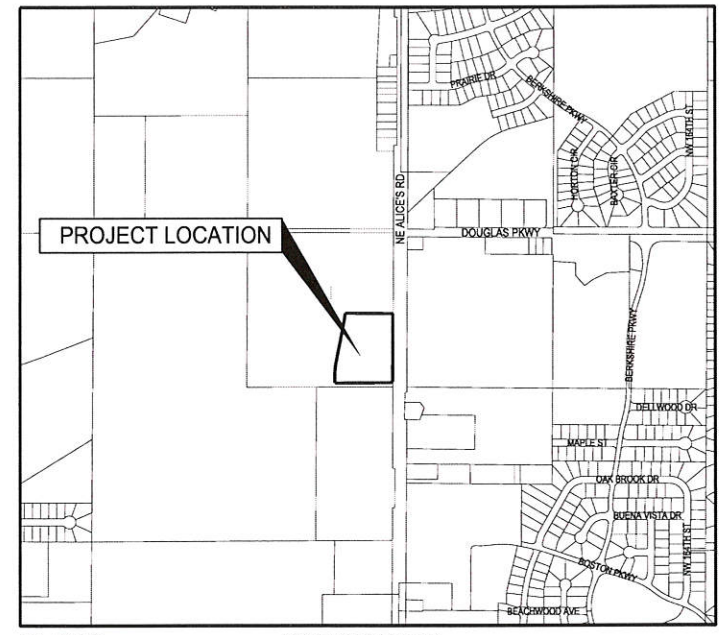
BULK REGULATIONS AND SETBACKS
DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 24 FEET MINIMUM
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN SPACE = 20%.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1 M	89° 37' 53" RT	25.00'	39.11'	24.84'	S 44° 58' 39" W 35.24'
A-1 P	89° 37' 53" RT	25.00'	39.11'	24.84'	S 44° 45' 40" W 35.24'
B-1	22° 42' 25" LT	183.50'	72.72'	36.84'	N 11° 33' 36" W 72.25'
B-2	15° 27' 41" RT	216.50'	58.42'	29.39'	S 7° 56' 15" E 58.25'
C-1	33° 29' 34" RT	216.50'	126.56'	65.14'	N 6° 10' 01" W 124.76'
C-2	16° 28' 08" LT	183.50'	52.74'	26.56'	S 2° 20' 42" W 52.56'
D-1	79° 38' 13" LT	21.00'	29.19'	17.51'	S 50° 23' 52" W 26.90'
F-1	89° 56' 44" LT	21.00'	32.97'	20.98'	N 44° 48' 39" W 29.68'
F-1	90° 03' 16" LT	21.00'	33.01'	21.02'	S 45° 11' 21" W 29.71'
G-1	89° 37' 53" LT	21.00'	32.85'	20.87'	N 44° 58' 39" E 29.60'
H	90° 22' 07" LT	21.00'	33.12'	21.14'	N 45° 01' 21" W 29.79'
I-1	105° 27' 41" LT	21.00'	38.65'	27.60'	S 37° 03' 45" W 33.42'
J-1	84° 19' 01" LT	21.00'	30.90'	19.01'	S 48° 02' 53" E 28.19'
K-1	3° 07' 26" LT	183.50'	10.00'	5.00'	N 21° 21' 06" W 10.00'

LEGEND

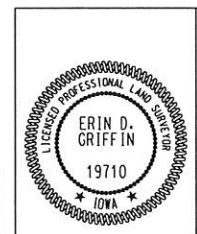
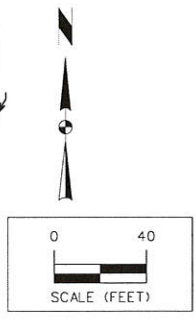
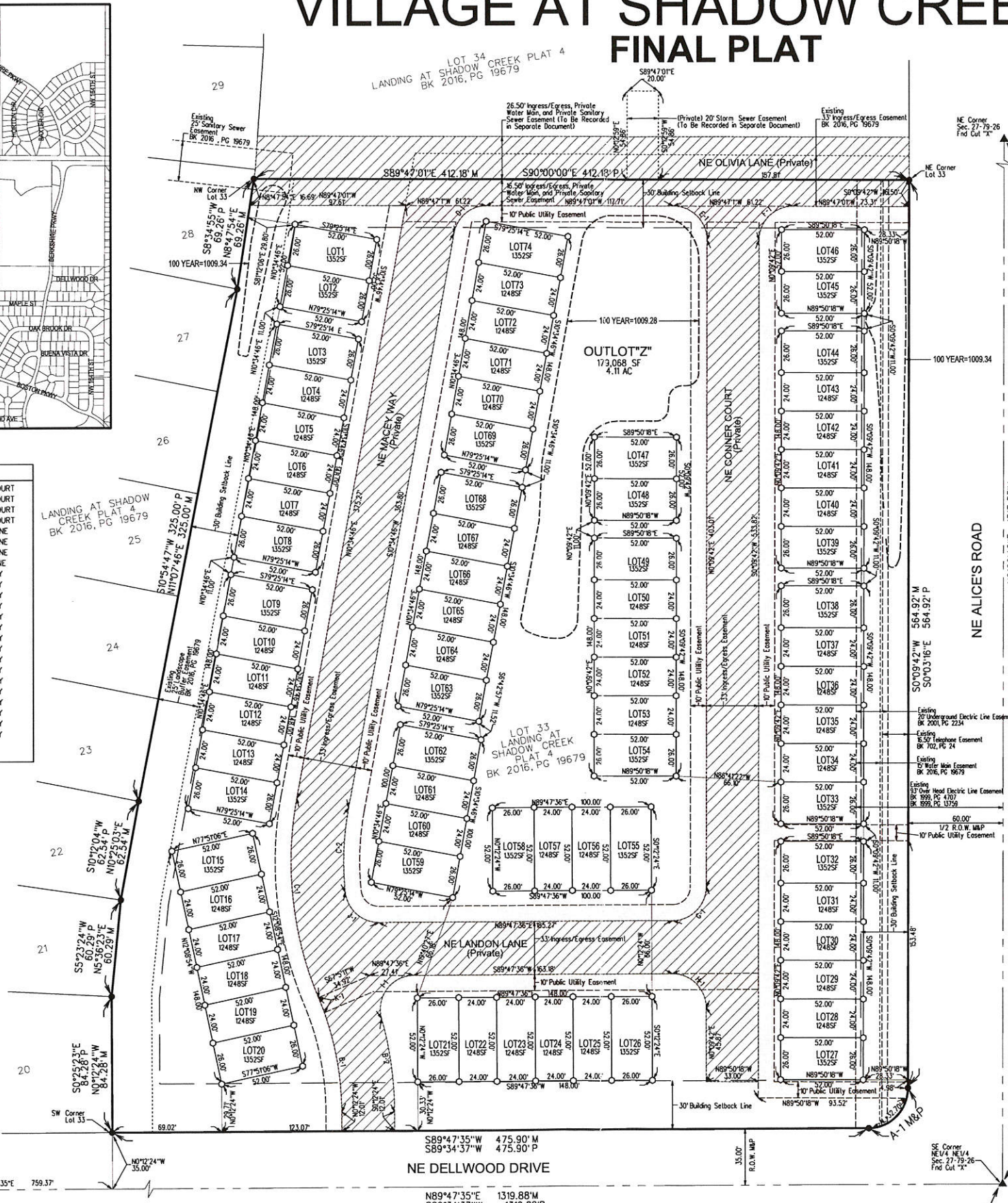
Survey	Found	Set
Section Corner End 1/2" Rebor (Unless Otherwise Noted)	▲	△
1/2" Rebor w/Yellow Plastic Cap#19710	○	○
1/2" Rebor w/Yellow Plastic Cap#16747	○	○
ROW Marker	■	■
Control Point	●	●
Bench Mark	⊙	⊙
Platted Distance	e	e
Measured Bearing & Distance	m	m
Recorded As	r	r
Deed Distance	d	d
Calculated Distance	c	c
Minimum Protection Elevation	MPE	MPE
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



LOT ADDRESSES

1 797 NE MACKEY WAY	26 852 NE LONDON LANE	51 757 NE CONNER COURT
2 793 NE MACKEY WAY	27 704 NE CONNER COURT	52 753 NE CONNER COURT
3 787 NE MACKEY WAY	28 708 NE CONNER COURT	53 747 NE CONNER COURT
4 783 NE MACKEY WAY	29 714 NE CONNER COURT	54 743 NE CONNER COURT
5 777 NE MACKEY WAY	30 718 NE CONNER COURT	55 847 NE LONDON LANE
6 773 NE MACKEY WAY	31 724 NE CONNER COURT	56 837 NE LONDON LANE
7 767 NE MACKEY WAY	32 728 NE CONNER COURT	57 827 NE LONDON LANE
8 763 NE MACKEY WAY	33 734 NE CONNER COURT	58 817 NE LONDON LANE
9 757 NE MACKEY WAY	34 738 NE CONNER COURT	59 724 NE MACKEY WAY
10 753 NE MACKEY WAY	35 744 NE CONNER COURT	60 728 NE MACKEY WAY
11 747 NE MACKEY WAY	36 748 NE CONNER COURT	61 734 NE MACKEY WAY
12 743 NE MACKEY WAY	37 754 NE CONNER COURT	62 738 NE MACKEY WAY
13 737 NE MACKEY WAY	38 758 NE CONNER COURT	63 744 NE MACKEY WAY
14 733 NE MACKEY WAY	39 764 NE CONNER COURT	64 748 NE MACKEY WAY
15 727 NE MACKEY WAY	40 768 NE CONNER COURT	65 754 NE MACKEY WAY
16 723 NE MACKEY WAY	41 774 NE CONNER COURT	66 758 NE MACKEY WAY
17 717 NE MACKEY WAY	42 778 NE CONNER COURT	67 764 NE MACKEY WAY
18 713 NE MACKEY WAY	43 784 NE CONNER COURT	68 768 NE MACKEY WAY
19 707 NE MACKEY WAY	44 788 NE CONNER COURT	69 774 NE MACKEY WAY
20 703 NE MACKEY WAY	45 794 NE CONNER COURT	70 778 NE MACKEY WAY
21 802 NE LONDON LANE	46 798 NE CONNER COURT	71 784 NE MACKEY WAY
22 812 NE LONDON LANE	47 777 NE CONNER COURT	72 788 NE MACKEY WAY
23 822 NE LONDON LANE	48 773 NE CONNER COURT	73 794 NE MACKEY WAY
24 832 NE LONDON LANE	49 767 NE CONNER COURT	74 798 NE MACKEY WAY
25 842 NE LONDON LANE	50 763 NE CONNER COURT	

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 FOR:
GREENLAND HOMES
SURVEY LOCATED:
SECTION 27-79N-26W
REQUESTED BY:
GREENLAND HOMES
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



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 4/3/17
Erin D. Griffin, PLS Date
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheet 1

03/10/17 JWM
02/16/17 JWM
6 REVISED AS PER MD AMERICAN
5 REVISED AS PER MD AMERICAN
4 REVISED AS PER CITY COMMENTS
3 REVISED AS PER CITY COMMENTS
2 REVISED AS PER OWNER
1 REVISED AS PER CITY COMMENTS
MARK REVISION DATE BY
EDG Checked By: EDG Scale: 1"=50'
Technician: JWM Date: 05-20-16 Field Bk: Pg.
Project No: 115.1084 Sheet 1 of 1

FINAL PLAT
VILLAGE AT SHADOW CREEK PLAT 1
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com