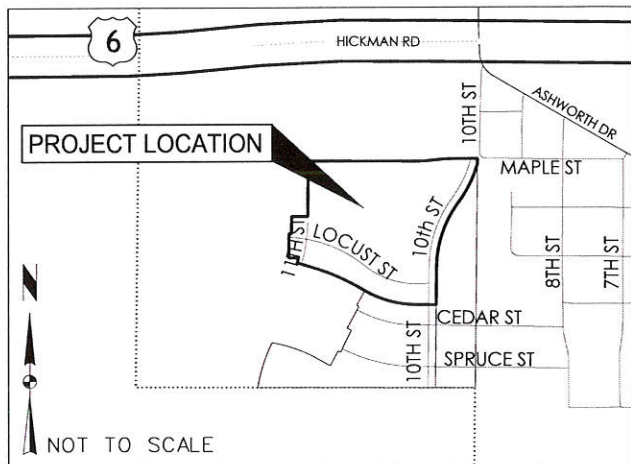


SPRING CREST PLAT 3 FINAL PLAT

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 11/05/2018
SIGNED: *Erin D. Griffin*

AREA ABOVE RESERVED FOR RECORDER
INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN 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:
 PT. NO. 1/4
 SECTION 32, TOWNSHIP 79N, RANGE 26W
 REQUESTED BY:
 SPRING CREST PARTNERS, LLC



VICINITY MAP

PLAT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 32, SPRING CREST PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°18'24" WEST ALONG THE NORTH LINE OF SAID SPRING CREST PLAT 2, A DISTANCE OF 39.86 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 430.92 FEET AND WHOSE CHORD BEARS NORTH 74°15'06" WEST, 425.98 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1780.00 FEET, WHOSE ARC LENGTH IS 446.98 FEET AND WHOSE CHORD BEARS NORTH 66°23'27" WEST, 445.81 FEET; THENCE NORTH 73°35'05" WEST, 112.51 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 40.49 FEET AND WHOSE CHORD BEARS NORTH 15°25'11" EAST, 40.49 FEET; THENCE NORTH 89°45'11" WEST, 76.32 FEET; THENCE NORTH 00°14'49" EAST, 129.41 FEET; THENCE NORTH 02°14'15" EAST, 80.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 19.37 FEET AND WHOSE CHORD BEARS SOUTH 87°13'25" EAST, 19.37 FEET; THENCE NORTH 00°14'49" EAST, 131.48 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°45'11" EAST ALONG SAID NORTH LINE, 125.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°14'17" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 429.83 FEET TO THE SOUTHWEST CORNER OF OUTLOT "Z", DEERY BROTHERS WAJKEE DEVELOPMENT, AN OFFICIAL PLAT; THENCE SOUTH 89°45'38" EAST ALONG THE SOUTH LINE OF SAID OUTLOT "Z", 856.52 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 900.00 FEET, WHOSE ARC LENGTH IS 129.89 FEET AND WHOSE CHORD BEARS NORTH 86°06'18" EAST, 129.78 FEET; THENCE NORTH 81°58'13" EAST CONTINUING ALONG SAID SOUTH LINE, 6.18 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 900.00 FEET, WHOSE ARC LENGTH IS 129.03 FEET AND WHOSE CHORD BEARS NORTH 86°04'39" EAST, 128.92 FEET; THENCE SOUTH 89°48'56" EAST CONTINUING ALONG SAID SOUTH LINE, 201.24 FEET TO THE SOUTHEAST CORNER OF STREET LOT "A", OF SAID DEERY BROTHERS WAJKEE DEVELOPMENT, AND TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00°41'48" WEST ALONG SAID EAST LINE, 39.52 FEET TO THE NORTHEAST CORNER OF OUTLOT "Y", SPRING CREST TOWNHOMES, AN OFFICIAL PLAT; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID OUTLOT "Y" AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 344.23 FEET AND WHOSE CHORD BEARS NORTH 26°29'43" WEST, 342.39 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 840.00 FEET, WHOSE ARC LENGTH IS 528.88 FEET AND WHOSE CHORD BEARS SOUTH 18°43'50" WEST, 520.18 FEET; THENCE SOUTH 00°41'36" WEST CONTINUING ALONG SAID WEST LINE, 292.13 FEET TO THE NORTHEAST CORNER OF STREET LOT "A" OF SAID SPRING CREST PLAT 2; THENCE NORTH 89°18'24" WEST ALONG THE NORTH LINE OF SAID SPRING CREST PLAT 2, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.95 ACRES (1,173,960 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

SPRING CREST PARTNERS, LLC
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IA 50325

DATE OF SURVEY

SEPTEMBER 16, 2017

AREA SUMMARY

NE1/4 NE1/4 = 12.32 Ac.
 SW1/4 NE1/4 = 1.09 Ac.
 SE1/4 NE1/4 = 13.54 Ac.

ZONING/BULK REGULATIONS

LOTS 1-32 R-2/PD-1 (BK 2017 PG 23087)
 MINIMUM LOT WIDTH = 55'
 FRONT YARD SETBACK = 30'
 REAR YARD SETBACK = 30'
 SIDE YARD SETBACK = 5' MINIMUM 10' TOTAL
 MINIMUM LOT AREA = 7,150 S.F.

NOTES

- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING LANDSCAPE BUFFERS ALONG LOT 1 AND 32.
- LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF 5' SIDEWALK WHEN DEVELOPED.
- 10' TRAIL IS REQUIRED ALONG THE EAST SIDES OF LOTS 1 AND 32.
- STREET LOTS "A", "B", "C" AND "D" ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	30°06'35"RT	820.00'	430.92'	220.56'	N74°15'06"W 425.98'	F-5	3°40'06"RT	970.00'	62.10'	31.06'	S54°45'55"E 62.09'
A-2	14°23'16"LT	1,780.00'	446.98'	224.67'	N66°23'27"W 445.81'	F-6	3°40'06"RT	970.00'	62.10'	31.06'	S58°26'00"E 62.09'
A-3	1°04'39"RT	1,030.00'	19.37'	9.69'	S87°13'25"E 19.37'	F-7	3°40'06"RT	970.00'	62.10'	31.06'	S62°06'06"E 62.09'
A-4M	8°16'09"LT	900.00'	129.89'	65.06'	N86°06'18"E 129.78'	F-8	3°40'06"RT	970.00'	62.27'	31.14'	S65°46'29"E 62.26'
A-4P	8°16'08"	900.00'	129.89'		N85°44'32"E 129.78'	F-9	3°40'06"RT	970.00'	62.10'	31.06'	S69°26'52"E 62.09'
A-5M	8°12'52"RT	900.00'	129.03'	64.63'	N86°04'39"E 128.92'	F-10	4°47'57"RT	970.00'	81.25'	40.65'	S73°40'54"E 81.22'
A-5P	8°12'51"	900.00'	129.03'		N85°42'53"E 128.92'	F-11	3°19'44"LT	1,030.00'	59.84'	29.93'	N75°07'15"W 59.84'
A-6M&P	20°32'40"RT	960.00'	344.23'	173.98'	S26°29'43"W 342.39'	F-12	3°02'52"LT	1,030.00'	54.79'	27.40'	N71°55'57"W 54.79'
A-7M&P	36°04'27"LT	840.00'	528.88'	273.53'	S18°43'50"W 520.18'	F-13	3°03'12"LT	1,030.00'	54.89'	27.45'	N68°52'55"W 54.88'
A-8	1°59'29"LT	1,165.00'	40.49'	20.25'	N15°25'11"E 40.49'	F-14	3°03'12"LT	1,030.00'	54.89'	27.45'	N65°49'43"W 54.88'
B-1	12°07'54"RT	840.00'	177.86'	89.26'	S21°50'16"W 177.53'	F-15	3°03'12"LT	1,030.00'	54.89'	27.45'	N62°46'32"W 54.88'
B-4	6°51'55"RT	840.00'	129.96'	65.11'	S32°20'08"W 129.83'	F-16	3°03'12"LT	1,030.00'	54.89'	27.45'	N59°43'20"W 54.88'
B-5	34°24'38"LT	960.00'	576.56'	297.27'	S19°33'45"W 567.93'	F-17	3°03'12"LT	1,030.00'	54.89'	27.45'	N56°40'08"W 54.88'
B-6	38°03'50"LT	500.00'	332.17'	172.48'	N70°16'28"W 326.10'	F-18	3°03'12"LT	1,030.00'	54.89'	27.45'	N53°36'57"W 54.88'
B-7	18°00'25"LT	1,160.00'	364.57'	183.80'	N60°14'46"W 363.07'	F-19	0°50'48"LT	1,030.00'	15.22'	7.61'	N51°39'57"W 15.22'
B-8	36°04'27"	960.00'	604.43'	312.61'	N18°43'50"E 594.50'	F-20	0°50'48"RT	1,160.00'	17.14'	8.57'	S51°39'57"E 17.14'
B-9	20°59'45"LT	840.00'	307.82'	155.65'	N26°16'11"E 306.10'	F-21	3°03'12"RT	1,160.00'	61.82'	30.92'	S53°36'57"E 61.81'
C-1	36°04'27"RT	900.00'	566.65'	293.07'	N18°43'50"E 557.34'	F-22	3°03'12"RT	1,160.00'	61.82'	30.92'	S56°40'08"E 61.81'
C-2	22°03'31"LT	900.00'	346.50'	175.42'	N25°44'18"E 344.36'	F-23	3°03'12"RT	1,160.00'	61.82'	30.92'	S59°43'20"E 61.81'
D-1	29°06'27"	820.00'	416.58'	212.89'	S74°45'10"E 412.11'	F-24	3°03'12"RT	1,160.00'	61.82'	30.92'	S62°46'32"E 61.81'
D-2	1°39'49"	960.00'	27.87'	13.94'	S1°31'31"W 27.87'	F-25	3°03'12"RT	1,160.00'	61.82'	30.92'	S65°49'43"E 61.81'
E-1	38°03'50"LT	660.00'	438.47'	227.67'	S70°16'28"E 430.45'	F-26	1°53'39"RT	1,160.00'	38.35'	19.18'	S68°18'09"E 38.35'
E-2	38°03'50"RT	630.00'	418.54'	217.32'	N70°16'28"W 410.88'	F-27	25°32'35"RT	1,030.00'	459.18'	233.47'	S64°00'50"E 455.39'
E-3	38°03'50"RT	690.00'	458.40'	238.02'	N70°16'28"W 450.01'	F-28	24°50'19"LT	970.00'	420.51'	213.61'	N63°39'43"W 417.23'
E-4	4°32'14"RT	630.00'	49.89'	24.96'	N87°02'17"W 49.88'	F-29	3°20'54"LT	1,030.00'	60.19'	30.10'	N85°00'39"W 60.18'
E-5	5°52'50"RT	630.00'	64.66'	32.36'	N81°49'45"W 64.63'	F-30	4°24'01"RT	970.00'	74.50'	37.27'	S85°33'44"E 74.48'
E-6	5°52'50"RT	630.00'	64.66'	32.36'	N75°56'54"W 64.63'	F-31	4°25'33"RT	1,030.00'	79.56'	39.80'	S85°32'58"E 79.54'
E-7	5°52'50"RT	630.00'	64.66'	32.36'	N70°04'04"W 64.63'	F-32	26°34'48"RT	1,000.00'	463.91'	236.20'	S64°33'57"E 459.76'
E-8	5°52'50"RT	630.00'	64.66'	32.36'	N64°11'31"W 64.63'	F-33	5°55'20"RT	1,000.00'	103.36'	51.73'	S84°48'04"E 103.32'
E-9	5°49'46"RT	630.00'	64.10'	32.08'	N58°19'55"W 64.07'	G-1	15°43'38"RT	1,200.00'	329.39'	165.74'	S8°33'06"W 328.36'
E-10	4°10'30"RT	630.00'	45.91'	22.96'	N53°19'48"W 45.90'	G-2	15°43'38"RT	1,235.00'	339.00'	170.57'	S8°33'06"W 337.93'
E-11	4°10'30"LT	500.00'	36.43'	18.22'	S53°19'48"E 36.42'	G-3	15°43'38"LT	1,165.00'	319.78'	160.90'	N8°33'06"E 318.78'
E-12	5°49'46"LT	500.00'	50.87'	25.46'	S58°19'55"E 50.85'	G-4	3°59'06"LT	1,235.00'	85.89'	42.96'	N2°40'50"E 85.88'
E-13	5°52'50"LT	500.00'	51.32'	25.68'	S64°11'13"E 51.30'	G-5	6°42'27"LT	1,235.00'	144.58'	72.37'	N13°03'42"E 144.50'
E-14	5°52'50"LT	500.00'	51.32'	25.68'	S70°04'04"E 51.30'	G-6	5°02'05"LT	1,235.00'	108.52'	54.30'	N71°11'25"E 108.49'
E-15	5°52'50"LT	500.00'	51.32'	25.68'	S75°56'54"E 51.30'	G-7	3°25'44"RT	1,165.00'	69.72'	34.87'	S2°24'09"W 69.71'
E-16	5°52'50"LT	500.00'	51.32'	25.68'	S81°49'45"E 51.30'	G-8	4°46'35"RT	1,165.00'	97.12'	48.59'	S12°02'09"W 97.09'
E-17	4°32'14"LT	500.00'	39.59'	19.81'	S87°02'17"E 39.58'	G-9	5°31'51"RT	1,165.00'	112.46'	56.27'	S6°52'56"W 112.41'
E-18	4°02'27"RT	690.00'	48.68'	24.34'	N87°17'10"W 48.65'	H-1	90°00'00"RT	25.00'	39.27'	25.00'	S45°41'36"W 35.36'
E-19	4°32'01"LT	690.00'	54.60'	27.31'	S82°59'56"E 54.58'	H-2	90°00'00"RT	25.00'	39.27'	25.00'	S44°18'24"E 35.36'
E-20	4°32'01"LT	690.00'	54.60'	27.31'	S78°27'56"E 54.58'	H-3	94°12'40"RT	25.00'	41.11'	26.91'	N56°48'48"E 36.63'
E-21	4°32'01"LT	690.00'	54.60'	27.31'	S73°55'55"E 54.58'	H-4	93°00'35"RT	25.00'	40.58'	26.35'	S36°51'26"E 36.27'
E-22	4°32'01"LT	690.00'	54.60'	27.31'	S69°23'54"E 54.58'	H-5	92°32'47"RT	25.00'	40.38'	26.14'	S50°23'25"W 36.13'
E-23	4°32'01"LT	690.00'	54.60'	27.31'	S64°51'53"E 54.58'	H-6	81°27'31"RT	25.00'	35.54'	21.53'	N36°03'22"W 32.62'
E-24	4°32'04"LT	690.00'	54.61'	27.32'	S60°19'51"E 54.59'	J-2	0°31'20"LT	1,780.00'	16.22'	8.11'	N59°27'28"W 16.22'
E-25	4°32'01"LT	690.00'	54.60'	27.31'	S55°47'49"E 54.58'	J-3	2°06'14"LT	1,780.00'	65.36'	32.68'	N60°46'15"W 65.35'
E-26	2°17'15"LT	690.00'	27.55'	13.78'	S52°23'11"E 27.55'	J-4	1°52'48"LT	1,780.00'	58.41'	29.21'	N62°45'46"W 58.41'
E-27	3°24'04"RT	820.00'	48.68'	24.35'	N60°15'51"W 48.67'	J-5	1°42'45"LT	1,780.00'	53.20'	26.60'	N64°33'33"W 53.20'
E-28	4°32'01"RT	820.00'	64.88'	32.46'	N64°51'53"W 64.87'	J-6	1°41'11"LT	1,780.00'	52.39'	26.20'	N66°15'30"W 52.39'
E-29	4°32'01"RT	820.00'	64.88'	32.46'	N60°23'54"W 64.87'	J-7	1°40'00"LT	1,780.00'	51.78'	25.89'	N67°56'06"W 51.77'
E-30	4°32'01"RT	820.00'	64.88'	32.46'	N73°55'55"W 64.87'	J-8	1°39'25"LT	1,780.00'	51.48'	25.74'	N69°35'48"W 51.48'
E-31	4°32'01"RT	820.00'	64.88'	32.46'	N78°27'56"W 64.87'	J-9	1°38'41"LT	1,780.00'	51.09'	25.55'	N71°14'51"W 51.09'
E-32	4°32'01"RT	820.00'	64.88'	32.46'	N82°59'56"W 64.87'	J-10	1°30'53"LT	1,780.00'	47.06'	23.53'	N72°49'38"W 47.06'
E-33	4°02'27"RT	820.00'	57.83'	28.93'	N87°17'10"W 57.82'	K-1	7°29'12"RT	831.00'	108.58'	54.37'	S19°41'18"W 108.51'
F-1	36°31'11"RT	1000.00'	637.39'	329.94'	S69°30'09"E 628.66'	K-2	7°04'01"LT	810.00'	99.91'	50.02'	N19°53'54"E 99.84'
F-4	1°41'19"RT	970.00'	28.59'	14.29'	S52°05'12"E 28.58'						

LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	△
ROW Marker	■	□
ROW Nail	■	□
Control Point	○	○
Bench Mark	○	○
Plotted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Yellow Plastic Cap	YPC	YPC
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 Section Line	—	—
Easement Line	—	—



