

# SPRING CREST PLAT 4

## FINAL PLAT

Doc ID: 007674070021 Type: PLAT  
 Recorded: 01/24/2019 at 10:45:46 AM  
 Fee Amt: \$107.00 Page 1 of 21  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK 2019 PG 1143

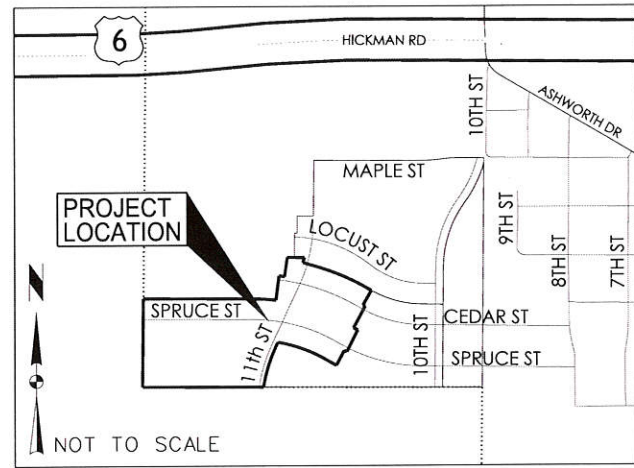
Slide F124-F126

### PLAT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID 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 SOUTHWEST CORNER OF LOT 9, SPRING CREST PLAT 2, AN OFFICIAL PLAT; THENCE WESTERLY ALONG THE NORTH LINE OF OUTLOT "2" OF SAID SPRING CREST PLAT 2 AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 77.48 FEET AND WHOSE CHORD BEARS NORTH 60°43'02" WEST, 77.47 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 413.62 FEET AND WHOSE CHORD BEARS NORTH 69°35'27" WEST, 411.35 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "2"; THENCE SOUTH 25°06'25" WEST ALONG THE WEST LINE OF SAID OUTLOT "2"; 42.06 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 324.63 FEET AND WHOSE CHORD BEARS SOUTH 17°07'27" WEST, 323.58 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "2" AND TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°44'29" WEST ALONG SAID SOUTH LINE, 944.48 FEET TO THE CENTER OF SAID SECTION 32; THENCE NORTH 00°40'47" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 684.15 FEET; THENCE SOUTH 89°45'11" EAST, 857.52 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 178.77 FEET AND WHOSE CHORD BEARS SOUTH 86°14'43" EAST, 178.65 FEET; THENCE NORTH 07°15'45" EAST, 190.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 43.37 FEET AND WHOSE CHORD BEARS SOUTH 81°59'04" EAST, 43.37 FEET; THENCE NORTH 08°46'07" EAST, 149.87 FEET; THENCE SOUTH 89°45'11" EAST, 131.49 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 40.49 FEET AND WHOSE CHORD BEARS SOUTH 15°25'11" WEST, 40.49 FEET; THENCE SOUTH 73°35'05" EAST, 112.51 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1780.00 FEET, WHOSE ARC LENGTH IS 446.98 FEET AND WHOSE CHORD BEARS SOUTH 66°23'27" EAST, 445.81 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1460.00 FEET, WHOSE ARC LENGTH IS 14.35 FEET AND WHOSE CHORD BEARS SOUTH 59°45'53" EAST, 14.35 FEET TO THE NORTHWEST CORNER OF SAID SPRING CREST PLAT 2; THENCE SOUTH 29°48'03" WEST ALONG THE WEST LINE OF SAID SPRING CREST PLAT 2, A DISTANCE OF 130.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 19.53 FEET AND WHOSE CHORD BEARS SOUTH 60°47'17" EAST, 19.53 FEET; THENCE SOUTH 28°37'23" WEST CONTINUING ALONG SAID WEST LINE, 190.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1140.00 FEET, WHOSE ARC LENGTH IS 36.46 FEET AND WHOSE CHORD BEARS SOUTH 62°17'36" EAST, 36.46 FEET; THENCE SOUTH 26°47'26" WEST CONTINUING ALONG SAID WEST LINE, 190.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 22.57 FEET AND WHOSE CHORD BEARS NORTH 62°43'24" WEST, 22.57 FEET; THENCE SOUTH 27°45'46" WEST CONTINUING ALONG SAID WEST LINE, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.34 ACRES (1,103,798 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



VICINITY MAP

### INDEX LEGEND

AREA ABOVE RESERVED FOR RECORDER

SURVEYOR'S NAME / RETURN TO:  
 ERIN GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 S.W. SNYDER BOULEVARD  
 ANKENY, IOWA 50023  
 515-964-2020  
 ERIN@SNYDER-ASSOCIATES.COM

SURVEY PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
 PT NE 1/4  
 SECTION 32, TOWNSHIP 79N, RANGE 26W

REQUESTED BY:  
 SPRING CREST PARTNERS, LLC

### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1	7°00'56" RT	1,460.00'	178.77'	89.49'	S86°14'43"E 178.65'						
A2	1°30'22" RT	1,650.00'	43.37'	21.69'	S81°59'04"E 43.37'						
A3	2°03'48" LT	1,140.00'	41.05'	20.53'	N88°43'17"W 41.05'						
A4	4°01'35" LT	1,140.00'	80.11'	40.07'	N85°40'35"W 80.10'						
A5	1°51'08" RT	1,270.00'	20.53'	10.27'	S88°49'37"E 20.53'						
A6	4°39'51" RT	1,270.00'	103.39'	51.72'	S85°34'08"E 103.36'						
A7	3°30'07" RT	1,270.00'	77.62'	38.82'	S75°45'11"E 77.61'						
A8	3°39'29" RT	1,270.00'	81.08'	40.55'	S72°10'23"E 81.07'						
A9	3°39'19" RT	1,270.00'	81.08'	40.55'	S68°31'00"E 81.01'						
A10	3°39'29" RT	1,270.00'	81.08'	40.55'	S64°51'36"E 81.07'						
A11	3°39'29" RT	1,270.00'	81.08'	40.55'	S61°12'07"E 81.07'						
A12	0°10'34" RT	1,270.00'	3.90'	1.95'	S59°17'06"E 3.90'						
A13	0°10'34" LT	1,140.00'	3.50'	1.75'	S59°17'06"W 3.50'						
A14	3°39'29" LT	1,140.00'	72.78'	36.40'	N61°12'07"W 72.77'						
A15	3°39'29" LT	1,140.00'	72.78'	36.40'	N64°51'36"W 72.77'						
A16	3°39'19" LT	1,140.00'	72.73'	36.38'	N68°31'00"W 72.72'						
A17	3°39'29" LT	1,140.00'	72.78'	36.40'	N72°10'23"W 72.77'						
A18	5°58'58" LT	1,140.00'	196.91'	93.61'	N76°59'37"W 188.99'						
A19	8°03'07" RT	1,330.00'	14.44'	7.23'	S85°43'37"E 186.75'						
A20	6°30'59" RT	1,330.00'	14.44'	7.23'	S86°29'41"E 144.36'						
A21	2°47'31" RT	1,330.00'	64.81'	32.41'	N83°05'50"W 64.81'						
A22	2°56'51" LT	1,330.00'	68.42'	34.22'	N85°58'01"W 68.41'						
A24	3°20'44" RT	1,650.00'	92.84'	46.43'	S81°03'54"E 92.83'						
A25	4°15'28" LT	1,650.00'	122.62'	61.34'	S80°36'31"E 122.59'						
A26	2°45'06" LT	1,650.00'	79.24'	39.63'	N79°51'20"W 79.23'						
A27	6°05'23" RT	1,140.00'	121.17'	60.64'	S66°42'29"E 121.11'						
A28	1°38'20" RT	1,780.00'	50.92'	25.46'	S72°45'55"E 50.91'						
A29	2°12'59" RT	1,780.00'	68.86'	34.43'	S70°50'15"E 68.86'						
A30	2°12'59" RT	1,780.00'	68.86'	34.43'	S68°37'15"E 68.86'						
A31	2°12'59" RT	1,780.00'	68.86'	34.43'	S66°24'16"E 68.86'						
A32	2°12'59" RT	1,780.00'	68.86'	34.43'	S64°11'16"E 68.86'						
A33	2°12'54" RT	1,780.00'	68.81'	34.41'	S61°58'20"E 68.81'						
A34	1°40'04" RT	1,780.00'	51.81'	25.91'	S60°01'51"E 51.81'						
A35	1°40'04" LT	1,650.00'	48.03'	24.02'	N60°01'51"W 48.03'						
A36	2°12'54" LT	1,650.00'	63.79'	31.90'	N61°58'20"W 63.78'						
A37	2°12'59" LT	1,650.00'	63.83'	31.92'	N64°11'16"W 63.83'						
A38	2°12'59" LT	1,650.00'	63.83'	31.92'	N66°24'16"W 63.83'						
A39	2°12'59" LT	1,650.00'	63.83'	31.92'	N68°37'15"W 63.83'						
A40	2°12'59" LT	1,650.00'	63.83'	31.92'	N70°50'15"W 63.83'						
A41	2°23'17" LT	1,650.00'	68.77'	34.39'	N73°08'23"W 68.77'						
A42	2°29'28" RT	1,590.00'	69.13'	34.57'	S73°38'59"E 69.12'						
A43	2°27'58" RT	1,590.00'	68.43'	34.22'	S71°10'17"E 68.43'						
A44	2°27'58" RT	1,590.00'	68.43'	34.22'	S68°42'19"E 68.43'						
A45	2°27'58" RT	1,590.00'	68.43'	34.22'	S66°14'21"E 68.43'						
A46	2°27'58" RT	1,590.00'	68.43'	34.22'	S63°46'24"E 68.43'						
A47	2°27'08" RT	1,590.00'	68.05'	34.03'	S61°18'51"E 68.04'						
A48	0°53'29" RT	1,590.00'	24.74'	12.37'	S59°38'33"E 24.74'						
A49	0°53'29" LT	1,480.00'	22.71'	11.36'	N59°38'33"W 22.71'						
A50	2°27'08" LT	1,460.00'	62.48'	31.25'	N61°18'51"W 62.48'						
A51	2°27'58" LT	1,460.00'	62.84'	31.42'	N63°46'24"W 62.83'						
A52	2°27'58" LT	1,460.00'	62.84'	31.42'	N66°14'21"W 62.83'						
A53	2°27'58" LT	1,460.00'	62.84'	31.42'	N68°42'19"W 62.83'						
A54	2°27'58" LT	1,460.00'	62.84'	31.42'	N71°10'17"W 62.83'						
A55	4°13'08" LT	1,460.00'	107.50'	53.78'	N74°30'49"W 107.48'						
A56	3°16'14" RT	1,460.00'	83.34'	41.68'	S74°59'16"E 83.33'						
A57	2°56'54" RT	1,460.00'	75.13'	37.57'	S71°52'42"E 75.12'						
A58	2°56'54" RT	1,460.00'	74.71'	37.36'	S68°56'18"E 74.70'						
A59	2°57'54" RT	1,460.00'	75.55'	37.78'	S65°59'23"E 75.54'						
A60	2°56'54" RT	1,460.00'	75.13'	37.57'	S63°01'59"E 75.12'						
A61	2°21'41" RT	1,460.00'	60.19'	30.10'	S60°22'40"E 60.19'						
A62	3°06'46" LT	1,330.00'	72.26'	36.14'	N74°54'32"W 72.25'						
A63	2°56'54" LT	1,330.00'	68.44'	34.23'	N71°52'42"W 68.43'						
A64	2°56'54" LT	1,330.00'	68.44'	34.23'	N68°55'48"W 68.43'						
A65	2°56'54" LT	1,330.00'	68.44'	34.23'	N65°58'53"W 68.43'						

**FINAL PLAT**  
 APPROVED BY: Waukee City Council  
 DATE: 01/21/2019  
 SIGNED: *[Signature]*

### OWNER/DEVELOPER

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

### DATE OF SURVEY

SEPTEMBER 16, 2017

### AREA SUMMARY

SW1/4 NE1/4 = 20.02 Ac.  
 SE1/4 NE1/4 = 5.32 Ac.

### NOTE

1. LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF 5' SIDEWALK WHEN DEVELOPED.
2. STREET LOTS "A", "B", "C", "D" AND "E" ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
3. OUTLOT "H" TO BE DEDICATED TO THE CITY OF WAUKEE.
4. HOMEOWNERS' ASSOCIATION WILL OWN AND BE RESPONSIBLE FOR MAINTENANCE OF STORM SEWER SUBDRAINS.
5. HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
6. LOT #21 WILL NOT BE BUILDABLE UNTIL SPRUCE STREET IS EXTENDED AND TEMPORARY TURNAROUND EASEMENT IS ABANDONED.

### ZONING/BULK REGULATIONS

R-2  
 MINIMUM LOT WIDTH = 65'  
 FRONT YARD SETBACK = 30'  
 REAR YARD SETBACK = 30'  
 SIDE YARD SETBACK = 7'  
 MINIMUM LOT AREA = 8,000 S.F. (SINGLE FAMILY)  
 MINIMUM LOT AREA = 10,000 S.F. (TWO FAMILY)

### LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	△
ROW Marker	■	□
ROW Nail	■	□
Control Point	○	○
Bench Mark	○	○
Platted Distance	—	—
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 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.  
*[Signature]* 1/22/19 Date  
 Erin D. Griffin, PLS  
 License Number 19710  
 My License Renewal Date is December 31, 2019  
 Pages or sheets covered by this seal:  
 Sheets 1-3

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	08/17/18	JDP

Engineer: EDG  
 Checked By: EDG  
 Date: 06/19/18  
 Field Bk: Pg.  
 Project No: 1171035  
 Sheet 1 of 3

SPRING CREST PLAT 4  
 FINAL PLAT  
 WAUKEE, IOWA  
**SNYDER & ASSOCIATES, INC.**  
 2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

Project No: 1171035  
 Sheet 1 of 3



