

# LANDING AT SHADOW CREEK PLAT 4

FINAL PLAT

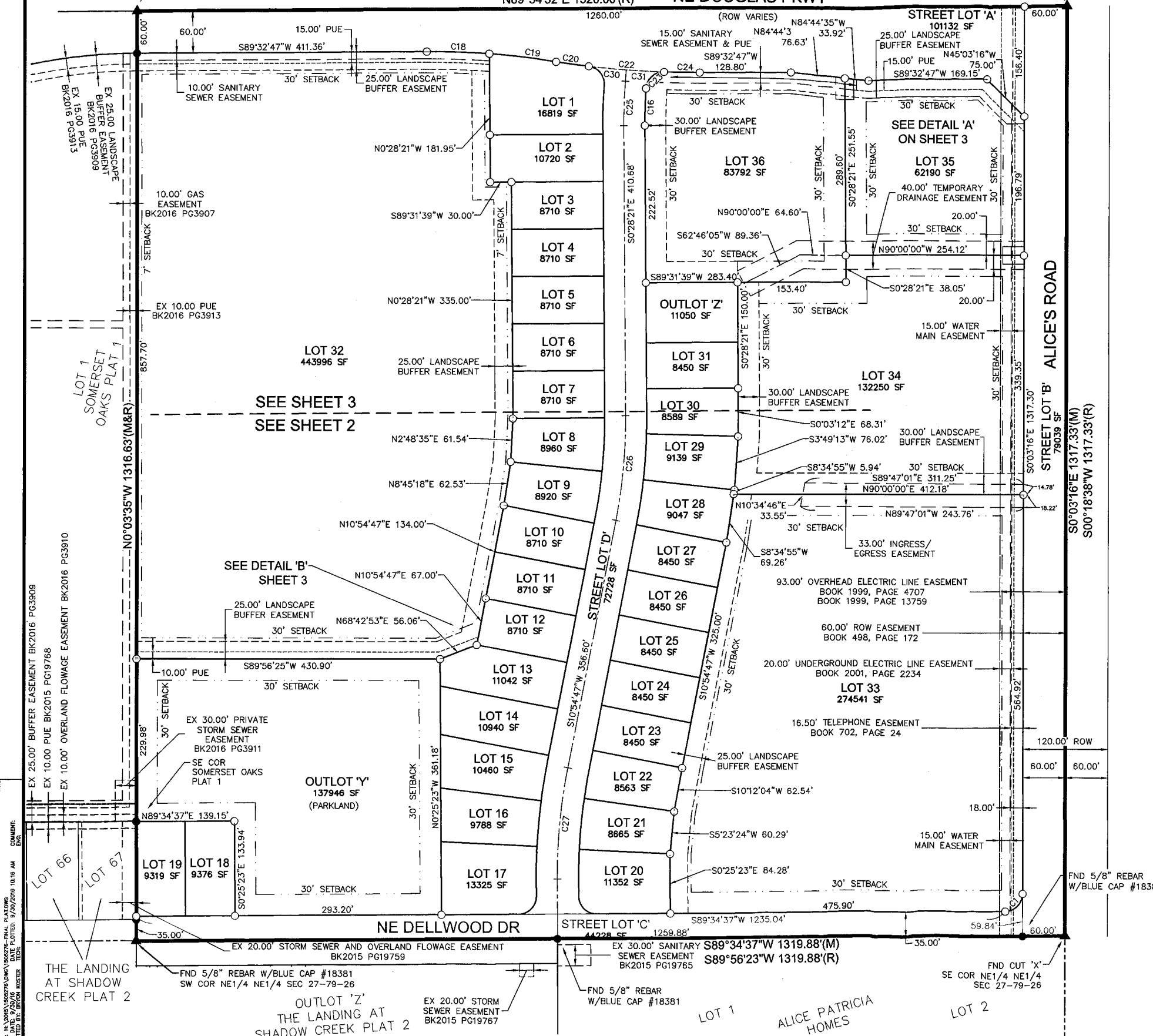
SE 1/4 SE 1/4  
SEC 22-79-26

N89°32'47"E 1320.00'(M)  
N89°54'32"E 1320.00'(R)

NE DOUGLAS PKWY

FND CUT 'X'  
NE COR  
SEC 27-79-26

FINAL PLAT  
APPROVED BY *Waukees City Council*  
DATE *9/19/16*  
SIGNED *William R. Brooner*



**ENGINEER/SURVEYOR:**  
CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROAD DR, SUITE G  
GRIMES, IOWA 50111

**OWNER / DEVELOPER:**  
LANDING AT SHADOW CREEK, LLC  
3405 SE CROSSROAD DRIVE, SUITE E  
GRIMES, IOWA 50111

**LEGAL DESCRIPTION:**  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

**DATE OF SURVEY:**  
DECEMBER 6, 2015

**AREA SUMMARY:**  
TOTAL ACRES = 39.91 ACRES

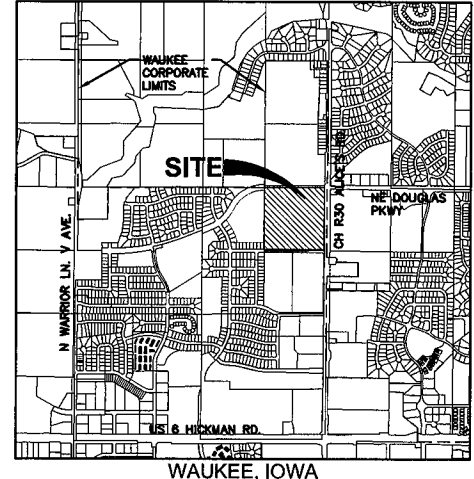
**BULK REGULATIONS:**

SETBACKS	FRONT	SIDE	REAR
C-1	30'	15'	30'
R-2	30'	7'MIN/15' TOTAL	30'
R-4	30'	7'MIN/15' TOTAL	30'

**ZONING:**  
C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (LOTS 34-36)  
R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-31, OUTLOT 'Z', OUTLOT 'Y')  
R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT (LOTS 32-33)

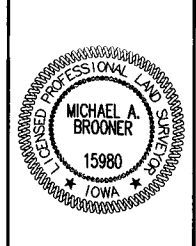
- NOTE**
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
  - ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
  - ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
  - OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
  - OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND AND WILL BE MAINTAINED BY THE CITY OF WAUKEE.
  - STREET LOTS A, B, C AND D SHALL BE DEDICATED TO THE CITY OF WAUKEE.

**VICINITY MAP:**



**LEGEND:**

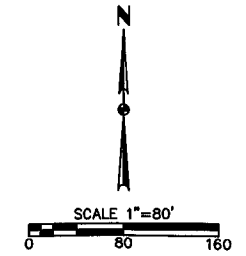
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)		○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
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.

*Michael A. Brooner* 9-20-2016  
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 THROUGH 3



DATE: 09/30/16, 09/30/16, 09/27/16, 07/12/16, 06/27/16

REVISIONS: REVISED, REVISED, SECOND SUBMITTAL, FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: EKO

**CIVIL DESIGN ADVANTAGE**  
WAUKEE, IOWA

**LANDING AT SHADOW CREEK PLAT 4 FINAL PLAT**

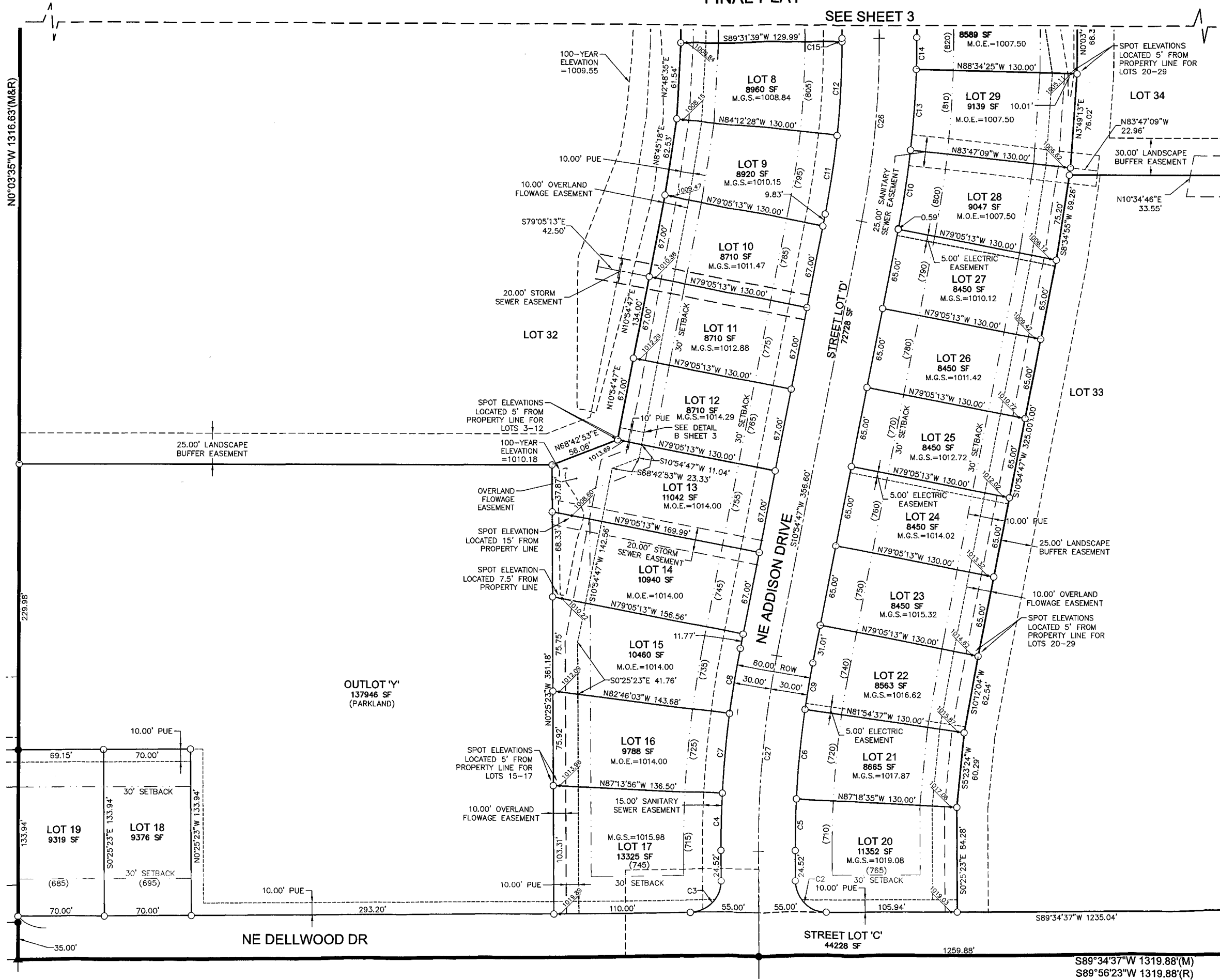
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Book: 2016 Page: 19679 Page 21 of 23

# LANDING AT SHADOW CREEK PLAT 4

## FINAL PLAT

SEE SHEET 3

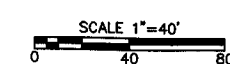


### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°37'53"	25.00'	39.11'	N44°45'40"E	35.24'
C2	90°00'00"	25.00'	39.27'	S45°25'23"E	35.36'
C3	90°00'00"	25.00'	39.27'	N44°34'37"E	35.36'
C4	3°11'27"	830.00'	46.22'	N1°10'20"E	46.22'
C5	3°06'48"	770.00'	41.84'	S1°08'01"W	41.84'
C6	5°23'58"	770.00'	72.56'	S5°23'24"W	72.54'
C7	4°27'54"	830.00'	64.68'	N5°00'00"E	64.66'
C8	3°40'50"	830.00'	53.32'	N9°04'22"E	53.31'
C9	2°49'24"	770.00'	37.94'	S9°30'05"W	37.94'
C10	4°41'55"	780.00'	63.97'	S8°33'49"W	63.95'
C11	5°07'14"	720.00'	64.35'	N8°21'09"E	64.33'
C12	6°01'49"	720.00'	75.78'	N2°46'38"E	75.74'
C13	4°47'16"	780.00'	65.18'	S3°49'13"W	65.16'
C14	1°53'55"	780.00'	25.85'	S0°28'37"W	25.85'
C15	0°14'04"	720.00'	2.95'	N0°21'19"W	2.95'
C17	4°16'52"	780.00'	58.28'	N1°40'06"E	58.27'
C18	4°34'54"	1114.00'	89.08'	N88°10'23"W	89.05'
C19	4°53'19"	1114.00'	95.05'	N83°26'16"W	95.02'
C20	2°08'51"	1244.00'	46.62'	S82°05'12"E	46.62'
C21	86°58'09"	25.00'	37.95'	N39°40'32"W	34.41'
C22	4°58'06"	1244.00'	107.87'	S85°38'40"E	107.84'
C23	88°08'57"	25.00'	38.46'	S47°47'49"W	34.78'
C24	2°19'31"	1244.00'	50.48'	N89°17'28"W	50.48'
C25	4°50'00"	750.00'	63.27'	S1°56'39"W	63.25'
C26	11°23'07"	750.00'	149.03'	N5°14'13"E	148.79'
C27	11°20'10"	800.00'	158.28'	S5°14'42"W	158.02'
C28	2°51'12"	1094.00'	54.48'	N82°25'49"W	54.47'
C29	3°15'53"	1264.00'	72.02'	N82°38'10"W	72.01'
C30	2°28'57"	1244.00'	53.90'	S84°24'05"E	53.89'
C31	2°29'09"	1244.00'	53.97'	S86°53'08"E	53.97'
C32	1°13'26"	1114.00'	23.80'	N85°16'12"W	23.80'
C33	65°56'36"	25.00'	28.77'	N58°53'59"E	27.21'

### LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	○	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	D
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	R	D
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



FILE: S:\S\15629\15629\DWG\15629.FIN PLAT.DWG COMMENT: DATE: 09/20/16 PLOTTED: 09/20/16 AM PLOTTED BY: BRYAN WOSTER TECH. ENG.

DATE: 09/30/16  
 REVISIONS: 09/30/16  
 REVISIONS: 09/27/16  
 REVISIONS: 07/12/16  
 REVISIONS: 06/27/16

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**ESA**  
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

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 1505.276

