

# INDEX LEGEND

LOCATION: PT. NW1/4 SEC 22-79-26  
CLIVE, DALLAS COUNTY, IOWA

REQUESTOR: SHADOW CREEK ESTATES LLC

PROPRIETOR: SHADOW CREEK ESTATES LLC  
2400 86TH ST SUITE 24  
URBANDALE, IOWA 50322

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

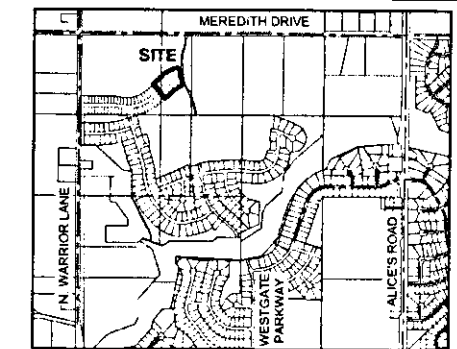
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: 515-369-4400

# SHADOW CREEK PLAT 10 FINAL PLAT

Doc ID: 008915390016 Type: PLAT  
Recorded: 09/26/2022 at 01:26:46 PM  
Fee Amt: \$82.00 Page 1 of 16  
Dallas County Iowa  
Chad C. Airhart RECORDER  
File#  
BK 2022 PG 20716

Slide G131

## VICINITY MAP (NOT TO SCALE)



CLIVE, IOWA

## CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	31°03'14"	335.00'	181.57'	N62°15'31"E	179.35'
C2	0°03'49"	360.00'	0.40'	N46°45'49"E	0.40'
C3	7°21'02"	360.00'	46.19'	N50°28'15"E	46.15'
C4	7°21'02"	360.00'	46.19'	N57°49'17"E	46.15'
C5	7°21'54"	360.00'	46.28'	N65°10'43"E	46.24'
C6	8°01'48"	360.00'	50.45'	N72°52'36"E	50.41'
C7	85°43'01"	25.00'	37.40'	N34°02'00"E	34.01'
C8	2°05'45"	820.00'	30.00'	N07°46'38"W	29.99'
C9	3°38'40"	170.00'	10.81'	S05°16'53"E	10.81'
C10	3°23'21"	820.00'	48.50'	S10°31'11"E	48.50'
C11	3°23'48"	820.00'	48.61'	S13°54'48"E	48.60'
C12	6°31'13"	820.00'	93.32'	N18°52'16"W	93.27'
C13	1°25'17"	820.00'	20.34'	S21°25'14"E	20.34'
C14	8°48'35"	25.00'	38.31'	N59°30'57"W	34.67'
C15	11°52'16"	310.00'	64.23'	S70°38'38"W	64.11'
C16	13°44'46"	310.00'	74.37'	S57°50'07"W	74.20'
C17	4°13'49"	310.00'	22.89'	S48°50'49"W	22.88'

## OWNER / DEVELOPER

SHADOW CREEK ESTATES, LLC  
2400 NW 86TH STREET, SUITE 24  
URBANDALE, IOWA 50322

## ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322

## ZONING

SHADOW CREEK NORTH PUD  
- REFER TO ZONING CHANGE AND DEVELOPMENT AGREEMENT DATED 03/12/2020 AND RECORDED IN BOOK 2020, PAGE 4630 ON 03/16/2020.

SHADOW CREEK NORTH PUD (AREA 'E')  
- REFER TO 1ST AMENDMENT TO ZONING CHANGE AND DEVELOPMENT AGREEMENT DATED 12/17/2020 AND RECORDED IN BOOK 2021, PAGE 2113 ON 01/20/2021.

## BULK REGULATIONS

AREA 'E'	
- MIN. LOT WIDTH:	50'
- MIN. LOT WIDTH (CORNER LOT):	75'
- MIN. LOT SIZE:	6,000 SF
- MIN. LOT SIZE (CORNER LOT):	9,000 SF
- MIN. FRONT YARD SETBACK:	30'
- MIN. SIDE YARD SETBACK:	5'
- MIN. REAR YARD SETBACK:	35'

## DATE OF SURVEY

FIELDWORK: JANUARY, 2022

## NOTES

- STREET LOT 'A' WILL BE DEDICATED TO THE CITY OF CLIVE FOR PUBLIC STREET RIGHT-OF-WAY.
- IN THE CASE OF A LOT ON THE CORNER OF WESTGATE PARKWAY, THE DRIVEWAY SHALL ACCESS THE SIDE STREET ONLY, WITH ACCESS TO WESTGATE PARKWAY BEING PROHIBITED.
- ALL STREET TREES AND SIDEWALKS SHALL BE INSTALLED WITH HOME CONSTRUCTION.
- THE MAXIMUM DRIVEWAY WIDTH AT THE RIGHT-OF-WAY SHALL BE 20-FOOT WITH A MAXIMUM WIDTH AT THE PUBLIC STREET BEING 24-FOOT. IN NO CASE SHALL A DRIVEWAY OPENING ON THE PUBLIC STREET BE CLOSER THAN 5-FOOT TO AN ADJACENT DRIVEWAY OPENING.
- AT MINIMUM, TWO OVERSTORY DECIDUOUS TREES WITH A MINIMUM OF 1.5 INCH CALIPER SIZE PER LOT SHALL BE PLANTED, WITH AT LEAST ONE TREE LOCATED IN THE FRONT YARD.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

## AREA SUMMARY

PT. NW1/4 NW1/4 SEC 22-79-26	= 0.42 AC
PT. NE1/4 NW1/4 SEC 22-79-26	= 2.55 AC
TOTAL	= 2.97 AC

## LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP/18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

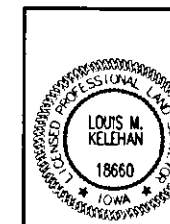
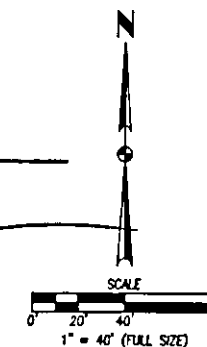
## LINE DATA

LINE	BEARING	LENGTH
L1	N34°02'00"E	34.01'
L2	S58°05'00"W	53.94'
L3	N31°55'00"W	20.00'
L4	N58°05'00"E	57.64'
L5	N25°17'30"W	15.10'
L6	N58°05'00"E	17.65'
L7	S31°55'00"E	15.00'
L8	S58°05'00"W	19.39'

COUNCIL APPROVED

Date 9/22/2022

*Matthew J. [Signature]*



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.

*Matthew J. [Signature]* 9/15/22  
LOUIS M. KELEHAN, P.L.S.  
DATE

LICENSE NUMBER 18660  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES ON SHEETS COVERED BY THIS SEAL:  
THIS SHEET

SHADOW CREEK PLAT 10  
FINAL PLAT

2112.972