## **SHADOW CREEK PLAT 10 FINAL PLAT**

Δ=16°27'26" L=48.83'

-R=170.00° CH=48.66

20.00' CITY

EASEMENT

L=23.02'

-R=100.00'

CH=22.961 CHB=S13°19'22"E

Δ=15°24'07"

L=220.43'

-R=820.00°

20 DO, CITY -IMPROVEMENT EASEMENT

CH=219.76' CHB=S14°25'49"E

STORM SEWER EASEMENT

PARCEL

20 00' STORM

LINE DATA

LINE BEARING

L1 N34'02'00"E 34.01"

L6 N58'05'00"E 17.65"

L7 \$31"55"00"E 15.00"

L8 S58'05'00"W 19.39'

558'05'00"W 53.94"

SEWER & OVERLAND FLOWAGE EASEMENT

LENGTH

Δ=13°11'13"

CHB=\$11°41'16"E

FUTURE WESTGATE PARKWAY

STORM SEWER & OVERLAND FLOWAGE EASEMENT

N74°18'16"E

39.12

LOT 8 10462 SF

(17953)

(17958)

LOT 9 10017 SF

N65° 10' 45'E

LOT 6 6734 SF

LOT 7

6747 SF

LOT 11 6879 SF

LOT 12 6393 SF

**LOT 13** 

6253 SF

6254 SE

EXISTING 15.00" OVERLAND

LOT 15 6393 SF

(1<sup>7987)</sup>

ALPINE DRIVE

LOT 10

15.00' OVERLAND

S51°32'43"W

81.47

N57°491TE

LOT 5 6734 SF

LOT 4

LÖT 3

LOT 2

LOT 1

NE COR

SHADOW CREEK PLAT 9

EXISTING

·N46<sup>6</sup>43'54"E

14.31'(M&R)

EXISTING -- 10.00° P.U.E.

10.00' P.U.E.

8K2021 PG34022

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

SlideGIBI

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SHADOW CREEK PLAT 9, AN OFFICIAL PLAT IN SAID CITY OF CLIVE; THENCE NORTH 4316'06" WEST ALONG THE EASTERLY LINE OF SAID SHADOW CREEK PLAT 9, A DISTANCE OF 129.92 FEET; THENCE NORTH 46'43'54" EAST CONTINUING ALONG SAID EASTERLY LINE, 14.31 FEET; THENCE NORTH 43'16'06" WEST CONTINUING ALONG SAID EASTERLY LINE, 175.00 FEET TO THE NORTH-EAST CORNER OF SAID SHADOW CREEK PLAT 9; THENCE NORTH 46'43'54" EAST, 155.00 FEET; THENCE NORTH 46'43'55" EAST, 5511 FEFT: THENCE NORTH 46'43'55" EAST, 55.11 FEET; THENCE NORTH 50'28'15" EAST, 62.18 FEET; THENCE NORTH 57'49'17" EAST, 62.18 FEET; THENCE NORTH 6510'45" EAST, 62.30 FEET; THENCE NORTH 74'16'16" EAST, 96.69 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 170.00 FEET, WHOSE ARC LENGTH IS 48.83 FEET AND WHOSE CHORD BEARS MHOSE ARC LENGTH IS 48.83 FEET AND WHOSE CHORD BEARS SOUTH 11'41'16" EAST, 48.66 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 23.02 FEET AND WHOSE CHORD BEARS SOUTH 13'19'22" EAST, 22.96 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 220.43 FEET AND WHOSE CHORD BEARS SOUTH 13'5'40" EAST 210.76 EET. THENCE COULTY ASSESSED SOUTH 1425'49" EAST, 219.76 FEET; THENCE SOUTH 58'05'00" WEST, 139.76 FEET; THENCE SOUTH 51'32'43" WEST, 81.47 FEET; THENCE SOUTH 46'43'54" WEST, 81.47 FEET; THENCE SOUTH 42'00'50" WEST, 59.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.97 ACRES (129.494 SQUARE

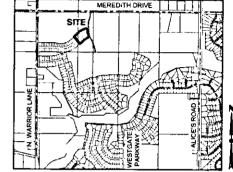
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

#### **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	<b>A</b>	Δ
1/2" REBAR, YELLOW PLASTIC CAP#18660 (UNLESS OTHERWISE NOTED)	•	0
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE -	<u></u>	
SECTION LINE -		
EASEMENT LINE -		
BUILDING SETBACK LINE		
PLAT BOUNDARY -		

### VICINITY MAP (NOT TO SCALE)



#### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
CI	31'03'14"	335.00	181.57	N6275'31"E	179.35
C2	0"03"49"	360.00	0.40	N46'45'49"E	0.40
C3	7"21'02"	<b>3</b> 60.00°	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*	45.28	N6510'45"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	S0576'53"E	10.81
C10	3723'21"	820.00*	48.50	\$10'31'11"E	48.50
C11	3"23"48"	820.00*	48.61	\$13'54"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	87"48"35"	25.00	38.31	N59'30'57"W	34.67
C15	11"52"16"	310.00*	64.23	\$70'36'38"W	64.11
C16	13'44'46"	310.00	74.37	\$57'50'07"₩	74.20
C17	473'49"	310.00*	22.89	S48"50"49"W	22.88

#### OWNER / DEVELOPER PLAT DESCRIPTION

SHADOW CREEK ESTATES, LLC 2400 NW 86TH STREET, SLITE 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

#### **BULK REGULATIONS**

- 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**

CLIVE

"Autom

- 1. STREET LOT 'A' WILL BE DEDICATED TO THE CITY OF CLIVE FOR PUBLIC STREET RIGHT-OF-WAY.

  2. IN THE CASE OF A LOT ON THE CORNER OF WESTGATE PARKWAY, THE DRIVEWAY SHALL ACCESS THE SOE STREET ONLY, WITH ACCESS TO WESTGATE PARKWAY BEING PROHIBITED.

  3. ALL STREET TREES AND SIDEWALKS SHALL BE INSTALLED WITH HOME CONSTRUCTION.

  4. THE MAXIMUM DRIVEWAY WITH AT THE RIGHT-OF-WAY SHALL BE 20-FEET WITH A MAXIMUM WITH AT THE PUBLIC STREET BEING 24-FEET. IN NO CASE SHALL A DRIVEWAY OPENING ON THE PUBLIC STREET BE CASE THAN 5-FEET TO AN ADJACENT
- CASE SHALL A DRIVEWAY OPENING ON THE PUBLIC STREET BE CLOSER THAN 5-FEET TO AN ADJACENT DRIVEWAY OPENING.

  5. 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.

  6. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

  7. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION SET AND OTHER TEVALOUS SETS TO STREET TOWNS.
- ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT, REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

# **COUNCIL APPROVED**



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SLRVEY WORK WAS PERFORMED AND THE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF 10WA.

LOUIS M. KELEHAN, P.L.S.

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

2112.972 

S

9/15/22

Book: 2022 Page: 20716 Page 16 of 16

INDEX LEGEND

REQUESTOR

SURVEYOR COMPANY:

SHADOW CREEK ESTATES LLC

SHADOW CREEK ESTATES LLC 2400 B6TH ST SUITE 24 URBANDALE, IONA 50322

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, 1A 50322 PH: 515-369-4400

CLIVE, IOWA

 $\overline{\phantom{a}}$ <

P **PLAT** 

CREEK DOW HA