

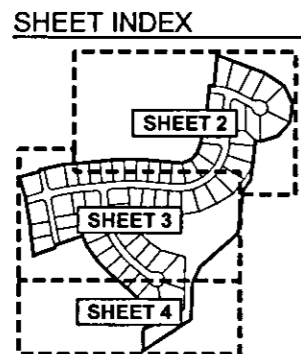
INDEX LEGEND
 LOCATION: PT. AUDITOR'S PARCEL 'AA'
 PT. OUTLOT 'S', SHADOW CREEK
 PT. SE1/4 NW1/4 SEC 22-79-26
 PT. NE1/4 SW1/4 SEC 22-79-26
 CLIVE, DALLAS COUNTY, IOWA

REQUESTOR: SHADOW CREEK ESTATES LLC
 & SHADOW CREEK V, LLC
 2400 86TH ST SUITE 24
 URBANDALE, IA 50322

REQUESTOR: SHADOW CREEK ESTATES LLC
 & SHADOW CREEK V, LLC
 2400 86TH ST SUITE 24
 URBANDALE, IA 50322

SURVEYOR: LOUIS M. KELEHAN

RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-368-4400



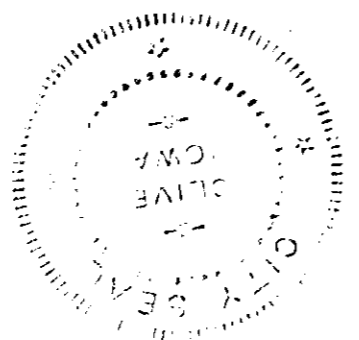
SHADOW CREEK PLAT 5

FINAL PLAT

COUNCIL APPROVED

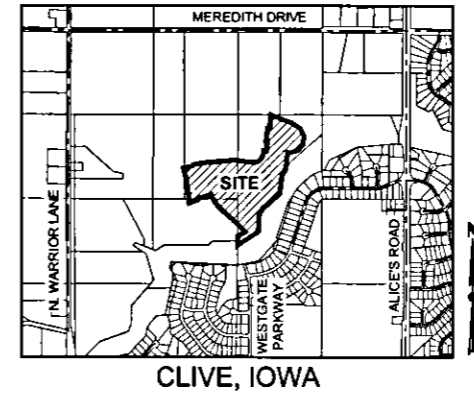
Date 8/26/2021

[Signature]



Doc ID: 008567250033 Type: PLAT
 Recorded: 08/30/2021 at 02:23:57 PM
 Fee Amt: \$167.00 Page 1 of 33
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File# BK **2021** PG **25444**

VICINITY MAP (NOT TO SCALE)



PLAT DESCRIPTION Slide F353-354

A PART OF AUDITOR'S PARCEL 'AA' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 5584 BEING A PART OF OUTLOT 'S', SHADOW CREEK, AN OFFICIAL PLAT, AND BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA, AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL '19-136' OF SAID AUDITOR'S PARCEL 'AA' AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2018, PAGE 24865; THENCE SOUTH 89°29'59" EAST ALONG THE WESTERLY LINE OF SAID PARCEL '19-136', A DISTANCE OF 356.78 FEET; THENCE SOUTH 56°55'29" EAST CONTINUING ALONG SAID WESTERLY LINE, 157.86 FEET; THENCE SOUTH 26°09'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 132.17 FEET; THENCE SOUTH 07°41'23" WEST CONTINUING ALONG SAID WESTERLY LINE, 126.59 FEET; THENCE SOUTH 40°48'22" WEST CONTINUING ALONG SAID WESTERLY LINE, 126.59 FEET; THENCE SOUTH 73°11'30" WEST CONTINUING ALONG SAID WESTERLY LINE, 126.59 FEET; THENCE NORTH 86°06'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 35.86 FEET; THENCE SOUTH 04°53'09" WEST CONTINUING ALONG SAID WESTERLY LINE, 38.39 FEET; THENCE SOUTH 06°59'26" WEST CONTINUING ALONG SAID WESTERLY LINE, 233.09 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL '19-136', SAID POINT BEING ON THE NORTHERLY LINE OF PARCEL 'B' AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2010, PAGE 9674 BEING A PART OF SAID OUTLOT 'S'; THENCE SOUTH 34°27'37" WEST ALONG SAID NORTHERLY LINE, 91.46 FEET; THENCE SOUTH 07°00'48" WEST CONTINUING ALONG SAID NORTHERLY LINE, 300.00 FEET; THENCE SOUTH 48°54'33" WEST CONTINUING ALONG SAID NORTHERLY LINE, 125.00 FEET; THENCE SOUTH 01°56'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 250.00 FEET; THENCE SOUTH 56°39'19" WEST CONTINUING ALONG SAID NORTHERLY LINE, 396.69 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'B', SAID POINT BEING ON THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 'AA'; THENCE NORTH 00°19'17" WEST ALONG SAID WESTERLY LINE, 146.95 FEET; THENCE NORTH 84°13'08" EAST, 140.25 FEET; THENCE NORTH 48°53'51" WEST, 232.68 FEET; THENCE NORTH 46°00'58" WEST, 85.15 FEET; THENCE NORTH 49°22'56" WEST, 170.00 FEET; THENCE NORTH 46°12'47" WEST, 78.79 FEET; THENCE NORTH 39°55'41" WEST, 94.30 FEET; THENCE NORTH 32°56'07" WEST, 72.84 FEET; THENCE NORTH 22°27'19" WEST, 72.96 FEET; THENCE SOUTH 71°36'24" WEST, 205.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 720.00 FEET, WHOSE ARC LENGTH IS 17.99 FEET AND WHOSE CHORD BEARS SOUTH 19°06'34" EAST, 17.99 FEET; THENCE SOUTH 70°10'29" WEST, 163.69 FEET; THENCE NORTH 06°38'06" WEST, 112.31 FEET; THENCE NORTH 07°00'57" WEST, 101.31 FEET; THENCE NORTH 09°29'09" WEST, 143.60 FEET; THENCE NORTH 09°52'15" WEST, 50.29 FEET; THENCE NORTH 16°02'53" WEST, 145.00 FEET; THENCE NORTH 73°57'07" EAST, 142.48 FEET; THENCE NORTH 12°19'42" WEST, 6.25 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1820.00 FEET, WHOSE ARC LENGTH IS 6.36 FEET AND WHOSE CHORD BEARS NORTH 12°13'42" WEST, 6.36 FEET; THENCE NORTH 77°52'18" EAST, 40.00 FEET; THENCE NORTH 77°44'15" EAST, 141.17 FEET; THENCE NORTH 85°44'49" EAST, 88.34 FEET; THENCE NORTH 84°36'52" EAST, 80.60 FEET; THENCE NORTH 84°37'36" EAST, 160.00 FEET; THENCE NORTH 85°33'12" EAST, 85.83 FEET; THENCE NORTH 89°35'05" EAST, 89.10 FEET; THENCE SOUTH 86°10'26" EAST, 87.40 FEET; THENCE SOUTH 84°42'38" EAST, 69.13 FEET; THENCE NORTH 68°50'52" EAST, 64.34 FEET; THENCE NORTH 41°39'27" EAST, 63.54 FEET; THENCE NORTH 21°26'47" EAST, 72.45 FEET; THENCE NORTH 05°17'22" EAST, 50.00 FEET; THENCE SOUTH 84°42'38" WEST, 19.31 FEET; THENCE NORTH 05°17'22" EAST, 200.00 FEET; THENCE SOUTH 84°42'38" EAST, 33.52 FEET; THENCE NORTH 05°17'22" EAST, 216.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.10 ACRES (1,485,201 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

SHADOW CREEK ESTATES, LLC
 & SHADOW CREEK V, LLC
 2400 NW 86TH STREET, SUITE 24
 URBANDALE, IA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111

ZONING

SHADOW CREEK NORTH PUD
 ORDINANCE NUMBER 1087 - BOOK 2020, PAGE 4629
 ORDINANCE NUMBER 1088 - BOOK 2020, PAGE 4631

BULK REGULATIONS

- LOTS 1 - 38**
- MIN. LOT WIDTH: 80'
 - MIN. LOT SIZE: 10,000 SF
 - MIN. FRONT YARD SETBACK: 30'
 - MIN. SIDE YARD SETBACK: 8'
 - MIN. REAR YARD SETBACK: 35'
- LOTS 39 - 61**
- MIN. LOT WIDTH: 70'
 - MIN. LOT SIZE: 8,500 SF
 - MIN. FRONT YARD SETBACK: 30'
 - MIN. SIDE YARD SETBACK: 7'
 - MIN. REAR YARD SETBACK: 35'

DATE OF SURVEY

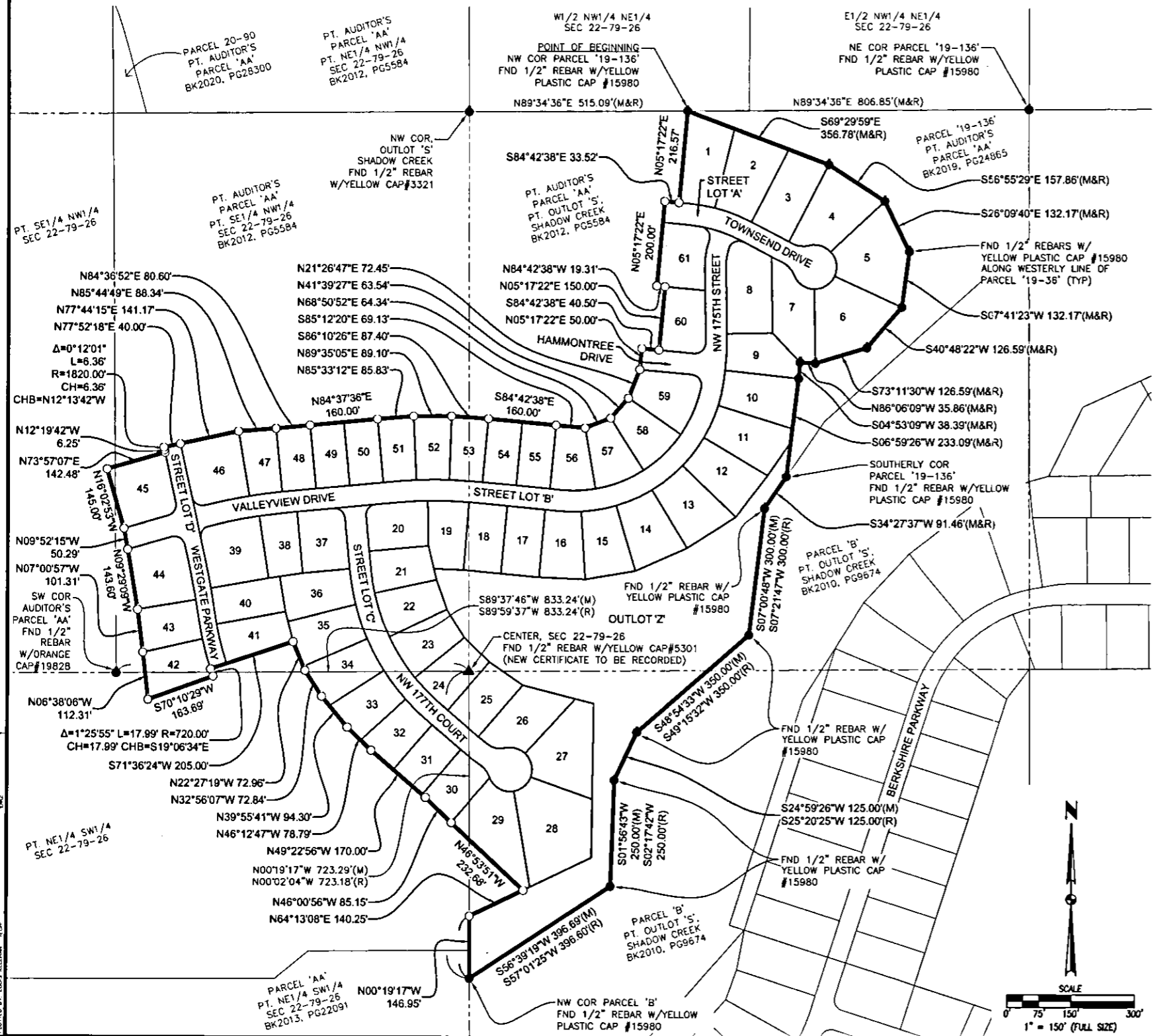
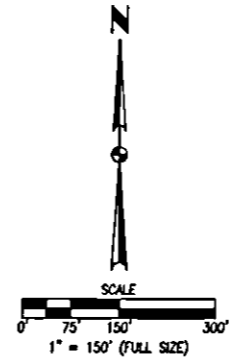
FIELDWORK: NOVEMBER, 2019

AREA SUMMARY

- PT. AUDITOR'S PARCEL 'AA' (OUTLOT 'S') = 21.75 ACRES
- PT. AUDITOR'S PARCEL 'AA' (SE1/4 NW1/4 SEC 22-79-26) = 10.31 ACRES
- PT. SE1/4 NW1/4 SEC 22-79-26 = 0.02 ACRES
- PT. NE1/4 SW1/4 SEC 22-79-26 = 2.02 ACRES
- TOTAL = 34.10 ACRES

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
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	---	
SECTION LINE	----	
EASEMENT LINE	-.-.-.-	
BUILDING SETBACK LINE	=====	
PLAT BOUNDARY	=====	



SHADOW CREEK PLAT 5
 FINAL PLAT

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

REVISIONS: [Table with columns for DATE, REVISIONS, SIGNED SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL]

TECH: JAE
 REVIEW: [Blank]

ENGINEER: CIVIL DESIGN ADVANTAGE
 CLIVE, IOWA

1
 4

1911.570

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] 8/27/21
 LOUIS M. KELEHAN, P.L.S. DATE

18660
 IOWA
 LICENSE NUMBER 18660
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 4

SHADOW CREEK PLAT 5

FINAL PLAT

NOTE
REFER TO SHEET 4 FOR CURVE DATA.

W1/2 NW1/4 NE1/4
SEC 22-79-26

E1/2 NW1/4 NE1/4
SEC 22-79-26

N89°34'36"E 515.09'(M&R)

NW COR.
OUTLOT 'S'
SHADOW CREEK
FND 1/2" REBAR
W/YELLOW CAP#3321

POINT OF BEGINNING
NW COR PARCEL '19-136'
FND 1/2" REBAR W/YELLOW
PLASTIC CAP #15980

PARCEL '19-136'
PT. AUDITOR'S
PARCEL 'AA'
BK2019, PG24865

PT. AUDITOR'S
PARCEL 'AA'
PT. SE1/4 NW1/4
SEC 22-79-26
BK2012, PG5584

PT. AUDITOR'S
PARCEL 'AA'
PT. OUTLOT 'S',
SHADOW CREEK
BK2012, PG5584

REVISIONS	DATE	BY	DESCRIPTION
1	08/27/21	JAE	PRELIMINARY
2	09/12/21	JAE	SECOND SUBMITTAL
3	07/21/21	JAE	FIRST SUBMITTAL

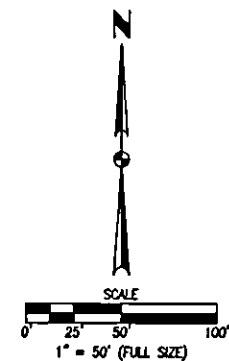
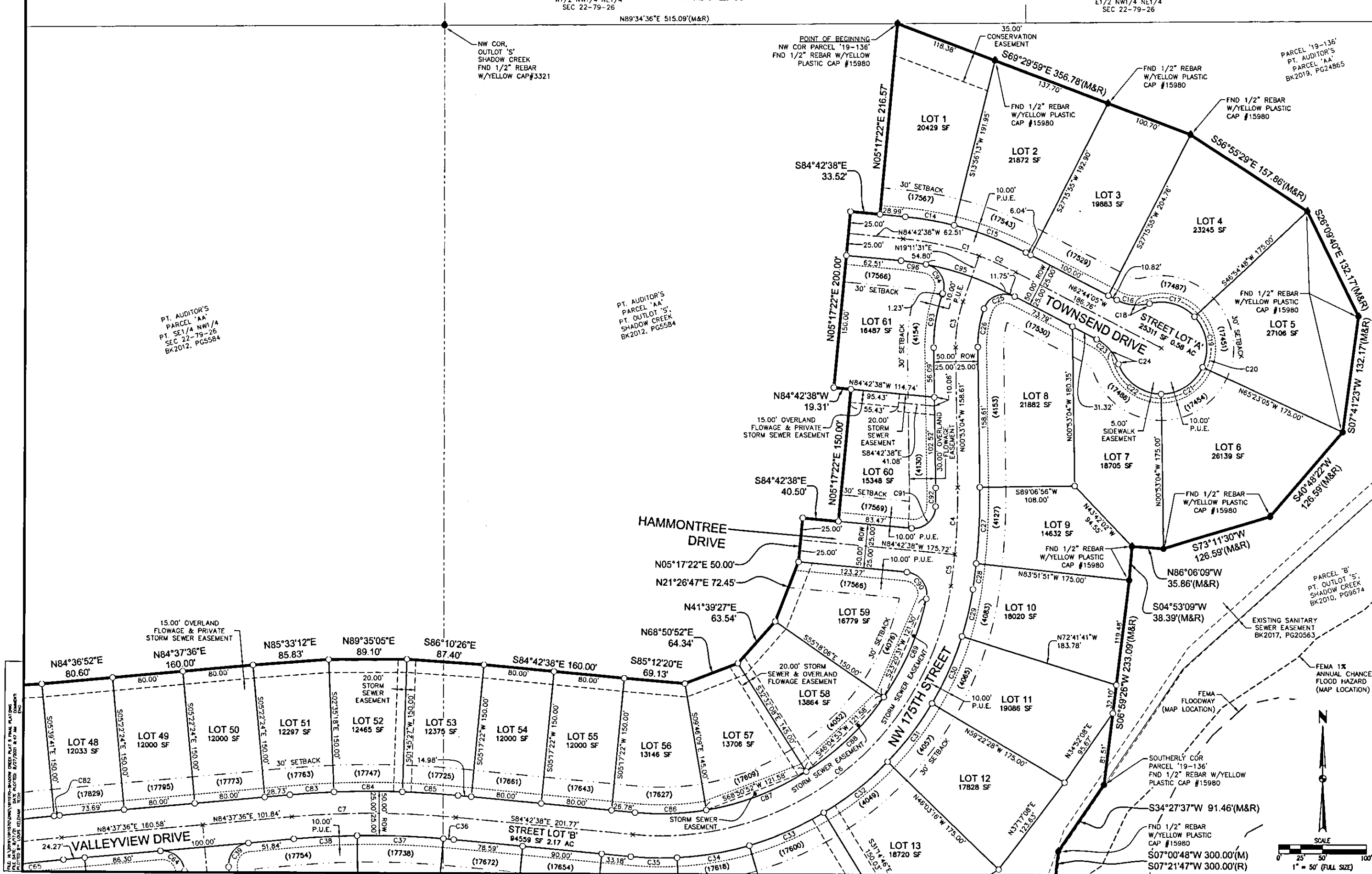
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE
CLIVE, IOWA

SHADOW CREEK PLAT 5
FINAL PLAT

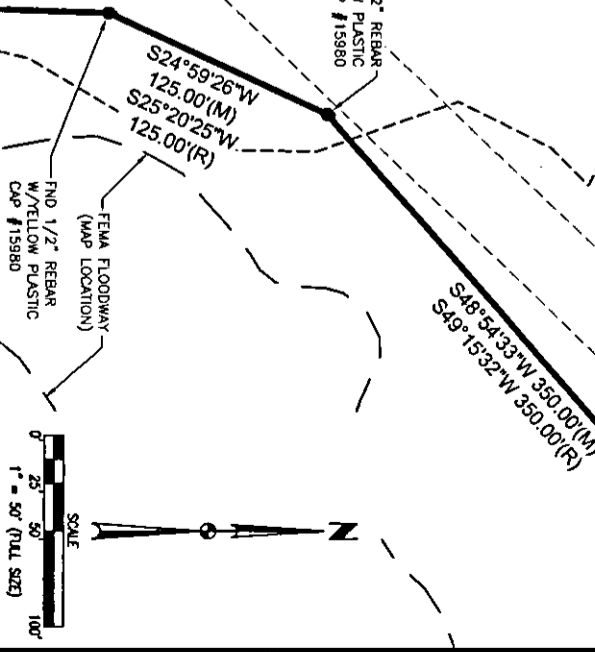
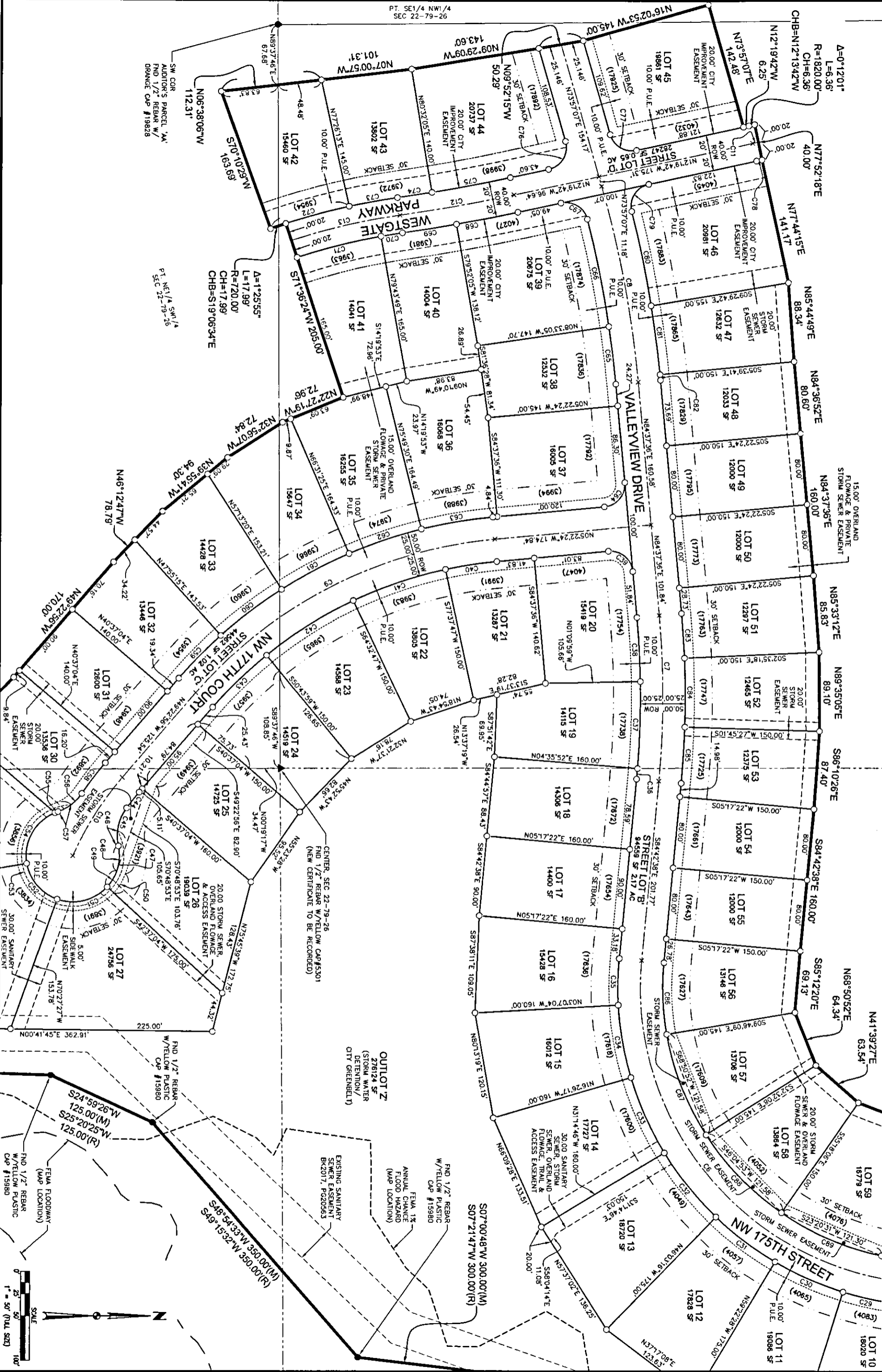
2
4
1911.570



PT. SE1/4 NW1/4
 SEC 22-79-26

SHADOW CREEK PLAT 5

FINAL PLAT



SHADOW CREEK PLAT 5
FINAL PLAT

CIVIL DESIGN ADVANTAGE

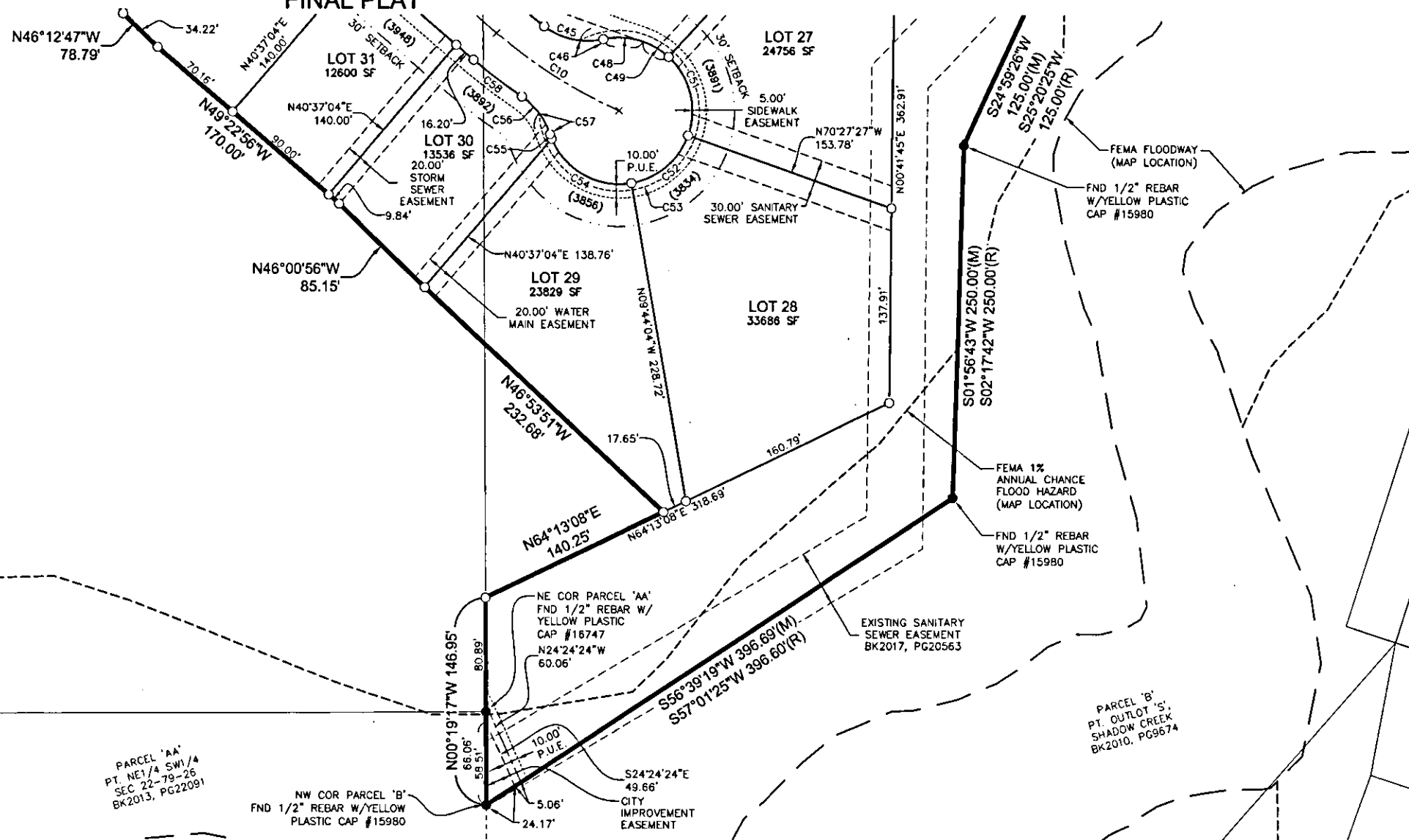
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH: JAE REVIEW:

REVISIONS	DATE
SIGNED SUBMITTAL	08/27/21
SECOND SUBMITTAL	08/12/21
FIRST SUBMITTAL	07/23/21

SHADOW CREEK PLAT 5

FINAL PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD						
C1	14°31'07"	350.00'	88.69'	N77°27'05"W	88.45'	C21	65°39'12"	52.00'	59.59'	N57°26'31"E	56.38'	C41	13°04'59"	475.00'	108.46'	N18°54'43"W	108.23'	C61	9°18'05"	525.00'	85.23'	S28°07'38"E	85.14'	C81	3°38'55"	1225.00'	78.01'	S82°30'52"W	77.99'
C2	7°27'28"	350.00'	45.55'	N66°27'48"W	45.52'	C22	69°13'57"	52.00'	62.83'	S55°06'55"E	59.08'	C42	13°48'48"	475.00'	114.52'	N32°21'37"W	114.24'	C62	9°18'05"	525.00'	85.23'	S18°49'33"E	85.14'	C82	0°17'17"	1225.00'	6.16'	S84°28'58"W	6.16'
C3	20°04'35"	150.00'	52.56'	N09°09'14"E	52.29'	C23	42°14'09"	52.00'	38.33'	S41°37'01"E	37.47'	C43	10°06'55"	475.00'	83.86'	N44°19'28"W	83.75'	C63	8°48'06"	525.00'	80.65'	S09°46'27"E	80.57'	C83	2°47'06"	1025.00'	49.82'	S86°01'09"W	49.82'
C4	6°23'45"	680.00'	75.91'	N02°18'48"E	75.87'	C24	18°15'58"	52.00'	16.58'	N29°37'55"W	16.51'	C44	3°57'47"	325.00'	22.48'	N51°21'49"W	22.48'	C64	90°00'00"	25.00'	39.27'	S50°22'24"E	35.36'	C84	4°20'45"	1025.00'	77.74'	S89°35'05"W	77.73'
C5	3°01'18"	680.00'	35.86'	N07°01'20"E	35.86'	C25	97°42'43"	25.00'	42.63'	N68°24'33"E	37.65'	C45	49°07'54"	52.00'	44.59'	N77°54'40"W	43.24'	C65	3°10'42"	1175.00'	65.18'	N83°02'16"E	65.17'	C85	3°31'54"	1025.00'	63.18'	N86°28'36"W	63.17'
C6	86°45'23"	333.00'	504.22'	N51°54'40"E	457.42'	C26	20°14'17"	125.00'	44.15'	N09°14'05"E	43.92'	C46	18°15'58"	52.00'	16.58'	N86°39'21"E	16.51'	C66	5°58'13"	1175.00'	122.43'	N78°27'49"E	122.38'	C86	15°03'31"	308.00'	80.95'	S87°45'36"W	80.72'
C7	10°39'45"	1000.00'	186.10'	N89°57'29"E	185.83'	C27	7°01'13"	705.00'	86.38'	N02°37'32"E	86.33'	C47	55°05'42"	52.00'	50.00'	N74°55'46"W	48.10'	C67	87°48'24"	25.00'	38.31'	N31°34'30"E	34.67'	C87	22°45'58"	308.00'	122.38'	S68°50'52"W	121.58'
C8	10°40'30"	1200.00'	223.57'	N79°17'22"E	223.25'	C28	2°23'50"	705.00'	29.50'	N07°20'04"E	29.49'	C48	31°39'44"	52.00'	28.74'	S66°38'45"E	28.37'	C68	2°11'47"	1820.00'	69.77'	N11°13'48"W	69.77'	C88	22°45'58"	308.00'	122.38'	S46°04'53"W	121.58'
C9	44°00'32"	500.00'	384.05'	N27°22'40"W	374.68'	C29	8°46'20"	358.00'	54.81'	N12°55'09"E	54.76'	C49	23°25'57"	52.00'	21.27'	S59°05'54"E	21.12'	C69	1°54'54"	1820.00'	60.83'	N09°10'28"W	60.83'	C89	22°42'46"	308.00'	122.09'	S23°20'31"W	121.30'
C10	16°56'55"	350.00'	103.53'	N57°51'23"W	103.16'	C30	13°19'13"	358.00'	83.23'	N23°57'55"E	83.04'	C50	23°25'57"	62.00'	25.36'	S59°05'54"E	25.18'	C70	2°03'10"	680.00'	24.36'	N09°14'36"W	24.36'	C90	96°41'47"	25.00'	42.19'	S36°21'45"E	37.36'
C11	0°12'01"	1800.00'	6.29'	N12°13'42"W	6.29'	C31	13°19'13"	358.00'	83.23'	N37°17'08"E	83.04'	C51	66°55'29"	52.00'	60.74'	N13°55'11"W	57.34'	C71	8°07'25"	680.00'	96.41'	S14°19'53"E	96.33'	C91	94°18'42"	25.00'	41.15'	S48°08'00"W	36.66'
C12	4°06'42"	1800.00'	129.17'	N10°16'21"W	129.14'	C32	14°48'29"	358.00'	92.53'	N51°20'59"E	92.27'	C52	60°43'22"	52.00'	55.11'	N49°54'15"E	52.57'	C72	7°15'44"	720.00'	91.26'	S16°11'39"E	91.20'	C92	1°51'43"	655.00'	21.29'	S00°02'48"W	21.29'
C13	10°10'36"	700.00'	124.33'	N13°18'18"W	124.17'	C33	14°48'29"	358.00'	92.53'	N66°09'28"E	92.27'	C53	29°03'25"	57.00'	295.52'	S29°26'12"W	59.52'	C73	4°20'46"	720.00'	54.62'	S10°23'24"E	54.60'	C93	20°04'35"	175.00'	61.32'	S09°09'14"W	61.01'
C14	8°38'52"	375.00'	56.60'	N80°23'13"W	56.55'	C34	13°19'13"	358.00'	83.23'	N80°13'19"E	83.04'	C54	77°04'39"	52.00'	69.95'	S61°11'45"E	64.80'	C74	1°14'54"	1780.00'	38.79'	S08°50'28"E	38.79'	C94	98°51'58"	25.00'	43.14'	S30°14'28"W	37.98'
C15	13°19'42"	375.00'	87.23'	N69°23'56"W	87.04'	C35	8°24'26"	358.00'	52.53'	S88°54'51"E	52.48'	C55	4°00'27"	52.00'	3.64'	S20°39'12"E	3.64'	C75	2°51'47"	1780.00'	88.95'	S10°53'49"E	88.94'	C95	16°56'22"	325.00'	96.09'	N71°12'16"W	95.74'
C16	42°14'09"	52.00'	38.33'	N83°51'09"W	37.47'	C36	0°41'30"	975.00'	11.77'	S85°03'23"E	11.77'	C56	37°18'22"	52.00'	33.86'	S37°18'10"E	33.26'	C76	9°34'31"	25.00'	40.89'	S59°11'18"E	36.48'	C96	5°02'12"	325.00'	28.57'	S82°11'33"E	28.56'
C17	61°53'02"	52.00'	56.16'	N74°01'43"W	53.47'	C37	5°45'50"	975.00'	98.09'	S88°17'03"E	98.04'	C57	18°15'58"	52.00'	16.58'	N27°46'57"W	16.51'	C77	86°16'49"	25.00'	37.65'	S30°48'42"W	34.19'						
C18	18°15'58"	52.00'	16.58'	N84°09'45"E	16.51'	C38	4°12'25"	975.00'	71.59'	N86°43'49"E	71.57'	C58	6°34'25"	375.00'	43.02'	S52°40'08"E	43.00'	C78	0°12'01"	1780.00'	6.22'	N12°13'42"W	6.22'						
C19	67°42'07"	52.00'	61.44'	N08°14'08"W	57.93'	C39	90°00'00"	25.00'	39.27'	N39°37'36"E	35.36'	C59	7°18'10"	525.00'	66.92'	S45°43'50"E	66.87'	C79	92°01'04"	25.00'	40.15'	N58°20'14"W	35.97'						
C20	29°42'04"	57.00'	296.16'	S27°15'55"W	58.97'	C40	6°59'50"	475.00'	58.01'	N08°52'18"W	57.97'	C60	9°18'05"	525.00'	85.23'	S37°25'43"E	85.14'	C80	5°02'10"	1225.00'	107.68'	S78°10'19"W	107.64'						

DATE	08/27/21
REVISIONS	08/12/21
	07/23/21
SIGNED SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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

TECH: JAE REVIEW:

ENGINEER:

DSA CIVIL DESIGN ADVANTAGE
CLIVE, IOWA

SHADOW CREEK PLAT 5
FINAL PLAT

1911.570

