

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

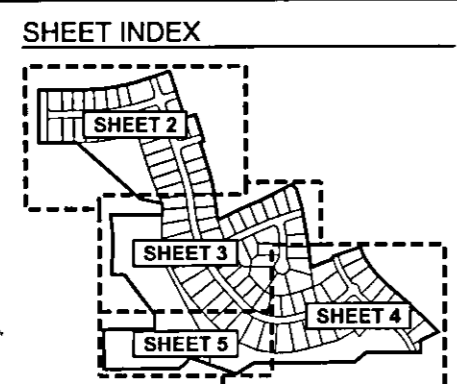
REQUESTOR: SHADOW CREEK ESTATES LLC & SHADOW CREEK V, LLC

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

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400



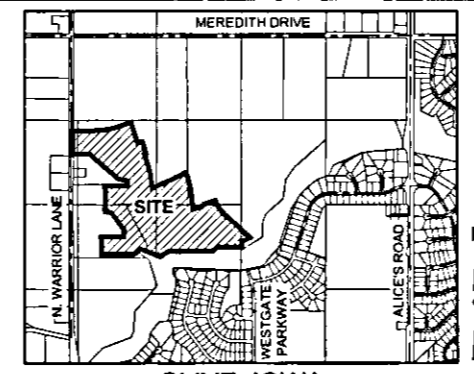
SHADOW CREEK PLAT 6

FINAL PLAT

COUNCIL APPROVED
 Date 9/23/2021

Doc ID: 008599770042 Type: PLAT
 Recorded: 09/29/2021 at 09:09:46 AM
 Fee Amt: \$212.00 Page 1 of 42
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File# BK2021 PG 28696
 Slide F380-384

VICINITY MAP (NOT TO SCALE)



ZONING

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

BULK REGULATIONS

LOTS 1-23, 37-60 & 84-97	
- 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 24-36 & 61-83	
- 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. SE1/4 NW1/4 SEC 22-79-26	= 4.61 ACRES
PT. SW1/4 NW1/4 SEC 22-79-26	= 22.20 ACRES
PT. SW1/4 NW1/4 SEC 22-79-26 (ROADWAY EASEMENT)	= 0.28 ACRES
PT. NE1/4 SW1/4 SEC 22-79-26	= 19.37 ACRES
PT. NW1/4 SW1/4 SEC 22-79-26	= 12.39 ACRES
PT. AUDITOR'S PARCEL 'AA' (OUTLOT 'S')	= 0.26 ACRES
PT. AUDITOR'S PARCEL 'AA' (SE1/4 NW1/4 SEC 22-79-26)	= 0.58 ACRES
TOTAL	= 59.69 ACRES

LEGEND

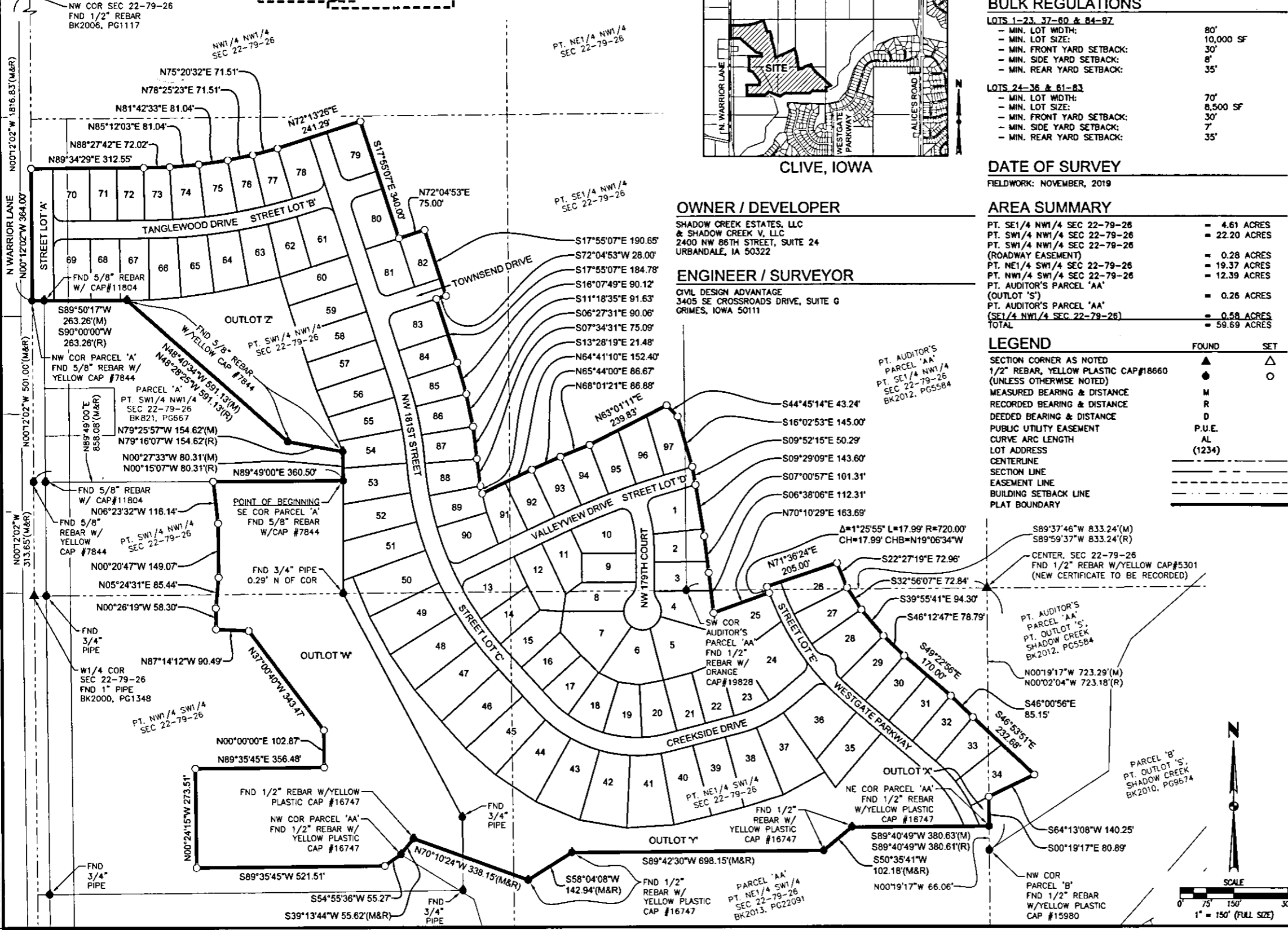
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----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

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



PLAT DESCRIPTION

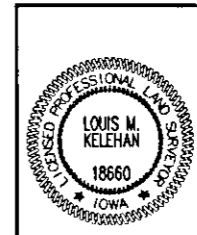
A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITIES OF CLIVE AND WALKEE, DALLAS COUNTY, IOWA AND A PART OF AUDITOR'S PARCEL 'AA' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 5584 BEING A PART OF OUTLOT 'S', SHADOW CREEK, AN OFFICIAL PLAT, AND BEING A PART OF THE EAST HALF OF SAID NORTHWEST QUARTER AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 821, PAGE 667, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°27'33" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 80.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 79°25'57" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 154.62 FEET; THENCE NORTH 48°40'34" WEST CONTINUING ALONG SAID NORTHERLY LINE, 591.13 FEET; THENCE SOUTH 89°50'17" WEST CONTINUING ALONG SAID NORTHERLY LINE, 263.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A', SAID POINT BEING ON THE WEST LINE OF SAID SECTION 22; THENCE NORTH 00°12'02" WEST ALONG SAID WEST LINE, 364.00 FEET; THENCE NORTH 89°34'29" EAST, 312.55 FEET; THENCE NORTH 88°27'42" EAST, 72.02 FEET; THENCE NORTH 85°12'03" EAST, 81.04 FEET; THENCE NORTH 81°42'33" EAST, 81.04 FEET; THENCE NORTH 78°25'23" EAST, 71.51 FEET; THENCE NORTH 75°20'32" EAST, 71.51 FEET; THENCE NORTH 72°13'26" EAST, 241.29 FEET; THENCE SOUTH 17°55'07" EAST, 340.00 FEET; THENCE NORTH 72°04'53" EAST, 75.00 FEET; THENCE SOUTH 17°55'07" EAST, 190.65 FEET; THENCE SOUTH 72°04'53" WEST, 28.00 FEET; THENCE SOUTH 17°55'07" EAST, 184.78 FEET; THENCE SOUTH 16°07'49" EAST, 90.12 FEET; THENCE SOUTH 11°18'35" EAST, 91.63 FEET; THENCE SOUTH 06°27'31" EAST, 90.06 FEET; THENCE SOUTH 07°34'31" EAST, 75.09 FEET; THENCE SOUTH 13°28'19" EAST, 21.48 FEET; THENCE NORTH 64°41'10" EAST, 152.40 FEET; THENCE NORTH 65°44'00" EAST, 86.67 FEET; THENCE NORTH 68°01'21" EAST, 88.88 FEET; THENCE NORTH 63°01'11" EAST, 239.83 FEET; THENCE SOUTH 44°45'14" EAST, 43.24 FEET; THENCE SOUTH 16°02'53" EAST, 145.00 FEET; THENCE SOUTH 09°52'15" EAST, 50.29 FEET; THENCE SOUTH 09°29'09" EAST, 143.60 FEET; THENCE SOUTH 07°00'57" EAST, 101.31 FEET; THENCE SOUTH 06°38'06" EAST, 112.31 FEET; THENCE NORTH 70°10'29" EAST, 163.69 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 720.00 FEET, WHOSE ARC LENGTH IS 17.99 FEET AND WHOSE CHORD BEARS NORTH 19°06'34" WEST, 17.99 FEET; THENCE NORTH 71°36'24" EAST, 205.00 FEET; THENCE SOUTH 22°27'19" EAST, 72.98 FEET; THENCE SOUTH 32°58'07" EAST, 72.84 FEET; THENCE SOUTH 39°55'41" EAST, 94.30 FEET; THENCE SOUTH 46°12'47" EAST, 78.79 FEET; THENCE SOUTH 49°22'56" EAST, 170.00 FEET; THENCE SOUTH 46°00'56" EAST, 85.15 FEET; THENCE SOUTH 46°53'51" EAST, 232.68 FEET; THENCE SOUTH 64°13'08" WEST, 140.25 FEET TO THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 'AA'; THENCE SOUTH 00°19'17" EAST ALONG SAID WESTERLY LINE, 80.89 FEET TO THE NORTHEAST CORNER OF PARCEL 'AA' AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2013, PAGE 22091 IN SAID SOUTHWEST QUARTER OF SECTION 22; THENCE SOUTH 89°40'49" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 'AA', A DISTANCE OF 380.63 FEET; THENCE SOUTH 50°35'41" WEST CONTINUING ALONG SAID NORTHERLY LINE, 102.18 FEET; THENCE SOUTH 89°42'30" WEST CONTINUING ALONG SAID NORTHERLY LINE, 698.15 FEET; THENCE SOUTH 58°04'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 142.94 FEET; THENCE NORTH 70°10'24" WEST CONTINUING ALONG SAID NORTHERLY LINE, 338.15 FEET; THENCE SOUTH 39°13'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 55.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'AA'; THENCE SOUTH 54°50'36" WEST, 55.27 FEET; THENCE SOUTH 89°35'45" WEST, 521.51 FEET; THENCE NORTH 00°24'15" WEST, 273.51 FEET; THENCE NORTH 89°35'45" EAST, 356.48 FEET; THENCE NORTH 00°00'00" EAST, 102.87 FEET; THENCE NORTH 37°00'40" WEST, 343.47 FEET; THENCE NORTH 87°14'12" WEST, 90.49 FEET; THENCE NORTH 00°28'18" WEST, 58.30 FEET; THENCE NORTH 05°24'31" EAST, 85.44 FEET; THENCE NORTH 00°20'47" WEST, 149.07 FEET; THENCE NORTH 06°23'32" WEST, 116.14 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 'A'; THENCE NORTH 89°49'00" EAST ALONG SAID SOUTHERLY LINE, 360.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.69 ACRES (2,600,129 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- STREET LOTS WILL BE DEDICATED TO THE CITY OF CLIVE FOR PUBLIC STREET RIGHT-OF-WAY.
- ALL CORNER LOT HOMES ADJACENT TO WESTGATE PARKWAY SHALL RESTRICT THEIR DRIVEWAYS TO THE SIDE STREETS AND HAVE THE HOMES BUILT FACING THE PARKWAY WITH SIDEWALKS FROM THE FRONT DOOR TO THE PARKWAY.
- ALL STREETS, TREES AND SIDEWALKS TO BE INSTALLED WITH HOME CONSTRUCTION.
- 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 SEPARATE RECORDED DOCUMENT FOR ALL MINIMUM PROTECTION ELEVATIONS (MPE'S).
- NO BUILDING PERMITS MAY BE ISSUED ON LOTS 69 AND 70 UNTIL ANNEXATION INTO THE CITY OF CLIVE IS COMPLETE.



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.

Louis M. Kelehan 9/21/21
 LOUIS M. KELEHAN, P.L.S. DATE

LICENSE NUMBER 18660
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 5

DATE: 09/21/21, 09/14/21, 08/17/21, 07/23/21

REVISIONS: [Table with columns for revision number, description, and date]

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

ENGINEER: CIVIL DESIGN ADVANTAGE
 CLIVE, IOWA

TECH: JAE
 REVIEW: [Signature]

SHADOW CREEK PLAT 6
FINAL PLAT

1 / 5
 1911.570

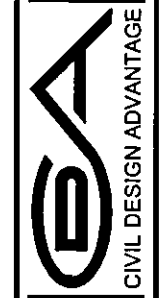
SHADOW CREEK PLAT 6

FINAL PLAT

NOTE
REFER TO SHEET 5 FOR CURVE DATA.

DATE	REVISIONS
08/21/21	SIGNED SUBMITTAL
08/14/21	THIRD SUBMITTAL
06/17/21	SECOND SUBMITTAL
07/23/21	FIRST SUBMITTAL

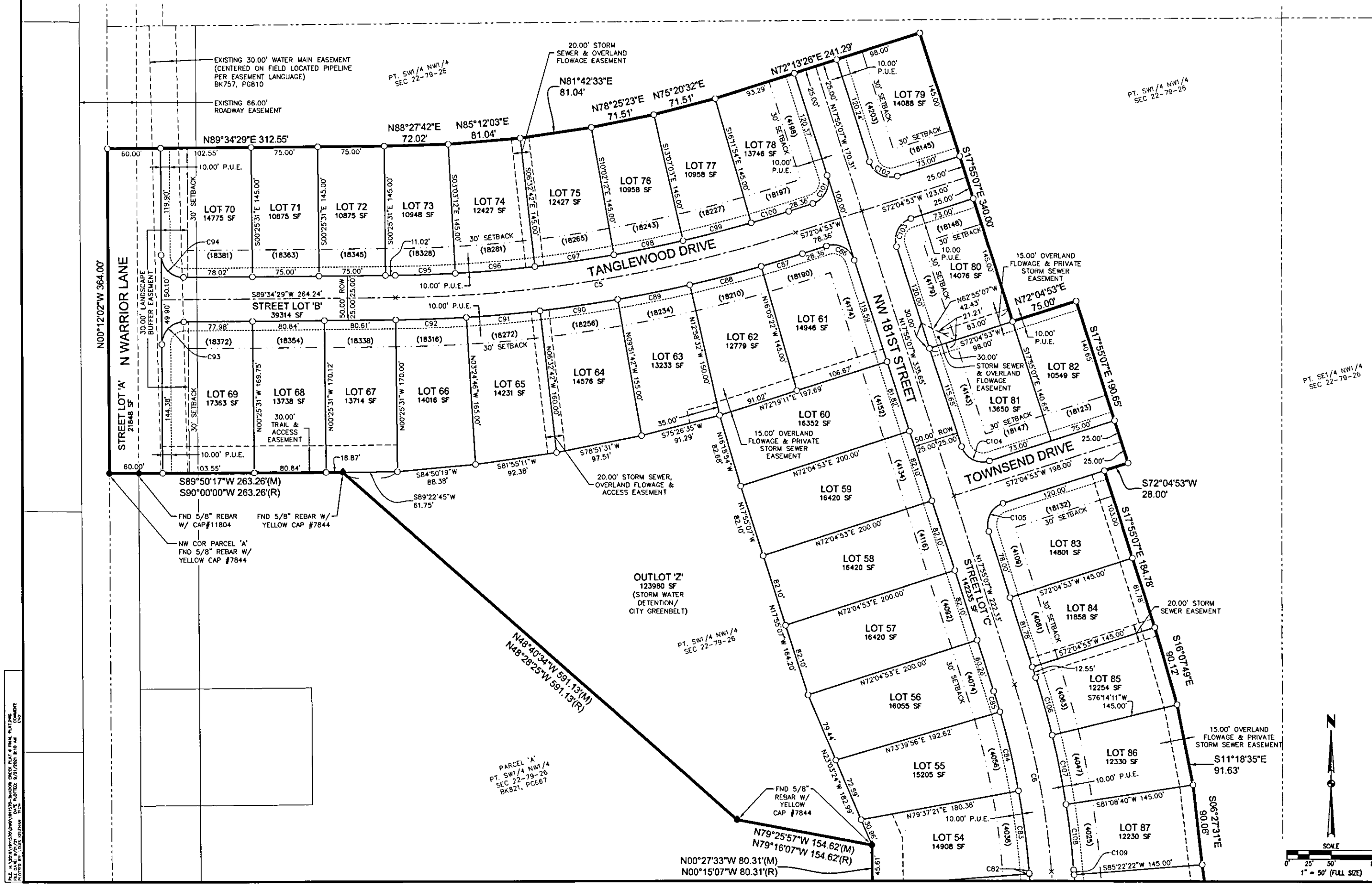
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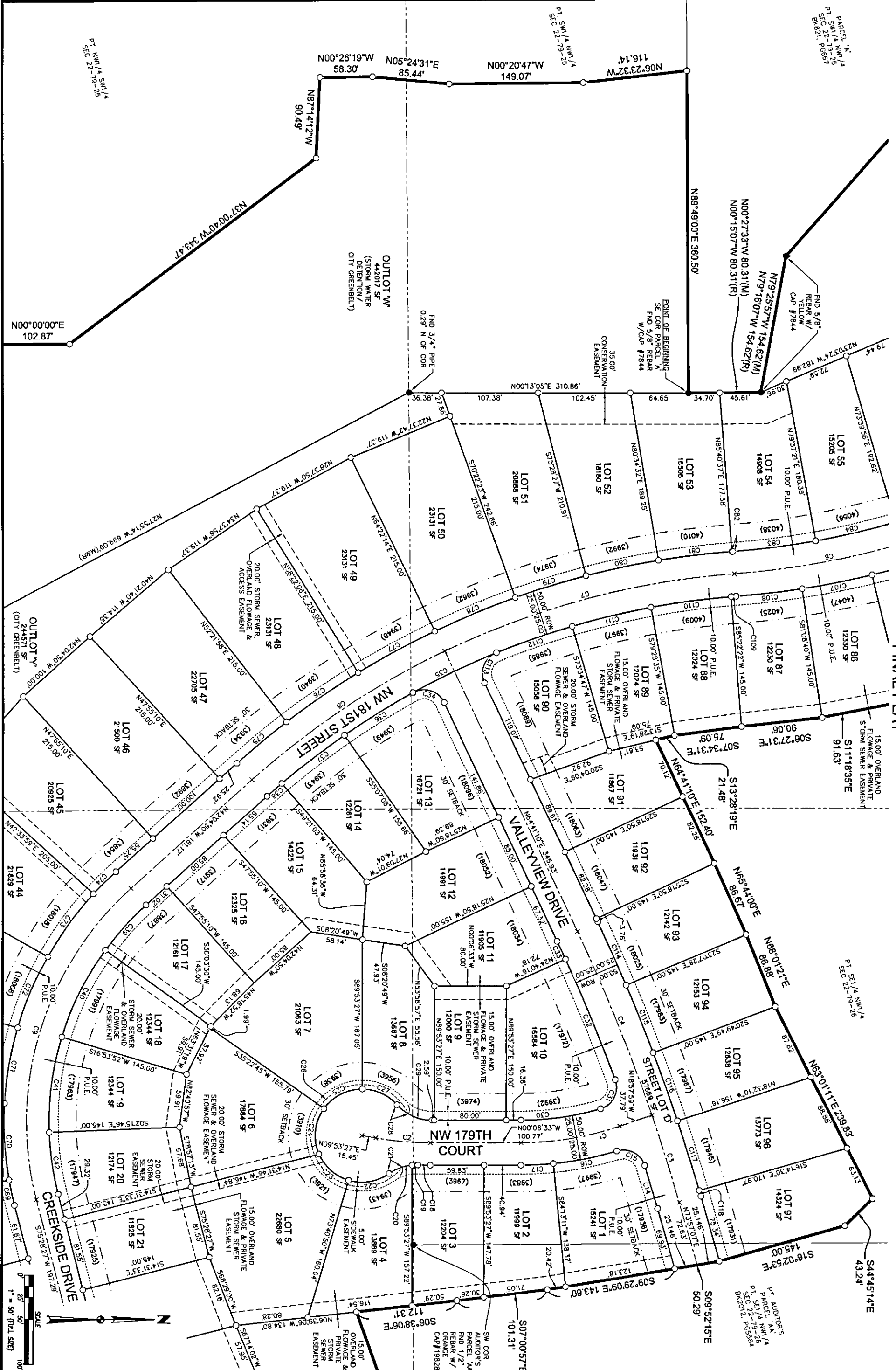
SHADOW CREEK PLAT 6

FINAL PLAT

2/5
1911.570



FILE IN IOWA COUNTY RECORDS WITH THIS PLAT. DATE RECORDED: 8/21/2021 8:10 AM
DRAWN BY: JAE
CHECKED BY: JAE



SHADOW CREEK PLAT 6

FINAL PLAT

NOTE
REFER TO SHEET 5 FOR CURVE DATA.

3
5
1911.570

SHADOW CREEK PLAT 6 FINAL PLAT



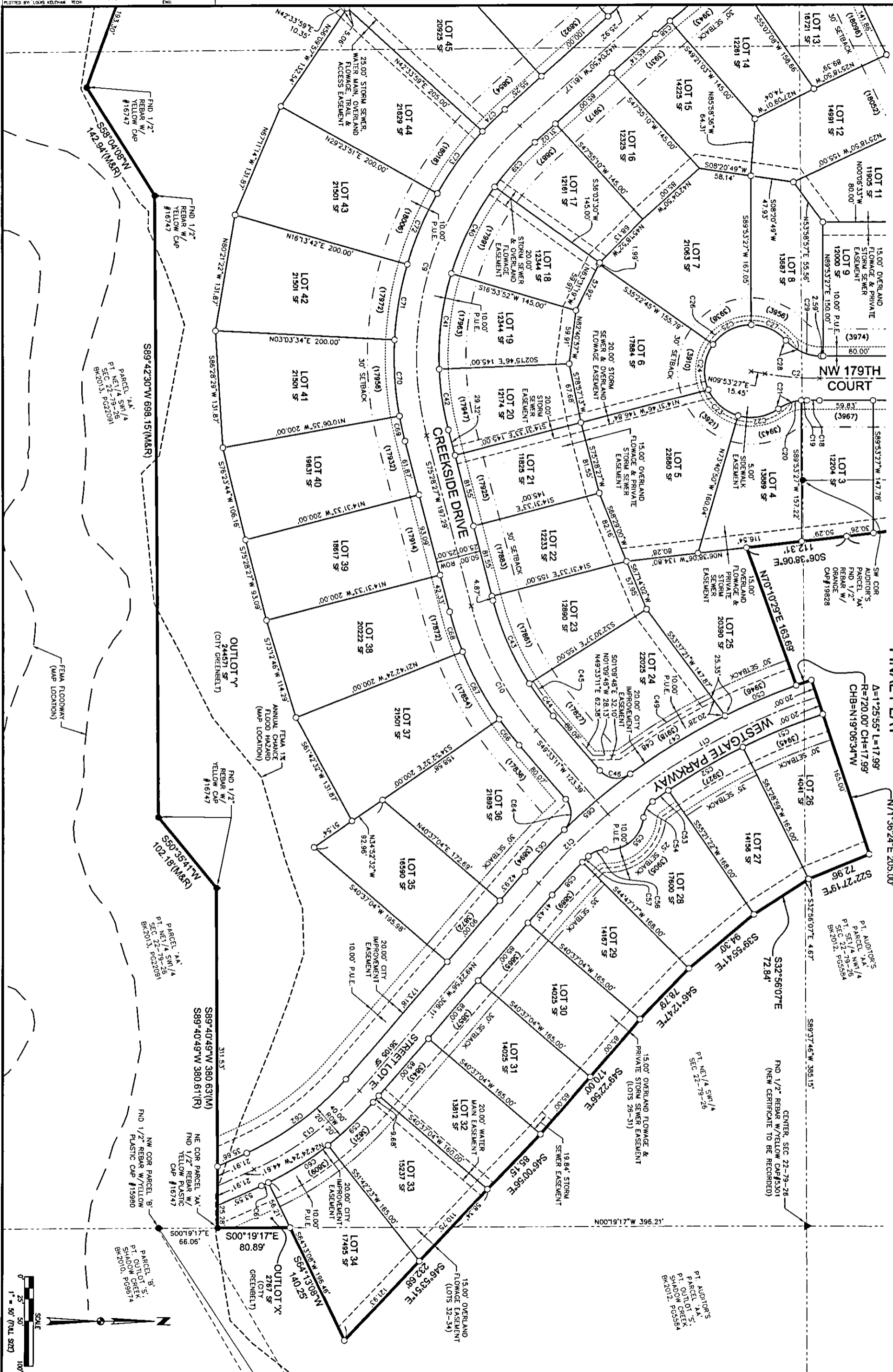
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SHADOW CREEK PLAT 6

FINAL PLAT



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<p>4 5</p>	<h2>SHADOW CREEK PLAT 6</h2> <p>FINAL PLAT</p>	<p>CIVIL DESIGN ADVANTAGE</p>	<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>SIGNED SUBMITTAL</td> <td>09/21/21</td> </tr> <tr> <td>THIRD SUBMITTAL</td> <td>09/14/21</td> </tr> <tr> <td>SECOND SUBMITTAL</td> <td>08/17/21</td> </tr> <tr> <td>FIRST SUBMITTAL</td> <td>07/23/21</td> </tr> </tbody> </table>	REVISIONS	DATE	SIGNED SUBMITTAL	09/21/21	THIRD SUBMITTAL	09/14/21	SECOND SUBMITTAL	08/17/21	FIRST SUBMITTAL	07/23/21
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