

# SHADOW CREEK PLAT 5

## FINAL PLAT

### 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

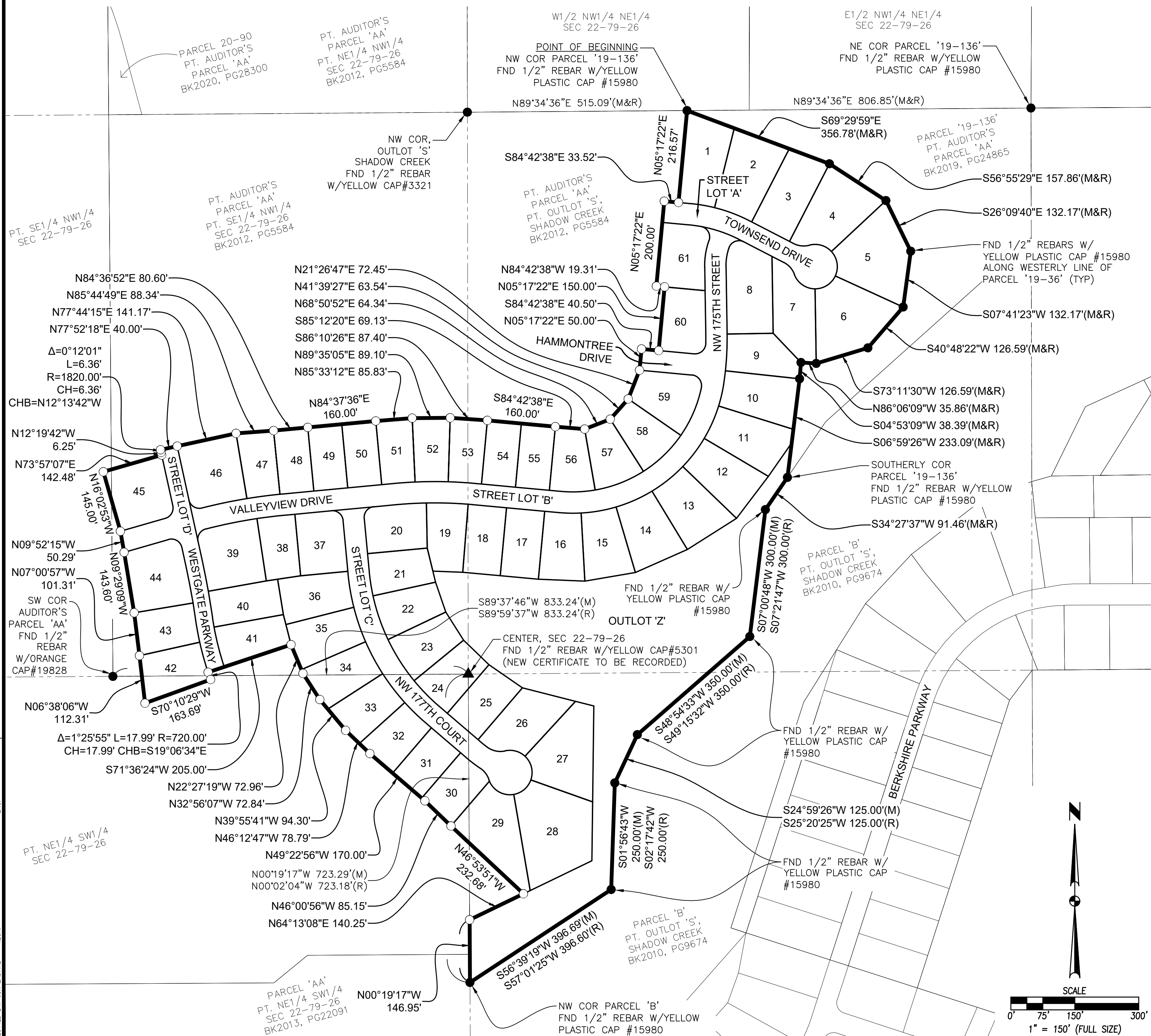
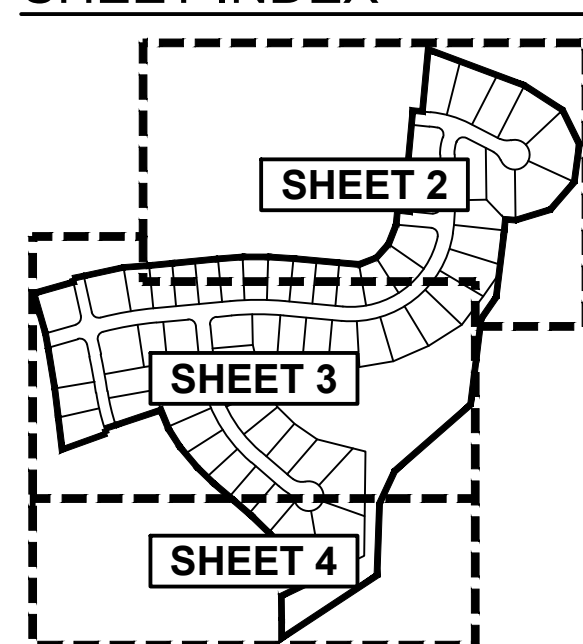
REQUESTOR: SHADOW CREEK ESTATES LLC & SHADOW CREEK V, LLC  
2400 86TH ST SUITE 24  
URBANDALE, IA 50322

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

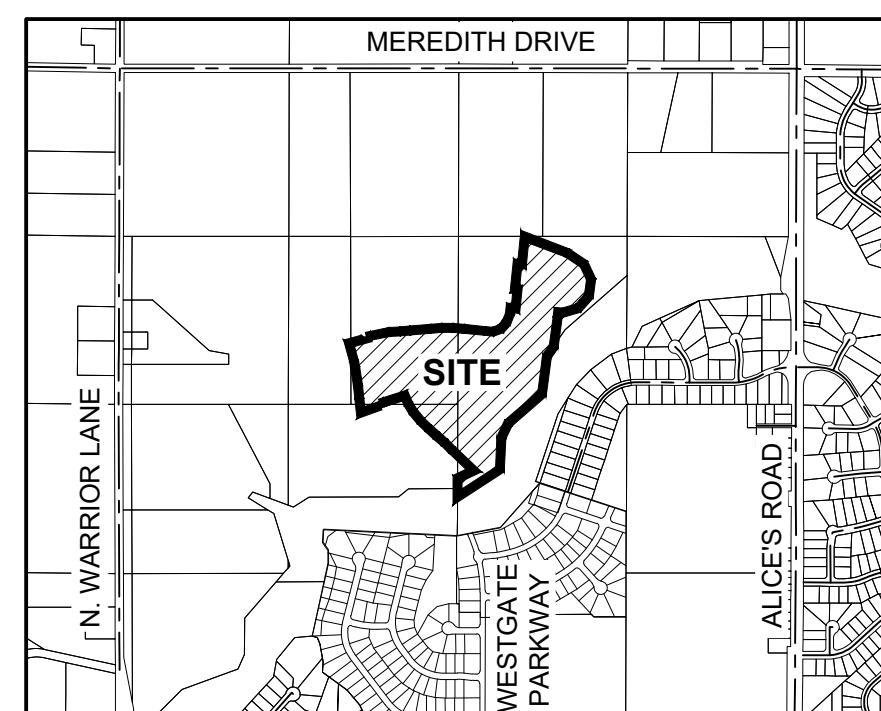
SURVEYOR: LOUIS M. KELEHAN

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

### SHEET INDEX



### VICINITY MAP (NOT TO SCALE)



CLIVE, IOWA

### 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

### 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 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	---	

### PLAT DESCRIPTION

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 26 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 2019, PAGE 24865; THENCE SOUTH 69°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, 132.17 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, 350.00 FEET; THENCE SOUTH 24°59'26" 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 64°13'08" EAST, 140.25 FEET; THENCE NORTH 46°53'51" WEST, 232.68 FEET; THENCE NORTH 46°00'56" 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, 160.00 FEET; THENCE SOUTH 85°12'20" 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" EAST, 40.50 FEET; THENCE NORTH 05°17'22" EAST, 150.00 FEET; THENCE NORTH 84°42'38" WEST, 19.31 FEET; THENCE NORTH 05°17'22" EAST, 200.00 FEET; THENCE SOUTH 84°42'38" WEST, 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).

THE 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).

PRELIMINARY

NOT FOR CONSTRUCTION

LOUIS M. KELEHAN, P.E.  
LICENSE NUMBER 18660  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 - 4

DATE

DATE

REVISIONS

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

TECH: JAE

ENGINEER:

SHADOW CREEK PLAT 5

FINAL PLAT

1 / 4

1911.570

# SHADOW CREEK PLAT 5

FINAL PLAT

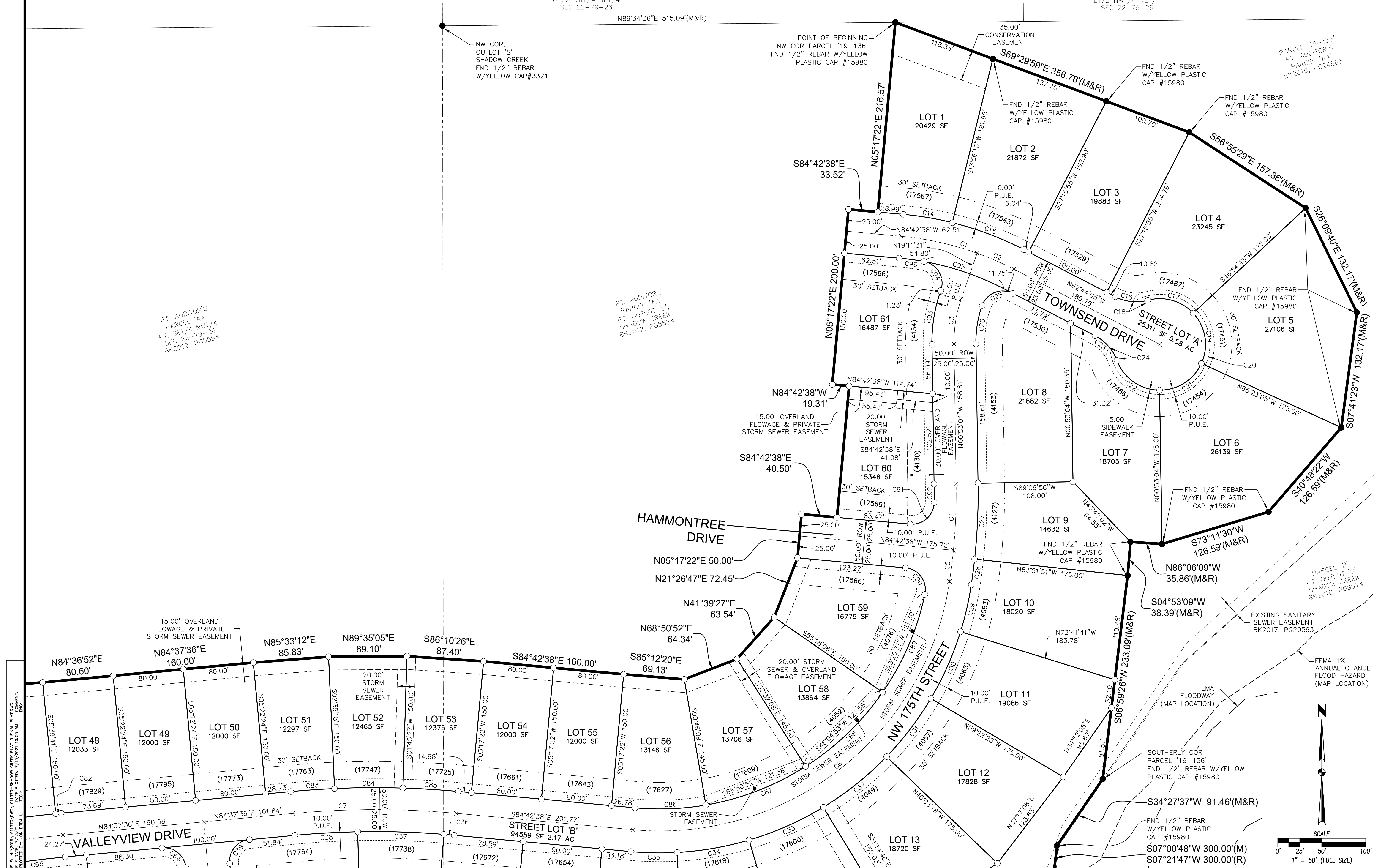
W1/2 NW1/4 NE1/4  
SEC 22-79-26

N89°34'36"E 515.09'(M&R)

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

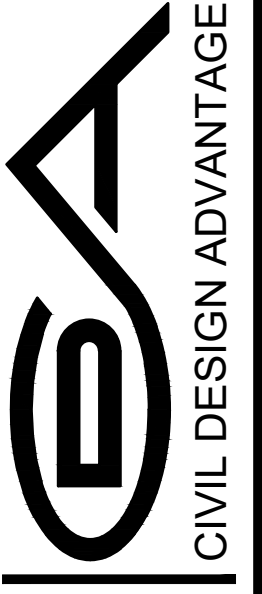
**NOTE**

REFER TO SHEET 4 FOR CURVE DATA.



DATE	REVISIONS	ENGINEER	TECH	REVIEW

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



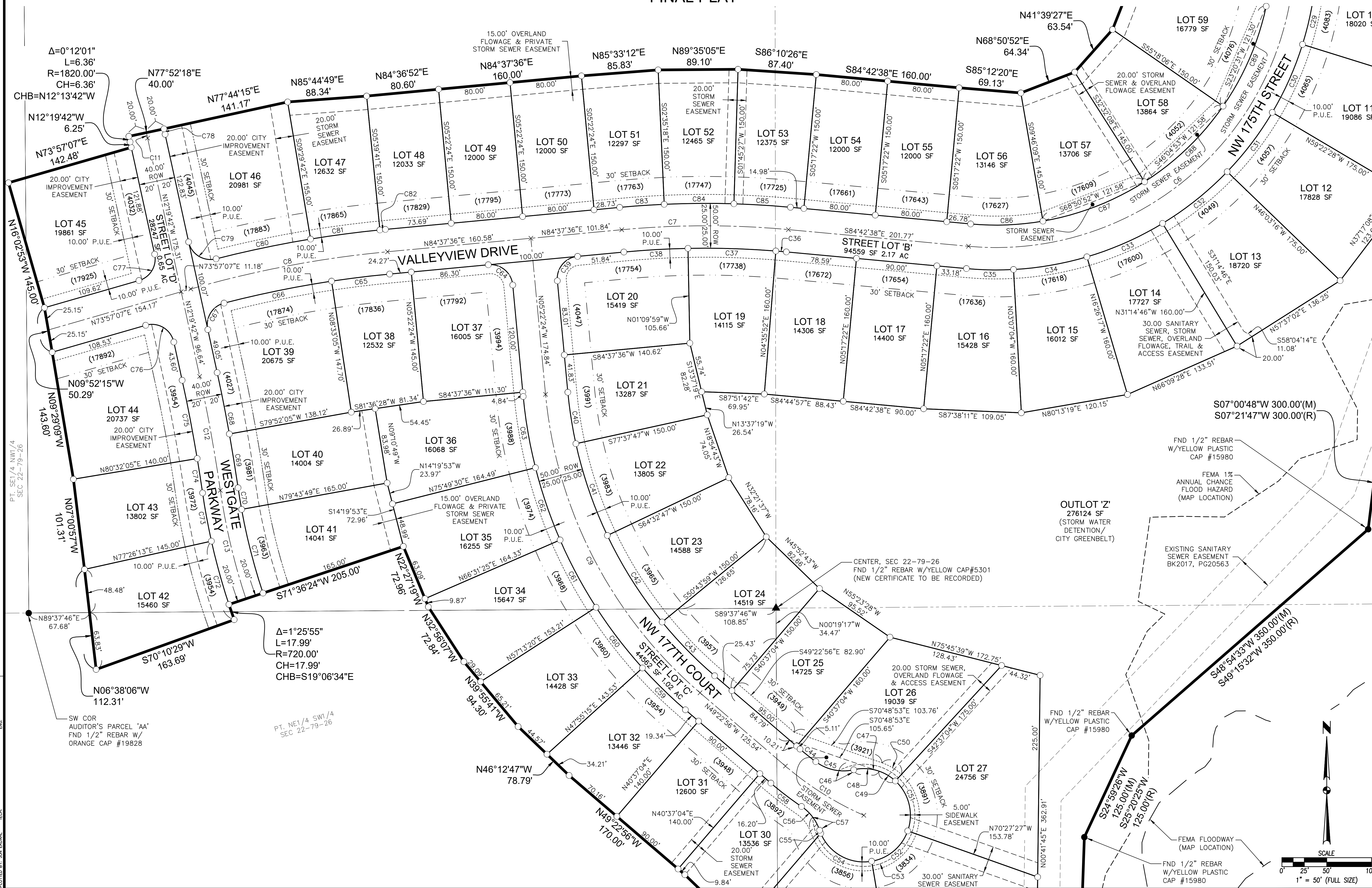
CIVIL DESIGN ADVANTAGE  
CLIVE, IOWA

## SHADOW CREEK PLAT 5 FINAL PLAT

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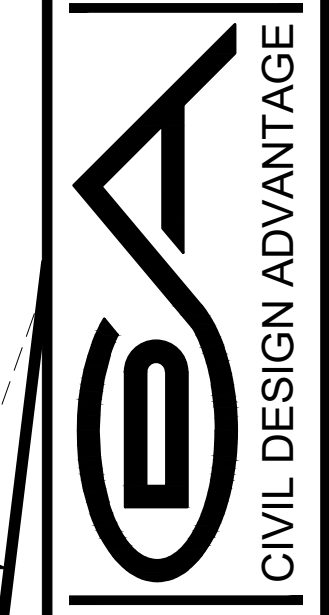
NOTE  
REFER TO SHEET 4 FOR CURVE DATA.



DATE	REVISIONS	FIRST SUBMITTAL

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

TECH: JAE REVIEW:  
ENGINEER:



CLIVE, IOWA

# SHADOW CREEK PLAT 5

## FINAL PLAT

3 4

1911.570

FILE: H:\2019\1911570\DWG\1911570-SHADOW CREEK PLAT 5 FINAL PLATING.DWG  
DATE PLOTTED: 7/13/2021 10:55 AM  
PLOT BY: JAE

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

PT. NE1/4 SW1/4  
SEC 22-79-26

$\Delta=0^{\circ}12'01''$   
 $L=6.36'$   
 $R=1820.00'$   
 $CH=6.36'$   
 $CHB=N12^{\circ}13'42''W$

$\Delta=1^{\circ}25'55''$   
 $L=17.99'$   
 $R=720.00'$   
 $CH=17.99'$   
 $CHB=S19^{\circ}06'34''E$

SW COR  
AUDITOR'S PARCEL 'AA'  
FND 1/2" REBAR W/  
ORANGE CAP #19828

OUTLOT 'Z'  
276124 SF  
(STORM WATER  
DETENTION/  
CITY GREENBELT)

FND 1/2" REBAR  
W/YELLOW PLASTIC  
CAP #15980

FEMA 1%  
ANNUAL CHANCE  
FLOOD HAZARD  
(MAP LOCATION)

EXISTING SANITARY  
SEWER EASEMENT  
BK2017, PG20563

FND 1/2" REBAR  
W/YELLOW PLASTIC  
CAP #15980

FEMA FLOODWAY  
(MAP LOCATION)

FND 1/2" REBAR  
W/YELLOW PLASTIC  
CAP #15980

STREET LOT 'B'  
94559 SF 2.17 AC

STREET LOT 'C'  
44592 SF 1.02 AC

S07°00'48"W 300.00'(M)  
S07°21'47"W 300.00'(R)

S48°54'33"W 350.00'(M)  
S49°15'32"W 350.00'(R)

SCALE  
0' 25' 50' 100'  
1" = 50' (FULL SIZE)

