

# SHADOW CREEK PLAT 6

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT SEC 22-79-26  
 PT AUDITOR'S PRCL "AA"  
 PT OUTLOT 'S', SHADOW CREEK  
 CLIVE, DALLAS COUNTY, IOWA

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

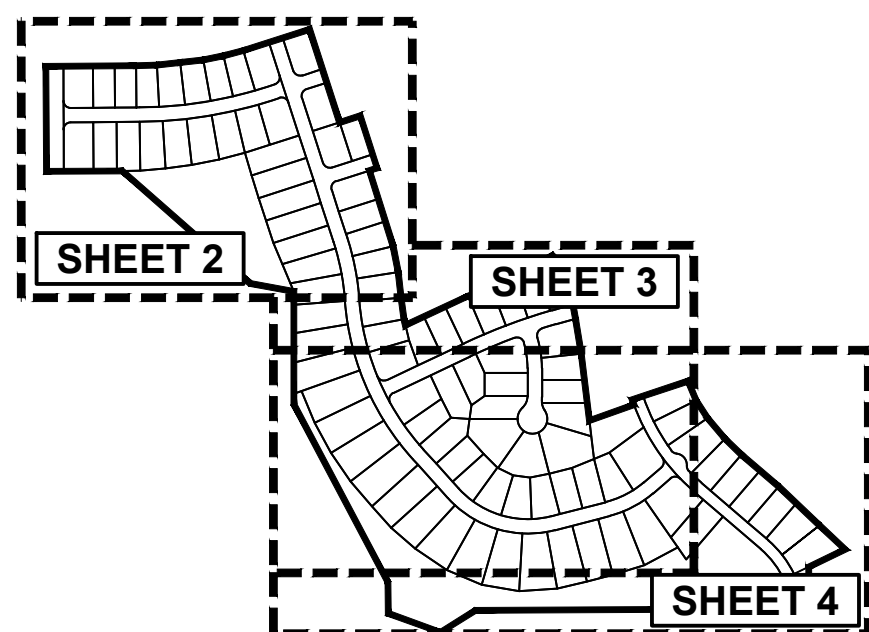
PROPRIETOR: SHADOW CREEK V, LLC  
 PO BOX 71038  
 CLIVE, IA 50325

AND  
 SHADOW CREEK ESTATES 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**



**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 & BULK REGULATIONS**

ZONING: SHADOW CREEK NORTH PUD

**LOTS 24-36 AND 61-83**

- 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 1-23 AND 37-60**

- 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'

**PLAT DESCRIPTION**

A PART OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, INCLUDING 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, ALL BEING IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA AND 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', 80.31 FEET; THENCE NORTH 79°25'57" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 'A', 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 SECTION 22; THENCE NORTH 00°27'33" WEST ALONG 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, 86.88 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, 72.96 FEET; THENCE SOUTH 32°56'07" 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; THENCE SOUTH 89°40'49" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 'AA', 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, 193.29 FEET; THENCE NORTH 00°10'21" WEST, 108.55 FEET; THENCE NORTH 27°55'14" WEST, 699.09 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°13'05" EAST, 310.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.54 ACRES (2,158,112 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**DATE OF SURVEY**

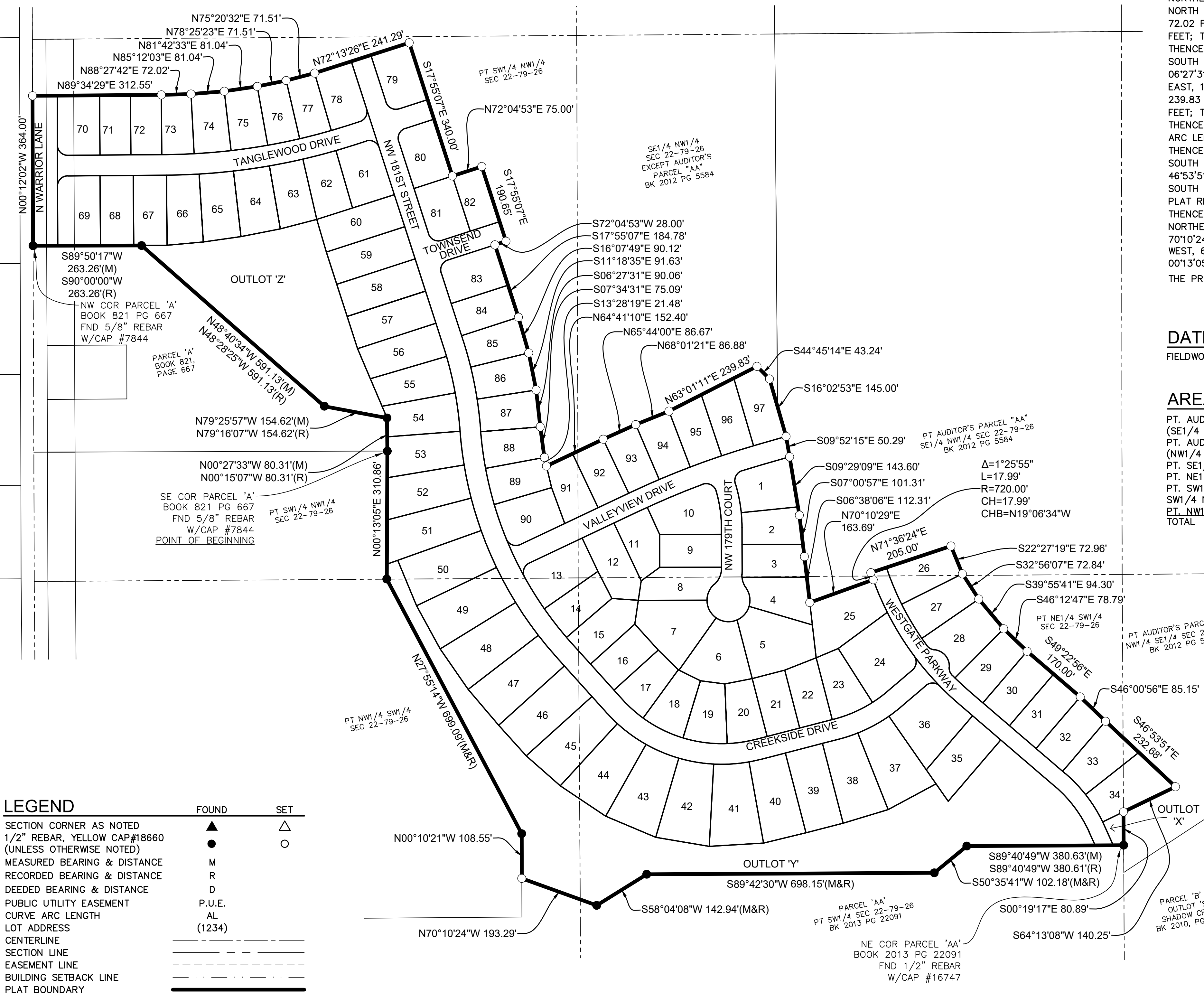
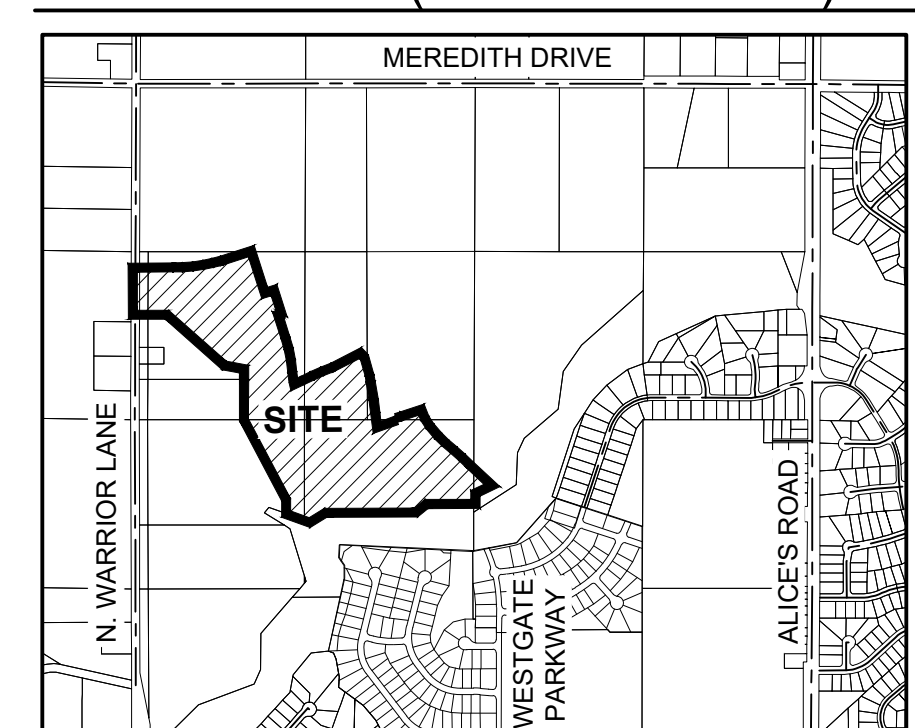
FIELDWORK: NOVEMBER, 2019

**AREA SUMMARY**

PT. AUDITOR'S PARCEL "AA"  
 (SE1/4 NW1/4 SEC 22-79-26) = 0.577 ACRES  
 PT. AUDITOR'S PARCEL "AA"  
 (NW1/4 SE1/4 SEC 22-79-26) = 0.262 ACRES  
 PT. SE1/4 NW1/4 SEC 22-79-26 = 4.613 ACRES  
 PT. NE1/4 SW1/4 SEC 22-79-26 = 19.370 ACRES  
 PT. SW1/4 NW1/4 SEC 22-79-26 = 19.700 ACRES  
 SW1/4 NW1/4 SEC 22-79-26 ROW = 0.276 ACRES  
 PT. NW1/4 SW1/4 SEC 22-79-26 = 4.745 ACRES  
**TOTAL = 49.543 ACRES**

Δ=1°25'55"  
 L=17.99'  
 R=720.00'  
 CH=17.99'  
 CHB=N19°06'34"W

**VICINITY MAP (NOT TO SCALE)**



**LEGEND**

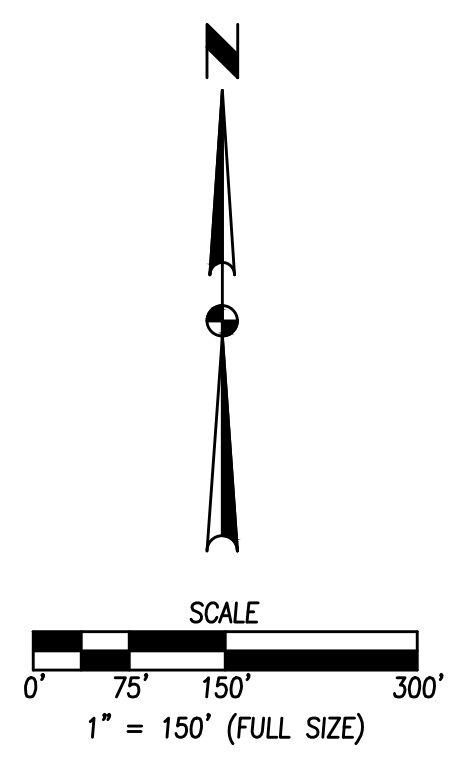
	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT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

- NOTES**
- STREET LOTS WILL BE DEDICATED TO THE CITY OF CLIVE FOR PUBLIC STREET RIGHT-OF-WAY.
  - 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 THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

LOUIS M. KELEHAN, P.L.L.C.  
 LICENSE NUMBER 18660  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 5

DATE



FILE: H:\2019\191570\DWG\191570-SHADOW CREEK PLAT 6 FINAL PLATING.DWG DATE: 7/15/2021 3:53 PM PLOTTED BY: JAK/ERDAHL

# SHADOW CREEK PLAT 6

## FINAL PLAT

**NOTE**  
REFER TO SHEET 5 FOR CURVE DATA.

FND 1/2" REBAR  
NW COR SEC 22-79-26  
BK 2000 PG 1348

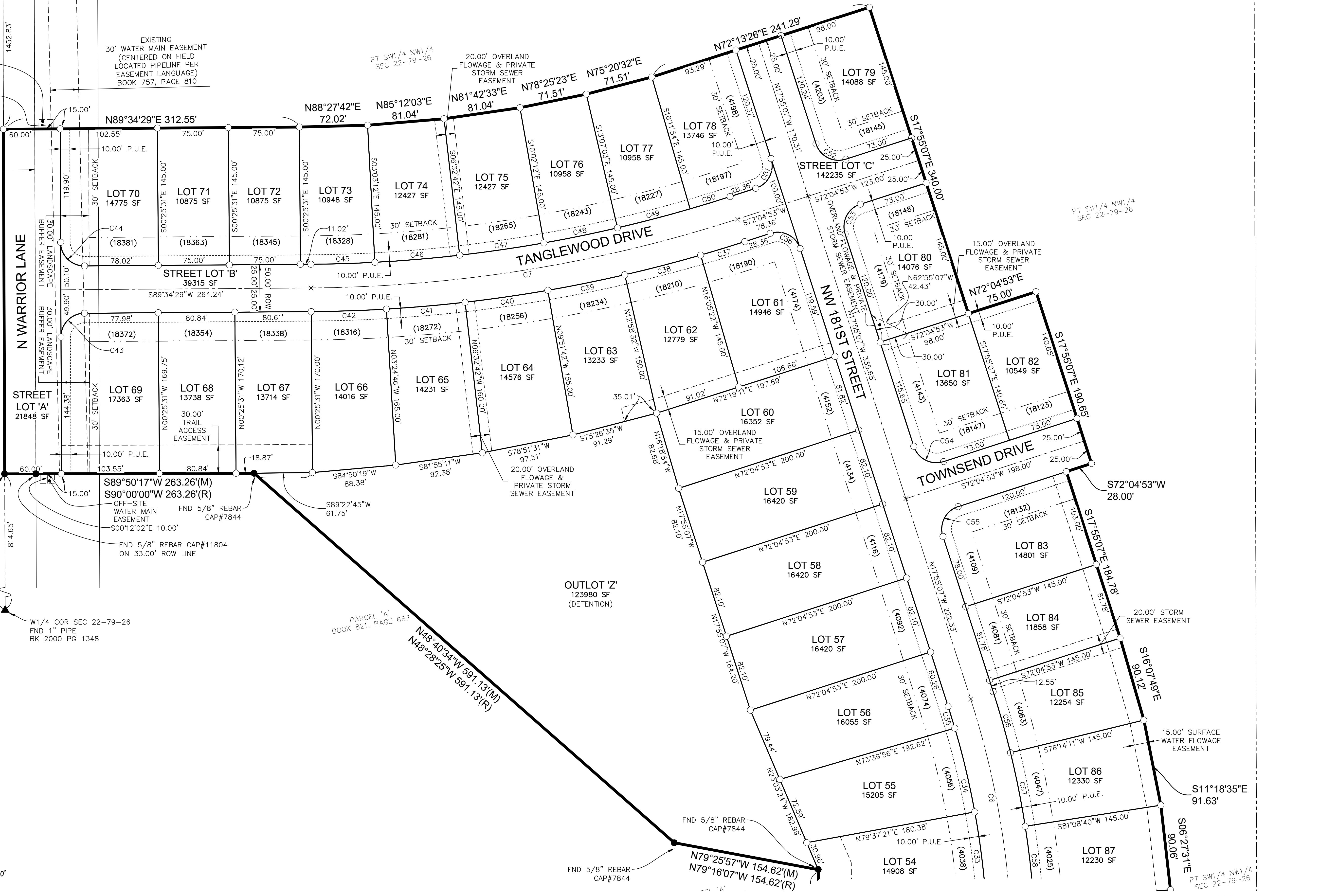
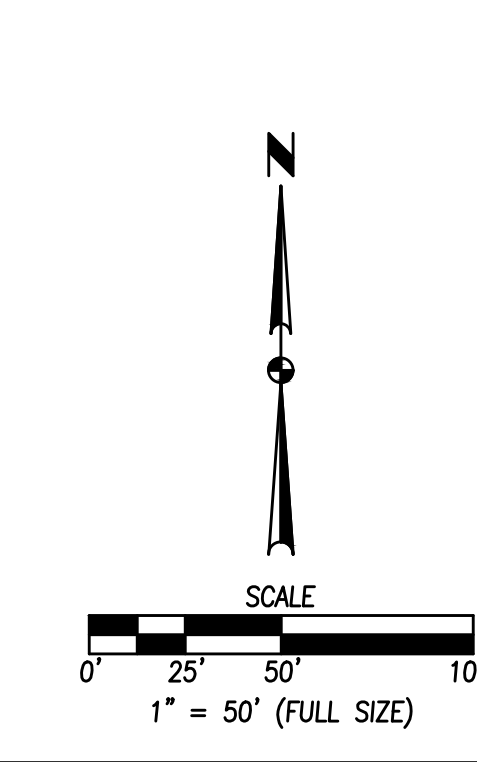
OFF-SITE  
WATER MAIN  
EASEMENT

66' ROADWAY  
EASEMENT  
COUNTY  
RECORDS

300'± 2'02"E 2631.48'(M&R)

NW COR PARCEL 'A'  
BK 821, PG 667  
FND 5/8" REBAR  
CAP#7844

W1/4 COR SEC 22-79-26  
FND 1" PIPE  
BK 2000 PG 1348



OUTLOT 'Z'  
123980 SF  
(DETENTION)

PARCEL 'A'  
BOOK 821, PAGE 667  
N48°40'34"W 591.13(M)  
N48°28'25"W 591.13(R)

PT SW1/4 NW1/4  
SEC 22-79-26

DATE	REVISIONS

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 6**  
**FINAL PLAT**

TECH: JAE REVIEW:

ENGINEER:

# SHADOW CREEK PLAT 6

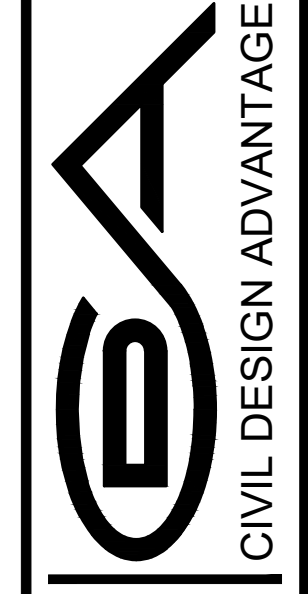
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DATE	REVISIONS

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GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH: JAE REVIEW:   
ENGINEER:



CIVIL DESIGN ADVANTAGE  
CLIVE, IOWA

# SHADOW CREEK PLAT 6

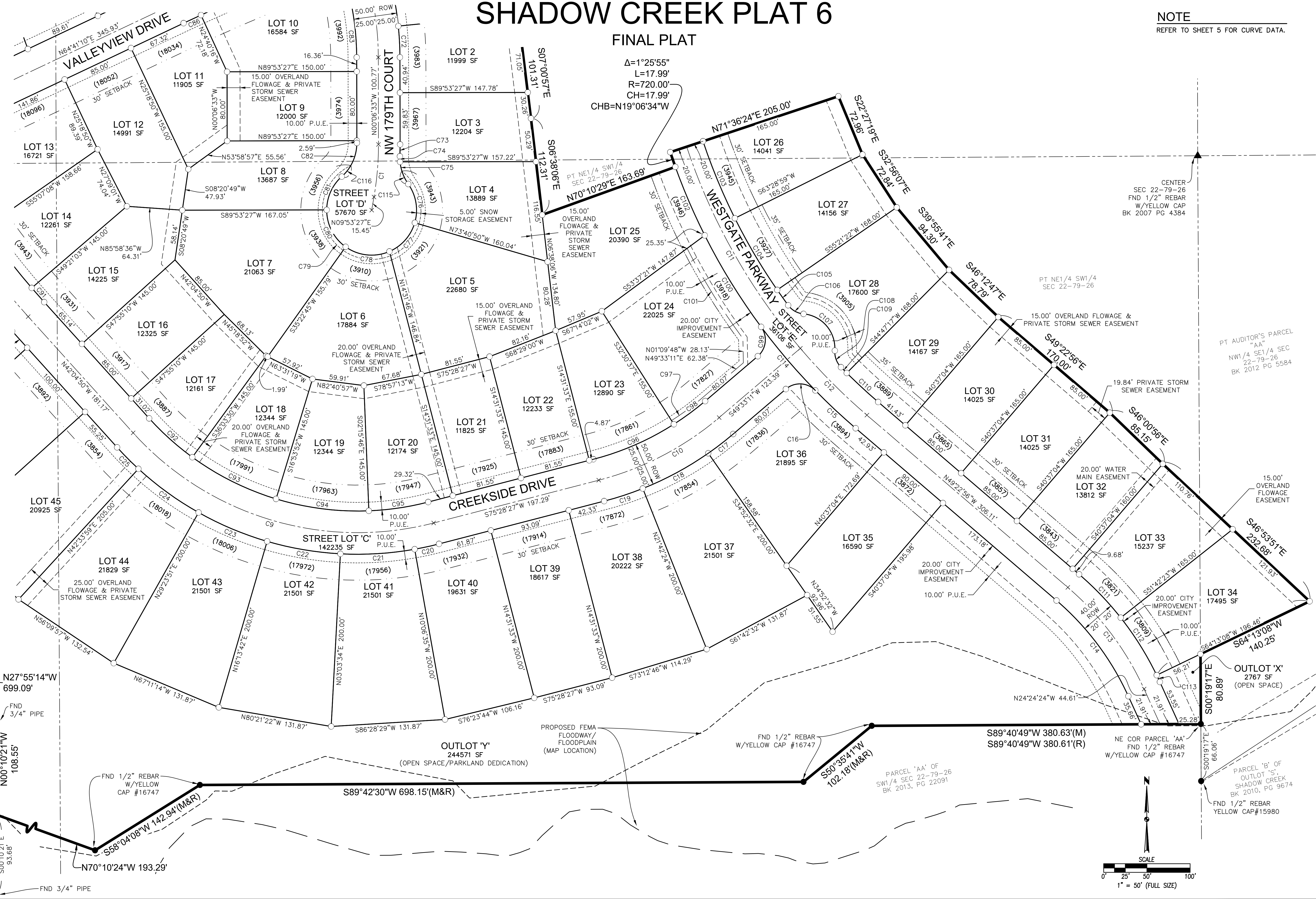
## FINAL PLAT

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PLOT BY: JAE/ERDAHL  
SCALE: 1" = 50'

# SHADOW CREEK PLAT 6

## FINAL PLAT

**NOTE**  
REFER TO SHEET 5 FOR CURVE DATA.



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DATE	
REVISIONS	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: JAE REVIEW:
 <b>CIVIL DESIGN ADVANTAGE</b> CLIVE, IOWA	
<b>SHADOW CREEK PLAT 6</b> <b>FINAL PLAT</b>	
4	5
1911.570	

