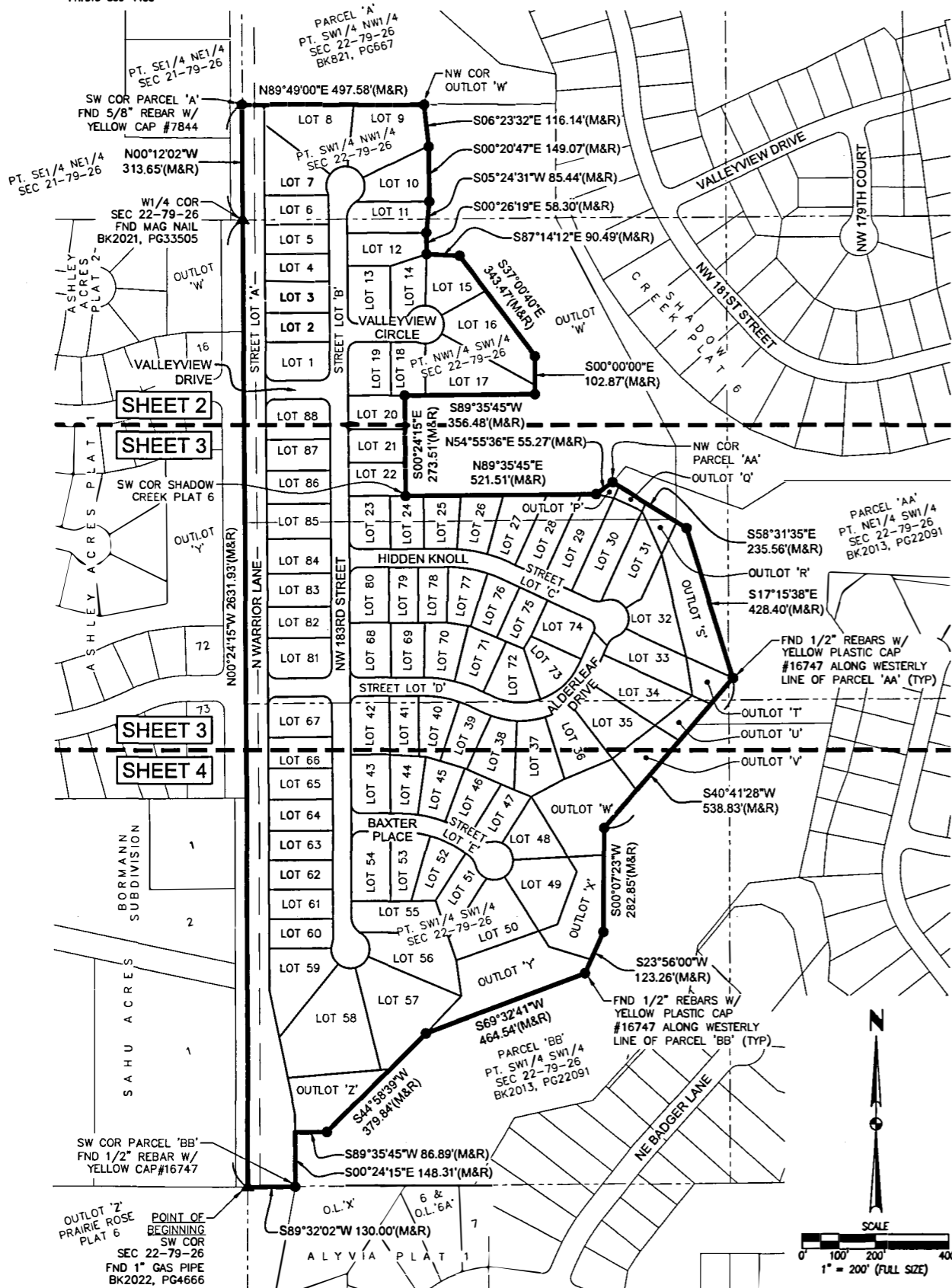


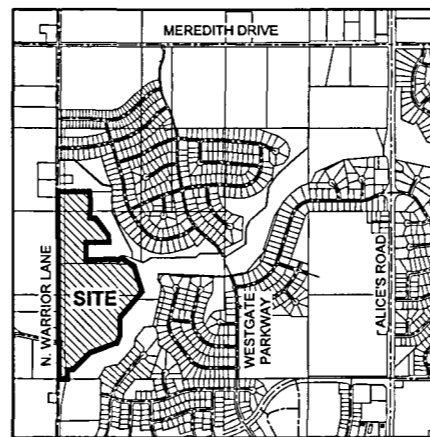
SHADOW CREEK WEST

FINAL PLAT

INDEX LEGEND
 LOCATION: PT. SW1/4 NW1/4 SEC 22-79-26
 PT. SW1/4 SEC 22-79-26
 CLIVE, DALLAS COUNTY, IOWA
 REQUESTOR: SHADOW CREEK WEST, LLC
 PROPRIETOR: SHADOW CREEK WEST, LLC
 2400 NW 86TH STREET, SUITE 24
 URBANDALE, IOWA 50322
 SURVEYOR: LOUIS M. KELEHAN
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400



VICINITY MAP (NOT TO SCALE)



CLIVE, IOWA

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER, ALL BEING IN SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°24'15" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2631.93 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00°12'02" WEST CONTINUING ALONG SAID WEST LINE, 313.65 FEET TO THE SOUTHWEST CORNER OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 821, PAGE 667 IN SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°49'00" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 497.58 FEET TO THE NORTHWEST CORNER OF OUTLOT 'W', SHADOW CREEK PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF CLIVE; THENCE SOUTH 06°23'32" EAST ALONG THE WESTERLY LINE OF SAID SHADOW CREEK PLAT 6, A DISTANCE OF 116.14 FEET; THENCE SOUTH 00°20'47" EAST CONTINUING ALONG SAID WESTERLY LINE, 149.07 FEET; THENCE SOUTH 05°24'31" WEST CONTINUING ALONG SAID WESTERLY LINE, 85.44 FEET; THENCE SOUTH 00°26'19" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.30 FEET; THENCE SOUTH 87°14'12" EAST CONTINUING ALONG SAID WESTERLY LINE, 90.49 FEET; THENCE SOUTH 37°00'40" EAST CONTINUING ALONG SAID WESTERLY LINE, 343.47 FEET; THENCE SOUTH 00°00'00" EAST CONTINUING ALONG SAID WESTERLY LINE, 102.87 FEET; THENCE SOUTH 89°35'45" WEST CONTINUING ALONG SAID WESTERLY LINE, 356.48 FEET; THENCE SOUTH 00°24'15" EAST CONTINUING ALONG SAID WESTERLY LINE, 273.51 FEET TO THE SOUTHWEST CORNER OF SAID SHADOW CREEK PLAT 6; THENCE NORTH 89°35'45" EAST ALONG THE SOUTHERLY LINE OF SAID SHADOW CREEK PLAT 6, A DISTANCE OF 521.51 FEET; THENCE NORTH 54°55'36" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 55.27 FEET TO THE NORTHWEST CORNER OF PARCEL 'AA' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 22091 IN SAID SOUTHWEST QUARTER; THENCE SOUTH 58°31'35" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 'AA', A DISTANCE OF 235.56 FEET; THENCE SOUTH 17°15'38" EAST CONTINUING ALONG SAID WESTERLY LINE, 428.40 FEET; THENCE SOUTH 40°41'28" WEST CONTINUING ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF PARCEL 'BB' AS SHOWN ON SAID PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 22091 IN SAID SOUTHWEST QUARTER, 538.83 FEET; THENCE SOUTH 00°07'23" WEST CONTINUING ALONG SAID WESTERLY LINE OF PARCEL 'BB', A DISTANCE OF 282.85 FEET; THENCE SOUTH 23°56'00" WEST CONTINUING ALONG SAID WESTERLY LINE, 123.26 FEET; THENCE SOUTH 69°32'41" WEST CONTINUING ALONG SAID WESTERLY LINE, 464.54 FEET; THENCE SOUTH 44°58'39" WEST CONTINUING ALONG SAID WESTERLY LINE, 379.84 FEET; THENCE SOUTH 89°35'45" WEST CONTINUING ALONG SAID WESTERLY LINE, 86.89 FEET; THENCE SOUTH 00°24'15" EAST CONTINUING ALONG SAID WESTERLY LINE, 148.31 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'BB', SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH LINE, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.97 ACRES (2,307,562 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

SHADOW CREEK WEST, LLC
 2400 NW 86TH STREET, SUITE 24
 URBANDALE, IOWA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

ZONING

RUD (SHADOW CREEK WEST PLANNED UNIT DEVELOPMENT)
 - ORDINANCE NUMBER 1121
 - BOOK 2022, PAGE 17489
 - ZONING CHANGE AND DEVELOPMENT AGREEMENT
 - BOOK 2022, PAGE 17491

BULK REGULATIONS

LOTS 1-9, 11, 18, 17, 19-29, 35-54 & 57-88
 - MIN. LOT WIDTH: 70'
 - MIN. LOT SIZE: 7,500 SF
 - MIN. FRONT YARD SETBACK: 30'
 - MIN. SIDE YARD SETBACK: 7'
 - MIN. REAR YARD SETBACK: 30'
 - MAX. BUILDING HEIGHT: 35'

LOTS 10, 14, 15, 18, 31-33 & 56
 - MIN. LOT WIDTH: 70'
 - MIN. LOT SIZE: 7,500 SF
 - MIN. FRONT YARD SETBACK: 25'
 - MIN. SIDE YARD SETBACK: 7'
 - MIN. REAR YARD SETBACK: 30'
 - MAX. BUILDING HEIGHT: 35'

LOTS 12, 13, 30, 34 & 55
 - MIN. LOT WIDTH: 70'
 - MIN. LOT SIZE: 7,500 SF
 - MIN. FRONT YARD SETBACK: 35'
 - MIN. SIDE YARD SETBACK: 7'
 - MIN. REAR YARD SETBACK: 30'
 - MAX. BUILDING HEIGHT: 35'

DATE OF SURVEY

FIELDWORK: DECEMBER, 2021

AREA SUMMARY

PT. SW1/4 NW1/4 SEC 22-79-26 = 3.40 ACRES
 PT. SW1/4 NW1/4 SEC 22-79-26 (ROADWAY EASEMENT) = 0.24 ACRES
 PT. NW1/4 SW1/4 SEC 22-79-26 = 25.39 ACRES
 PT. NW1/4 SW1/4 SEC 22-79-26 (ROADWAY EASEMENT) = 1.00 ACRES
 PT. NE1/4 SW1/4 SEC 22-79-26 = 0.01 ACRES
 PT. SW1/4 SW1/4 SEC 22-79-26 = 21.93 ACRES
 PT. SW1/4 SW1/4 SEC 22-79-26 (ROADWAY EASEMENT) = 1.00 ACRES
TOTAL = 52.97 ACRES

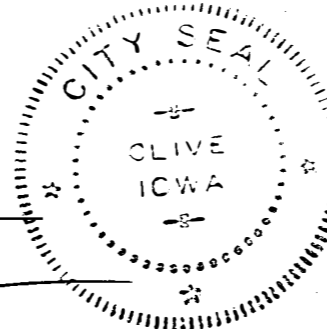
LEGEND

	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	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

COUNCIL APPROVED

Date 11/9/2023

[Signature]



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] 11/2/23
 LOUIS M. KELEHAN, P.L.S. DATE

LICENSE NUMBER 18660
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 4

SHADOW CREEK WEST FINAL PLAT

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

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

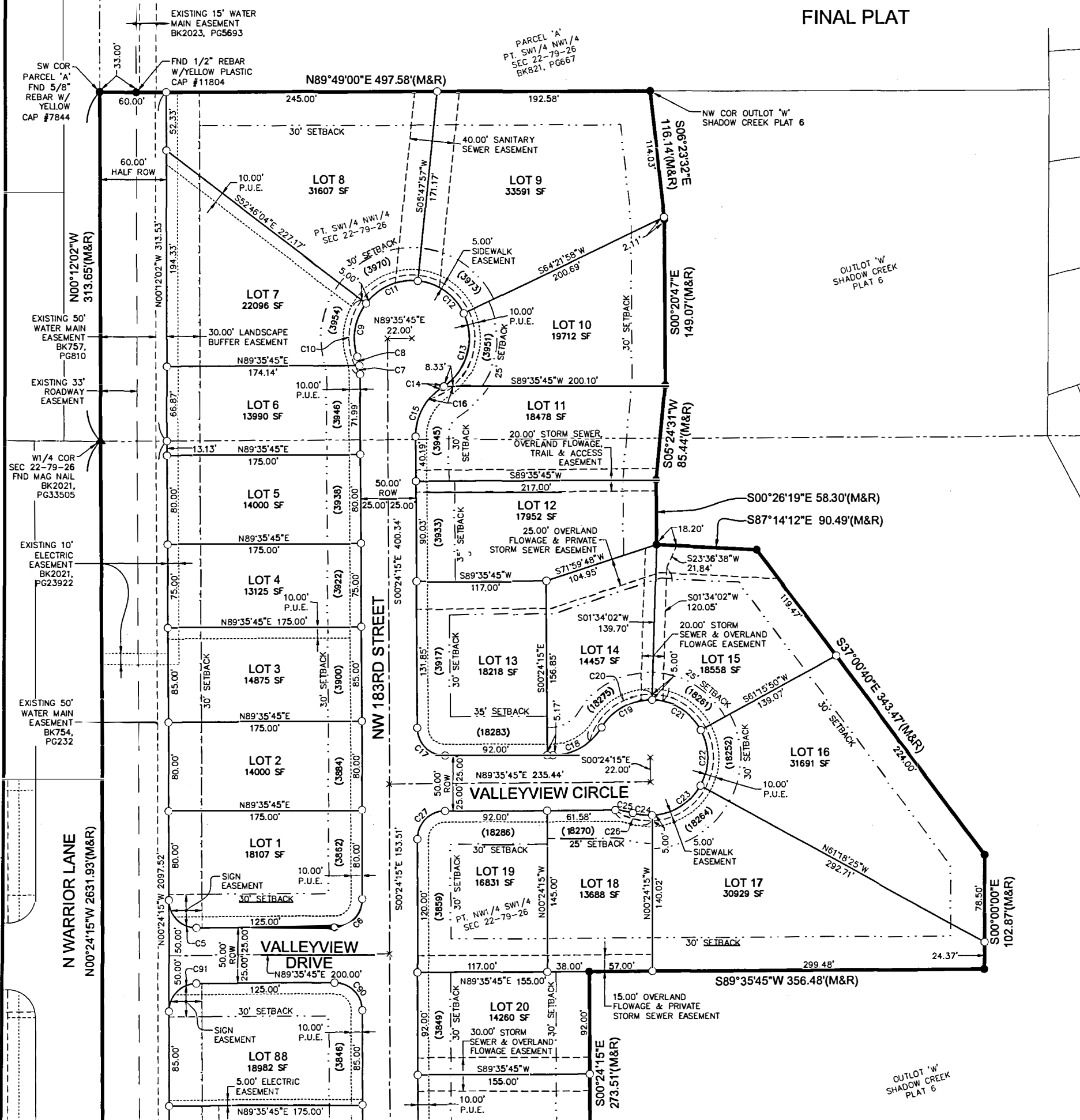
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 ENGINEER: [Blank]
 REVIEW: [Blank]

CLIVE, IOWA

1/4
 2108.650

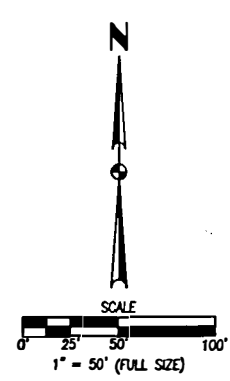
SHADOW CREEK WEST

FINAL PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	25°01'39"	400.00'	174.72'	N77°53'25"W	173.34'	C51	12°11'39"	365.00'	77.68'	N75°37'52"W	77.54'
C2	90°00'00"	200.00'	314.16'	S69°37'24"W	282.84'	C52	12°16'53"	365.00'	78.24'	N63°23'36"W	78.09'
C3	25°01'39"	350.00'	152.88'	N77°53'25"W	151.67'	C53	42°14'09"	52.00'	38.33'	N78°22'14"W	37.47'
C4	33°09'05"	340.00'	196.72'	N73°49'42"W	193.99'	C54	32°07'39"	52.00'	29.16'	N83°25'29"W	28.78'
C5	90°00'00"	25.00'	39.27'	N45°24'15"W	35.36'	C55	49°38'13"	57.00'	49.38'	S88°42'55"W	47.85'
C6	90°00'00"	25.00'	39.27'	S44°35'45"W	35.36'	C56	64°25'27"	52.00'	58.47'	N35°08'57"W	55.44'
C7	8°51'23"	52.00'	8.04'	S04°49'56"E	8.03'	C57	60°09'15"	52.00'	54.59'	N27°08'24"E	52.12'
C8	8°58'56"	52.00'	8.15'	S13°45'05"E	8.14'	C58	55°36'26"	52.00'	50.47'	N85°01'14"E	48.51'
C9	55°28'30"	52.00'	50.35'	S09°29'41"W	48.40'	C59	52°09'32"	52.00'	47.34'	S41°05'47"E	45.72'
C10	72°05'32"	57.00'	71.72'	S01°11'10"W	67.08'	C60	42°14'09"	52.00'	38.33'	S36°08'05"E	37.47'
C11	58°34'01"	52.00'	53.15'	S66°30'57"W	50.87'	C61	67°53'44"	57.00'	67.55'	N32°21'00"W	63.66'
C12	58°34'01"	52.00'	53.15'	N54°55'03"W	50.87'	C62	16°44'53"	315.00'	92.08'	S65°37'36"E	91.75'
C13	81°55'17"	52.00'	74.35'	N15°19'36"E	68.18'	C63	16°24'12"	315.00'	90.18'	S82°12'08"E	89.87'
C14	1°22'52"	52.00'	1.25'	N56°58'40"E	1.25'	C64	90°00'00"	25.00'	39.27'	N44°35'45"E	35.36'
C15	58°04'21"	52.00'	52.70'	N28°37'56"E	50.48'	C65	54°53'30"	52.00'	49.82'	N27°51'00"W	47.93'
C16	25°00'34"	57.00'	24.88'	S61°46'42"W	24.68'	C66	31°0'50"	52.00'	2.89'	N56°53'10"W	2.89'
C17	90°00'00"	25.00'	39.27'	N45°24'15"W	35.36'	C67	81°15'39"	52.00'	73.75'	N17°50'46"W	67.72'
C18	58°04'21"	52.00'	52.70'	S60°33'35"W	50.48'	C68	97°52'32"	57.00'	97.37'	N26°09'12"W	85.96'
C19	60°02'37"	52.00'	54.49'	S61°32'43"W	52.03'	C69	53°05'36"	52.00'	48.19'	N49°19'52"E	46.48'
C20	76°39'30"	57.00'	76.26'	S53°14'17"W	70.70'	C70	53°05'36"	52.00'	48.19'	S77°34'32"E	46.48'
C21	59°41'49"	52.00'	54.18'	N58°35'04"W	51.76'	C71	54°50'07"	52.00'	49.77'	S23°36'40"E	47.89'
C22	57°25'45"	52.00'	52.12'	N00°01'17"W	49.97'	C72	13°37'41"	52.00'	12.37'	S10°37'14"W	12.34'
C23	59°11'08"	52.00'	53.71'	N58°17'09"E	51.36'	C73	17°50'19"	52.00'	16.19'	S08°30'55"W	16.12'
C24	19°33'22"	52.00'	17.75'	S82°20'36"E	17.66'	C74	30°36'55"	57.00'	30.46'	N18°44'39"E	30.10'
C25	17°50'19"	52.00'	16.19'	S81°29'05"E	16.12'	C75	90°00'00"	25.00'	39.27'	S45°24'15"E	35.36'
C26	36°01'22"	57.00'	35.84'	N73°57'34"W	35.25'	C76	90°00'00"	25.00'	39.27'	N44°35'45"E	35.36'
C27	90°00'00"	25.00'	39.27'	N44°35'45"E	35.36'	C77	90°00'00"	25.00'	39.27'	N45°24'15"W	35.36'
C28	90°00'00"	25.00'	39.27'	N45°24'15"W	35.36'	C78	118°29'	375.00'	8.56'	N89°45'00"W	8.56'
C29	4°35'02"	425.00'	34.00'	N88°06'43"W	33.99'	C79	12°54'22"	375.00'	84.47'	N82°38'35"W	84.29'
C30	11°13'40"	425.00'	83.28'	N80°12'22"W	83.15'	C80	10°48'48"	375.00'	70.77'	N70°47'00"W	70.67'
C31	9°12'56"	425.00'	68.36'	N86°59'04"W	68.28'	C81	42°54'26"	175.00'	131.05'	N86°49'49"W	128.01'
C32	32°40'33"	52.00'	29.66'	N81°42'52"W	29.26'	C82	47°05'34"	175.00'	143.84'	S48°10'11"W	139.82'
C33	9°33'36"	52.00'	8.68'	S77°10'03"W	8.67'	C83	90°00'00"	25.00'	39.27'	S20°22'36"E	35.36'
C34	74°55'02"	52.00'	67.99'	N70°09'14"W	63.25'	C84	6°50'39"	375.00'	44.80'	S68°47'55"E	44.77'
C35	91°31'55"	57.00'	91.06'	N78°27'40"W	81.68'	C85	16°50'41"	375.00'	110.25'	S80°38'35"E	109.85'
C36	64°06'40"	52.00'	58.19'	N00°38'23"W	55.20'	C86	1°20'19"	375.00'	8.76'	S89°44'05"E	8.76'
C37	35°26'36"	52.00'	32.17'	N49°08'15"E	31.66'	C87	90°00'00"	25.00'	39.27'	N44°35'45"E	35.36'
C38	42°14'09"	52.00'	38.33'	N45°44'29"E	37.47'	C88	90°00'00"	25.00'	39.27'	N45°24'15"W	35.36'
C39	52°39'23"	57.00'	52.38'	S57°08'45"W	50.56'	C89	90°00'00"	25.00'	39.27'	S44°35'45"W	35.36'
C40	7°59'04"	225.00'	31.35'	N28°36'56"E	31.33'	C90	90°00'00"	25.00'	39.27'	S45°24'15"E	35.36'
C41	19°56'01"	225.00'	78.28'	N42°34'29"E	77.88'	C91	90°00'00"	25.00'	39.27'	N44°35'45"E	35.36'
C42	19°56'01"	225.00'	78.43'	N62°31'36"E	78.03'						
C43	19°56'01"	225.00'	78.28'	N82°28'44"E	77.88'						
C44	18°27'27"	225.00'	72.48'	S78°19'32"E	72.17'						
C45	3°43'13"	225.00'	14.61'	S67°14'12"E	14.61'						
C46	6°13'00"	325.00'	35.26'	S68°29'06"E	35.25'						
C47	18°48'39"	325.00'	106.70'	S80°59'55"E	106.22'						
C48	90°00'00"	25.00'	39.27'	N44°35'45"E	35.36'						
C49	90°00'00"	25.00'	39.27'	N45°24'15"W	35.36'						
C50	8°40'33"	365.00'	55.27'	N86°03'58"W	55.22'						



FILE: S:\SHADOW CREEK WEST\SHADOW CREEK WEST_FINAL.PLT
 PLOTTED BY: LOUIS HELLMAN, TECH.
 DATE: 11/27/23
 TIME: 4:18 PM
 COMMENT:

DATE: _____
 REVISIONS: _____
 SIGNED SUBMITTAL: 08/31/23
 SECOND SUBMITTAL: 08/31/23
 FIRST SUBMITTAL: 08/15/23

REVIEW: _____
 TECH: _____
 ENGINEER: _____

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

CLIVE, IOWA

SHADOW CREEK WEST
 FINAL PLAT

2
 4
 2108.650

SHADOW CREEK WEST

FINAL PLAT

