

SHADOW CREEK PLAT 8

FINAL PLAT

Doc ID: 008915120035 Type: PLAT
 Recorded: 09/26/2022 at 11:37:13 AM
 Fee Amt: \$177.00 Page 1 of 35
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2022 PG 20689
 Slide G128-130

INDEX LEGEND

LOCATION: PT. NW1/4 SEC 22-79-26
 PT. AUDITOR'S PARCEL 'AA'
 PT. OUTLOT 'S', SHADOW CREEK
 PARCEL 20-90
 CLIVE, 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

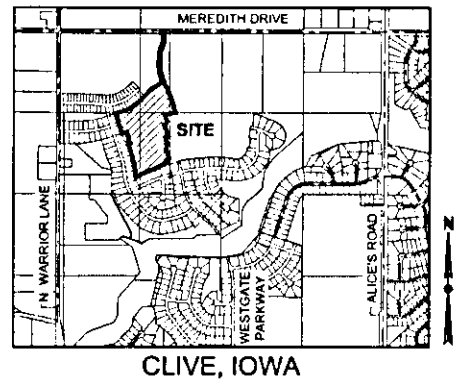
RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

COUNCIL APPROVED

Date 9/22/2022

Matthew Miller

VICINITY MAP (NOT TO SCALE)



PLAT DESCRIPTION

A PART 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 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 OF PARCEL 20-90 AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 23898 BEING A PART OF SAID AUDITOR'S PARCEL 'AA' AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 97, SHADOW CREEK PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF CLIVE, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID SHADOW CREEK PLAT 6; THENCE SOUTH 63°01'11" WEST ALONG SAID EASTERLY LINE, 239.83 FEET; THENCE SOUTH 68°01'21" WEST CONTINUING ALONG SAID EASTERLY LINE, 86.88 FEET; THENCE SOUTH 65°44'00" WEST CONTINUING ALONG SAID EASTERLY LINE, 86.67 FEET; THENCE SOUTH 64°41'10" WEST CONTINUING ALONG SAID EASTERLY LINE, 152.40 FEET; THENCE NORTH 13°28'19" WEST CONTINUING ALONG SAID EASTERLY LINE, 21.48 FEET; THENCE NORTH 07°34'31" WEST CONTINUING ALONG SAID EASTERLY LINE, 75.09 FEET; THENCE NORTH 06°27'31" WEST CONTINUING ALONG SAID EASTERLY LINE, 90.06 FEET; THENCE NORTH 11°18'35" WEST CONTINUING ALONG SAID EASTERLY LINE, 91.63 FEET; THENCE NORTH 16°07'49" WEST CONTINUING ALONG SAID EASTERLY LINE, 80.12 FEET; THENCE NORTH 17°55'07" WEST CONTINUING ALONG SAID EASTERLY LINE, 184.78 FEET; THENCE NORTH 72°04'53" EAST CONTINUING ALONG SAID EASTERLY LINE, 28.00 FEET; THENCE NORTH 17°55'07" WEST CONTINUING ALONG SAID EASTERLY LINE, 190.65 FEET; THENCE SOUTH 72°04'53" WEST CONTINUING ALONG SAID EASTERLY LINE, 75.00 FEET; THENCE NORTH 17°55'07" WEST CONTINUING ALONG SAID EASTERLY LINE, 340.00 FEET TO THE NORTHEAST CORNER OF SAID SHADOW CREEK PLAT 6, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID SHADOW CREEK PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF CLIVE; THENCE NORTH 72°04'53" EAST ALONG SAID SOUTHERLY LINE, 72.27 FEET; THENCE NORTH 70°50'36" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 68.37 FEET; THENCE NORTH 66°20'57" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 67.00 FEET; THENCE NORTH 61°43'23" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 67.00 FEET; THENCE NORTH 57°05'48" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 67.00 FEET; THENCE NORTH 52°28'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 67.00 FEET; THENCE NORTH 47°50'39" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 67.00 FEET; THENCE NORTH 43°17'27" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 70.88 FEET; THENCE NORTH 42°00'50" EAST CONTINUING ALONG SAID SOUTHERLY LINE AND EASTERLY EXTENSION THEREOF, 72.06 FEET; THENCE NORTH 48°43'54" EAST, 81.47 FEET; THENCE NORTH 51°32'43" EAST, 81.47 FEET; THENCE NORTH 58°05'00" EAST, 139.78 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 220.43 FEET AND WHOSE CHORD BEARS NORTH 14°25'49" WEST, 219.76 FEET; THENCE CONTINUING NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 23.02 FEET AND WHOSE CHORD BEARS NORTH 13°19'22" WEST, 22.96 FEET; THENCE CONTINUING NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 170.00 FEET, WHOSE ARC LENGTH IS 104.00 FEET AND WHOSE CHORD BEARS NORTH 02°23'25" WEST, 102.39 FEET; THENCE CONTINUING NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 27.18 FEET AND WHOSE CHORD BEARS NORTH 07°20'57" EAST, 27.10 FEET; THENCE NORTH 00°26'14" WEST, 52.72 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 360.00 FEET, WHOSE ARC LENGTH IS 157.08 FEET AND WHOSE CHORD BEARS NORTH 12°03'48" EAST, 155.84 FEET; THENCE NORTH 24°33'46" EAST, 1.21 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 139.63 FEET AND WHOSE CHORD BEARS NORTH 12°03'48" EAST, 138.52 FEET; THENCE NORTH 00°26'14" WEST, 32.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.23 FEET AND WHOSE CHORD BEARS NORTH 45°23'40" WEST, 35.33 FEET; THENCE NORTH 00°21'06" WEST, 60.00 FEET TO THE NORTH LINE OF SAID SECTION 22; THENCE NORTH 89°38'54" EAST ALONG SAID NORTH LINE, 44.87 FEET TO THE NORTHWEST CORNER OF PARCEL 21-106 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 4435 BEING A PART OF SAID NORTHWEST QUARTER; THENCE SOUTH 00°26'14" EAST ALONG SAID WESTERLY LINE OF SAID PARCEL 21-106, A DISTANCE OF 117.21 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 148.35 FEET AND WHOSE CHORD BEARS SOUTH 12°03'48" WEST, 147.18 FEET; THENCE SOUTH 24°33'46" WEST CONTINUING ALONG SAID WESTERLY LINE, 1.21 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 148.35 FEET AND WHOSE CHORD BEARS SOUTH 12°03'48" WEST, 147.18 FEET; THENCE SOUTH 00°26'14" EAST CONTINUING ALONG SAID WESTERLY LINE, 114.41 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 432.86 FEET AND WHOSE CHORD BEARS SOUTH 15°56'16" EAST, 427.60 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 124.89 FEET AND WHOSE CHORD BEARS SOUTH 26°57'58" EAST, 124.78 FEET TO THE NORTHERNMOST CORNER OF SAID PARCEL 20-90; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 20-90 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 102.32 FEET AND WHOSE CHORD BEARS SOUTH 18°49'46" EAST, 102.25 FEET; THENCE SOUTH 15°09'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 179.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 20-90; THENCE SOUTH 89°35'19" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 20-90, A DISTANCE OF 20.68 FEET; THENCE SOUTH 77°30'22" WEST, 158.10 FEET; THENCE SOUTH 21°00'51" EAST, 145.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 525.00 FEET, WHOSE ARC LENGTH IS 8.32 FEET AND WHOSE CHORD BEARS SOUTH 68°38'27" WEST, 6.32 FEET; THENCE SOUTH 68°17'48" WEST, 57.34 FEET; THENCE SOUTH 21°42'14" EAST, 195.00 FEET; THENCE SOUTH 67°47'01" WEST, 55.25 FEET; THENCE SOUTH 14°44'45" EAST, 161.03 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 365.00 FEET, WHOSE ARC LENGTH IS 39.79 FEET AND WHOSE CHORD BEARS SOUTH 72°07'53" WEST, 39.77 FEET; THENCE SOUTH 20°58'29" EAST, 168.79 FEET; THENCE SOUTH 58°16'13" WEST, 64.55 FEET; THENCE SOUTH 35°59'48" EAST, 41.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.35 ACRES (843,059 SQUARE FEET).

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

ZONING

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

BULK REGULATIONS

LOTS 1 - 13		
- 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 14 - 57		
- 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

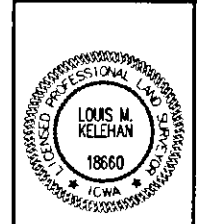
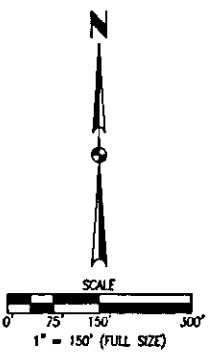
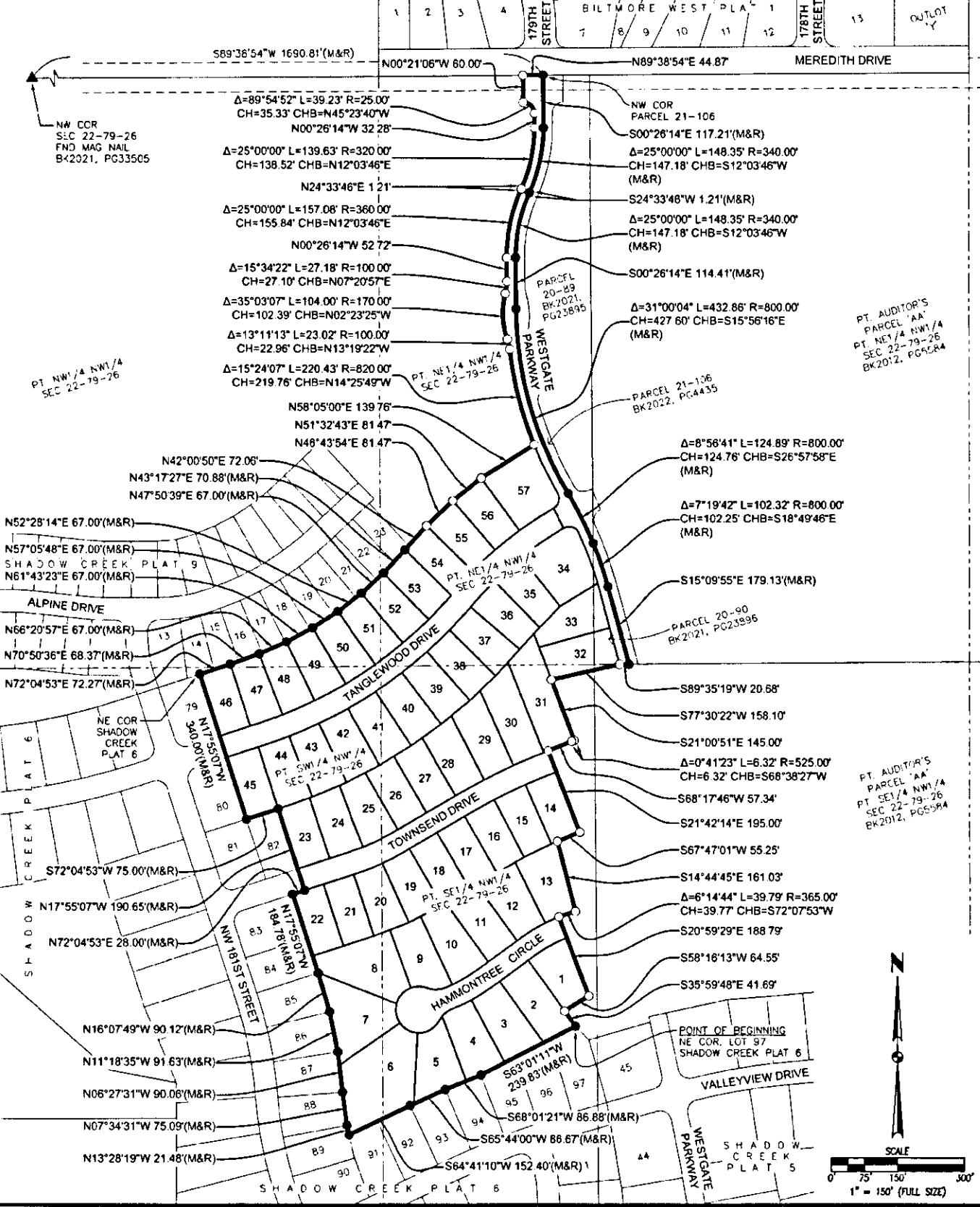
FIELDWORK: JANUARY, 2022

AREA SUMMARY

PT. NW1/4 NW1/4 SEC 22-79-26	= 0.67 ACRES
PT. NE1/4 NW1/4 SEC 22-79-26	= 4.32 ACRES
PT. NE1/4 NW1/4 SEC 22-79-26 (ROADWAY EASEMENT)	= 0.03 ACRES
PT. SW1/4 NW1/4 SEC 22-79-26	= 5.04 ACRES
PT. SE1/4 NW1/4 SEC 22-79-26	= 8.82 ACRES
PT. AUDITOR'S PARCEL 'AA' (SE1/4 NW1/4 SEC 22-79-26)	= 0.01 ACRES
PARCEL 20-90	= 0.26 ACRES
TOTAL	= 19.35 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	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	



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 9/15/22
 LOUIS M. KELEHAN, F.L.S. DATE

LICENSE NUMBER 18660
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 - 3

SHADOW CREEK PLAT 8
 FINAL PLAT

1
 3
 2101.011

REVISIONS

NO.	DATE	DESCRIPTION
1	09/26/2022	FIRST SUBMITTAL
2	09/26/2022	SECOND SUBMITTAL
3	09/26/2022	FIRST SUBMITTAL

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

TECH: _____
 ENGINEER: _____

CIVIL DESIGN ADVANTAGE
 CLIVE, IOWA

SHADOW CREEK PLAT 8

FINAL PLAT

SEE SHEET 3

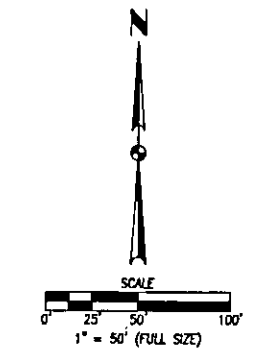
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	15°00'19"	340.00'	89.04'	S81°30'21"W	88.79'	C36	1°30'53"	780.00'	20.82'	S16°53'38"E	20.82'
C2	15°28'52"	400.00'	108.08'	S61°44'38"W	107.75'	C37	8°47'00"	780.00'	119.57'	N20°31'41"W	119.46'
C3	8°31'05"	1200.00'	178.40'	S64°02'14"W	178.24'	C38	94°54'15"	25.00'	41.41'	N72°22'19"W	36.84'
C4	12°18'13"	500.00'	107.37'	S65°55'47"W	107.16'	C39	8°32'35"	775.00'	115.55'	S55°54'16"W	115.45'
C5	19°48'01"	800.00'	278.48'	S50°21'08"W	275.09'	C40	5°58'18"	775.00'	80.32'	S48°39'50"W	80.29'
C6	31°37'48"	1000.00'	552.05'	S56°16'00"W	545.06'	C41	5°14'35"	775.00'	70.92'	S43°04'23"W	70.89'
C7	15°00'19"	315.00'	82.50'	S61°30'21"W	82.26'	C42	0°14'22"	1025.00'	4.29'	S40°34'17"W	4.29'
C8	7°46'04"	425.00'	57.62'	S57°53'14"W	57.57'	C43	3°54'40"	1025.00'	69.97'	S42°38'48"W	69.95'
C9	6°37'51"	425.00'	49.19'	S65°05'11"W	49.18'	C44	3°54'40"	1025.00'	69.97'	S48°33'28"W	69.95'
C10	29°08'38"	52.00'	26.45'	S53°49'48"W	26.17'	C45	4°04'28"	1025.00'	72.88'	S50°33'01"W	72.87'
C11	6°11'13"	52.00'	5.61'	S42°21'05"W	5.61'	C46	4°04'28"	1025.00'	72.88'	S54°37'27"W	72.87'
C12	12°04'45"	52.00'	10.96'	S33°13'06"W	10.94'	C47	4°04'28"	1025.00'	72.88'	S58°41'53"W	72.87'
C13	66°06'42"	52.00'	60.00'	S60°14'05"W	56.73'	C48	4°04'28"	1025.00'	72.88'	S62°46'20"W	72.87'
C14	52°12'51"	52.00'	47.39'	N60°36'08"W	45.77'	C49	4°04'28"	1025.00'	72.88'	S66°50'46"W	72.87'
C15	49°30'14"	52.00'	44.93'	N09°44'35"W	43.54'	C50	3°11'54"	1025.00'	57.22'	S70°28'57"W	57.21'
C16	54°57'38"	52.00'	49.88'	N42°29'21"E	47.99'	C51	3°25'09"	975.00'	58.18'	N70°22'19"E	58.17'
C17	41°39'10"	52.00'	37.80'	S89°12'15"E	36.98'	C52	4°37'35"	975.00'	78.73'	N66°20'57"E	78.70'
C18	43°41'48"	52.00'	39.66'	N89°46'26"E	38.70'	C53	4°37'35"	975.00'	78.73'	N61°43'23"E	78.70'
C19	18°15'58"	52.00'	16.58'	S77°30'39"E	16.51'	C54	4°37'35"	975.00'	78.73'	N57°05'48"E	78.70'
C20	29°74'02"	57.00'	296.14'	N20°35'58"W	58.99'	C55	4°37'35"	975.00'	78.73'	N52°28'14"E	78.70'
C21	2°53'49"	375.00'	18.96'	N66°28'37"E	18.96'	C56	4°37'35"	975.00'	78.73'	N47°50'39"E	78.70'
C22	11°01'31"	375.00'	72.16'	N59°30'57"E	72.05'	C57	4°20'43"	975.00'	73.94'	N43°21'30"E	73.93'
C23	9°37'36"	365.00'	61.33'	N58°49'00"E	61.25'	C58	0°44'03"	975.00'	12.49'	N40°49'07"E	12.49'
C24	11°37'27"	365.00'	74.05'	N69°26'32"E	73.92'	C59	3°52'24"	825.00'	55.77'	N42°23'18"E	55.76'
C25	2°00'11"	1175.00'	41.08'	S67°17'41"W	41.08'	C60	4°48'49"	825.00'	69.31'	N46°43'54"E	69.29'
C26	3°48'03"	1175.00'	77.95'	S84°23'34"W	77.93'	C61	4°48'49"	825.00'	69.31'	N51°32'43"E	69.29'
C27	2°42'51"	1175.00'	55.66'	S81°08'06"W	55.66'	C62	6°22'16"	825.00'	91.74'	N57°08'15"E	91.69'
C28	5°57'40"	525.00'	54.82'	S62°45'31"W	54.60'	C63	90°47'59"	25.00'	39.82'	N14°55'24"E	35.80'
C29	6°20'33"	525.00'	58.12'	S68°54'37"W	58.09'	C64	8°20'43"	820.00'	119.43'	N26°18'14"W	119.33'
C30	3°23'41"	475.00'	28.14'	N70°23'03"E	28.14'						
C31	8°54'32"	475.00'	73.86'	N64°13'57"E	73.78'						
C32	2°44'12"	1225.00'	58.51'	N61°08'47"E	58.51'						
C33	3°25'28"	1225.00'	73.22'	N64°13'37"E	73.21'						
C34	2°21'25"	1225.00'	50.39'	N67°07'04"E	50.39'						
C35	0°58'16"	780.00'	13.22'	N15°39'03"W	13.22'						



$\Delta=0^{\circ}41'23"$ $L=6.32'$
 $R=525.00'$ $CH=6.32'$
 $CHB=S68^{\circ}38'27"W$
 $S68^{\circ}17'46"W$ 57.34'

$\Delta=6^{\circ}14'44"$ $L=39.79'$
 $R=365.00'$ $CH=39.77'$
 $CHB=S72^{\circ}07'53"W$



SHADOW CREEK PLAT 8
 FINAL PLAT

2/3

2101.011

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

TECH: ENGINEER: REVIEWER:

CLIVE, IOWA

CIVIL DESIGN ADVANTAGE

REVISIONS

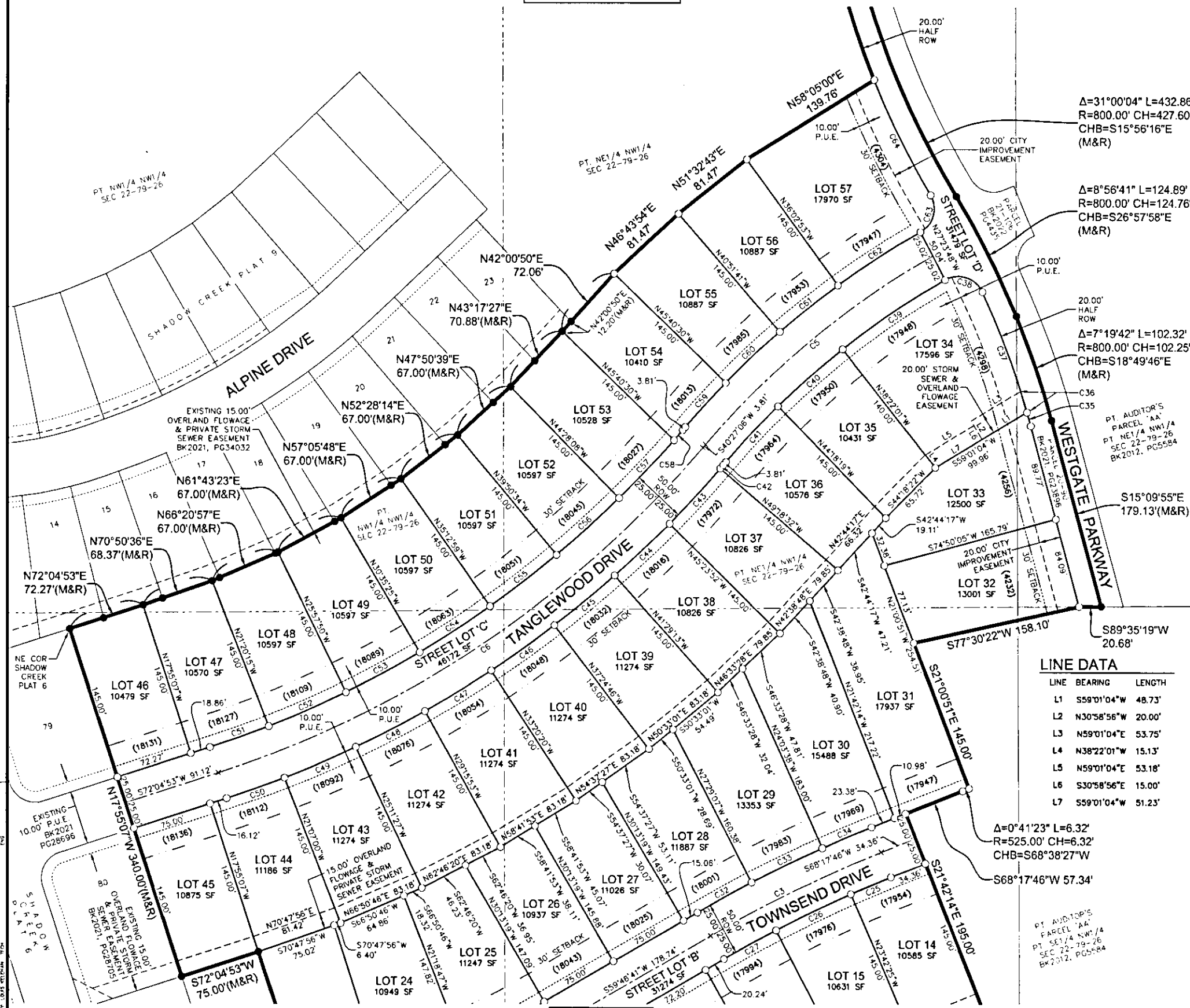
DATE	3/15/22
3/15/22	3/15/22
3/15/22	3/15/22
3/15/22	3/15/22

SIGNED SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

SHADOW CREEK PLAT 8

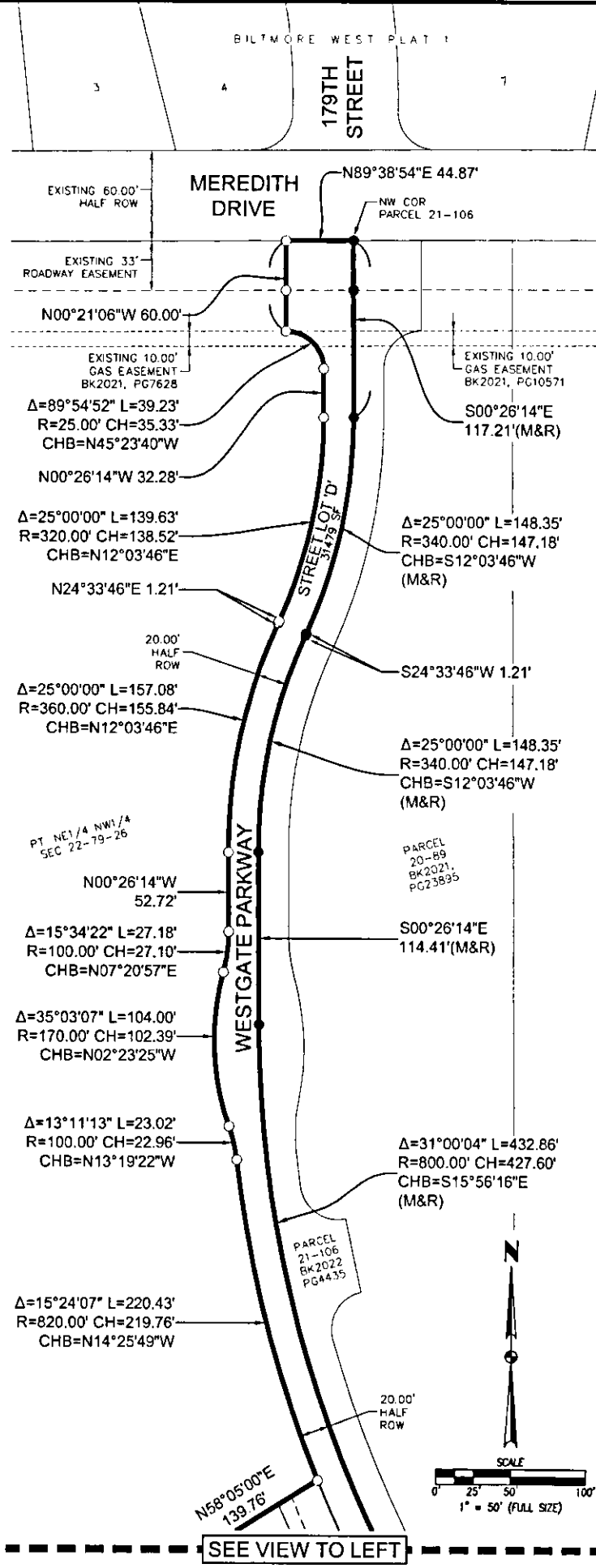
FINAL PLAT

SEE VIEW TO RIGHT



LINE DATA

LINE	BEARING	LENGTH
L1	S59°01'04"W	48.73'
L2	N30°58'56"W	20.00'
L3	N59°01'04"E	53.75'
L4	N38°22'01"W	15.13'
L5	N59°01'04"E	53.18'
L6	S30°58'56"E	15.00'
L7	S59°01'04"W	51.23'



SEE VIEW TO LEFT

DATE: 09/15/22
 07/22/22
 09/05/22
 07/22/22
 09/05/22

REVISIONS: SIGNED SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

TECH: REVIEW:
 ENGINEER:

SHADOW CREEK PLAT 8
FINAL PLAT

CLIVE, IOWA

2101.011