

# Shadow Creek | Clive, Iowa

## Plat 6

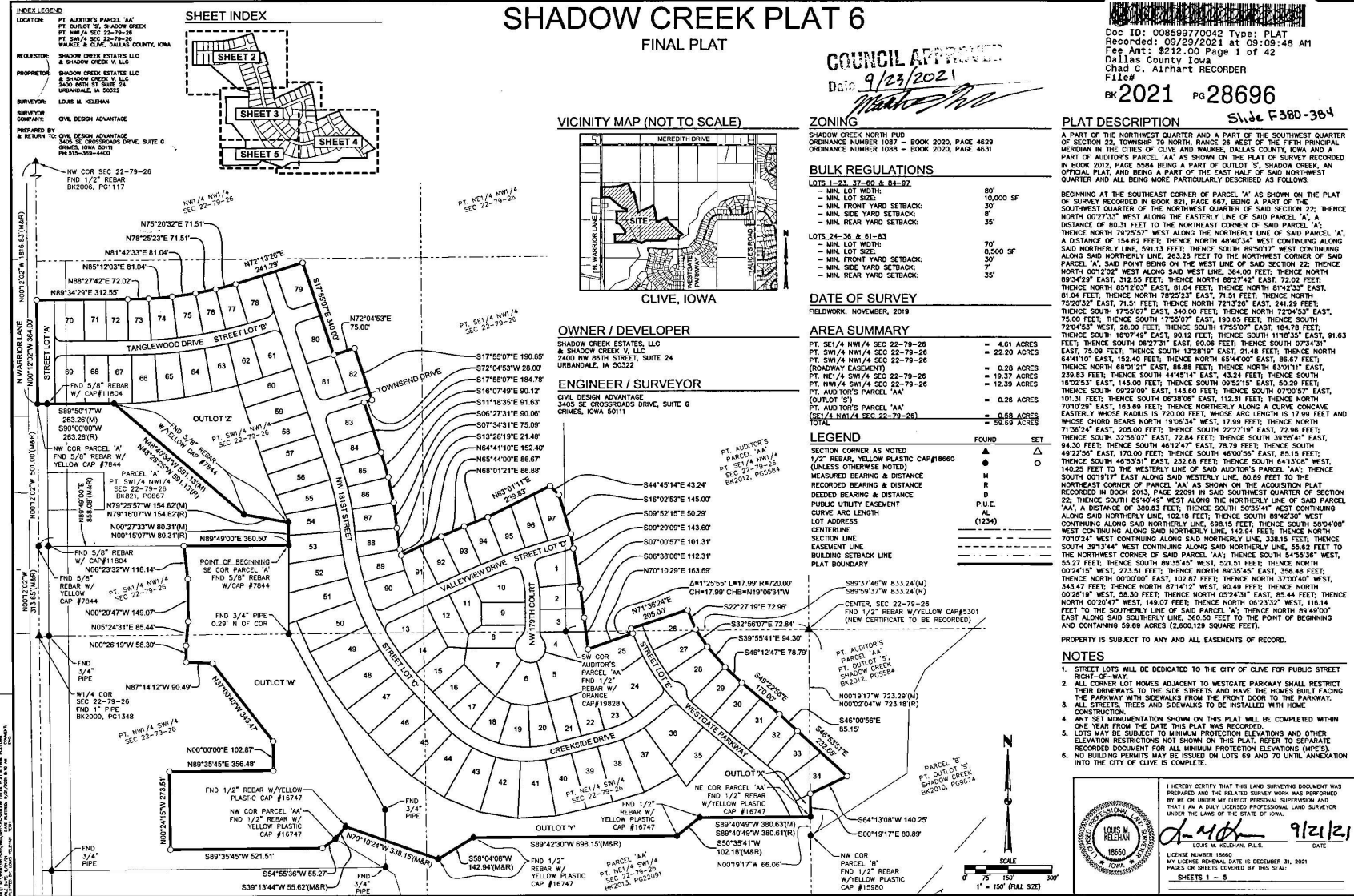
Lot #	Address	Sq. Ft.	Configuration	GOR/GOL	Price	Status
30	3865 Westgate Pkwy	14,025	Walkout	GOL	\$150,000	Available
31	3857 Westgate Pkwy	14,025	Walkout			<b>SOLD</b>
38	17872 Creekside Dr	20,222	Walkout/ Back to Trees	GOR		Spec—Winnetka
39	17914 Creekside Dr	18,617	Walkout/ Back to Trees			<b>SOLD</b>
40	17932 Creekside Dr	19,631	Walkout			<b>SOLD</b>
51	3974 NW 181st St	20,888	Walkout	GOR	\$240,000	Available
52	3992 NW 181st St	18,180	Walkout			<b>SOLD</b>
53	4010 NW 181st St	16,506	Walkout			<b>SOLD</b>
56	4074 NW 181st St	16,055	Walkout/ Back to Trees	GOR	\$245,000	Available
58	4116 NW 181st St	16,420	Walkout/ Back to Trees	GOR/GOL	\$225,000	Available
70	18381 Tanglewood Dr	14,775	Standard			<b>SOLD</b>
71	18363 Tanglewood Dr	10,875	Standard			<b>SOLD</b>

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Lot #	Address	Sq. Ft.	Configuration	GOR/GOL	Price	Status
72	18345 Tanglewood Dr	10,875	Standard			<b>SOLD</b>
75	18265 Tanglewood Dr	12,427	Standard			<b>SOLD</b>
76	18243 Tanglewood Dr	10,958	Standard			<b>SOLD</b>
83	4109 NW 181st St	14,801	Standard			<b>SOLD</b>
85	4063 NW 181st St	12,254	Standard	GOL		Spec-Crystal 1
86	4047 NW 181st St	12,330	Standard			<b>SOLD</b>
87	4025 NW 181st St	12,230	Daylight	GOL		Spec-Lincolnshire
92	18047 Valleyview Dr	11,931	Standard			<b>SOLD</b>
93	18025 Valleyview Dr	12,142	Standard			<b>SOLD</b>
94	17983 Valleyview Dr	12,153	Standard			<b>SOLD</b>

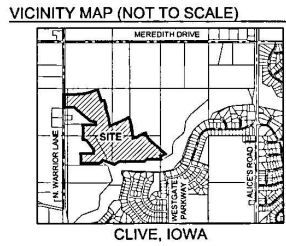
# Shadow Creek | Clive, Iowa Plat 6



## SHADOW CREEK PLAT 6 FINAL PLAT

**COUNCIL APPROVED**  
 Date: 9/23/2021

Doc ID: 00859770042 Type: PLAT  
 Recorded: 09/29/2021 at 09:08:46 AM  
 Fee Amt: \$22.00 Page 1 of 42  
 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 Files#  
**BK 2021 Pg 28696**  
 Slide F380-364



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

**BULK REGULATIONS**  
**LOTS 1-33, 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 & 81-83**  
 - MIN. LOT WIDTH: 8,500 SF  
 - MIN. LOT SIZE: 30'  
 - 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"	= 0.28 ACRES
(SE1/4 NW1/4 SEC 22-79-26)	= 0.88 ACRES
TOTAL	= 58.69 ACRES

**LEGEND**

FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	●
MEASURED BEARING & DISTANCE	—
RECORDED BEARING & DISTANCE	D
DEED BEARING & DISTANCE	R
PUBLIC UTILITY EASEMENT	—
CURVE ARC LENGTH	(L234)
LOT ADDRESS	—
CENTRELINE	—
SECTION LINE	—
EASEMENT LINE	—
BUILDING SETBACK LINE	—
PLAT BOUNDARY	—

**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 9TH PRINCIPAL MERIDIAN IN THE CITIES OF CLIVE AND WALKER, DALLAS COUNTY, IOWA AND A PART OF AUDITOR'S PARCEL "AA" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 5594 BEING A PART OF OUTLOT 15, 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 BEING THE EASTERN LINE OF SAID PARCEL "A", A DISTANCE OF 80.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE NORTH 79°25'37" 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, 263.28 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE WEST LINE OF SAID SECTION 22, THENCE NORTH 07°12'07" WEST ALONG SAID WEST LINE, 364.00 FEET; THENCE NORTH 89°34'29" EAST, 312.55 FEET; THENCE NORTH 81°42'37" EAST, 212.62 FEET; THENCE NORTH 85°12'03" EAST, 81.04 FEET; THENCE NORTH 81°42'33" EAST, 81.04 FEET; THENCE NORTH 78°23'37" EAST, 71.61 FEET; THENCE NORTH 75°20'32" EAST, 71.51 FEET; THENCE NORTH 72°13'26" EAST, 241.29 FEET; THENCE SOUTH 17°50'07" EAST, 340.00 FEET; THENCE NORTH 72°04'53" EAST, 72.00 FEET; THENCE NORTH 17°50'07" EAST, 180.65 FEET; THENCE SOUTH 72°04'53" WEST, 28.00 FEET; THENCE SOUTH 17°50'07" EAST, 184.78 FEET; THENCE NORTH 85°47'41" EAST, 192.12 FEET; THENCE SOUTH 17°50'07" EAST, 91.63 FEET; THENCE SOUTH 11°08'11" EAST, 80.06 FEET; THENCE SOUTH 07°54'31" EAST, 75.09 FEET; THENCE SOUTH 13°28'18" EAST, 21.48 FEET; THENCE NORTH 64°14'01" EAST, 152.40 FEET; THENCE NORTH 65°44'31" EAST, 85.67 FEET; THENCE NORTH 88°01'21" EAST, 88.88 FEET; THENCE NORTH 63°01'11" EAST, 239.83 FEET; THENCE SOUTH 44°40'14" EAST, 43.24 FEET; THENCE SOUTH 18°02'51" EAST, 145.00 FEET; THENCE SOUTH 09°21'51" EAST, 92.29 FEET; THENCE SOUTH 09°29'09" EAST, 143.60 FEET; THENCE SOUTH 07°00'07" EAST, 101.31 FEET; THENCE SOUTH 06°38'09" 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°54'24" WEST, 89.19 FEET; THENCE SOUTH 71°36'24" EAST, 205.00 FEET; THENCE SOUTH 22°27'19" EAST, 72.98 FEET; THENCE SOUTH 32°30'19" EAST, 72.84 FEET; THENCE SOUTH 30°58'41" EAST, 94.30 FEET; THENCE SOUTH 46°12'47" EAST, 78.17 FEET; THENCE SOUTH 49°22'56" EAST, 170.00 FEET; THENCE SOUTH 46°00'56" EAST, 85.15 FEET; THENCE SOUTH 46°51'51" EAST, 232.68 FEET; THENCE SOUTH 64°11'07" 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°40'45" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL "AA", A DISTANCE OF 380.83 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 04°04'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 142.84 FEET; THENCE NORTH 07°04'24" 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, 53.27 FEET; THENCE SOUTH 89°50'17" WEST, 501.51 FEET; THENCE NORTH 00°24'19" WEST, 273.51 FEET; THENCE NORTH 89°35'45" EAST, 358.48 FEET; THENCE NORTH 00°24'47" 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" WEST ALONG SAID SOUTHERLY LINE, 360.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.69 ACRES (2,600,129 SQR. 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, TIE-INS AND SIDEWALKS TO BE CONSTRUCTED WITH PAVED 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 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. KEELHAN  
 LICENSE NUMBER 18660  
 MY LICENSE EXPIRES DATE IS DECEMBER 31, 2021  
 PAGES ON SHEETS COVERED BY THIS SET:  
 SHEETS 1 - 5

9/23/21

DATE	BY	REVISIONS
09/29/2021	LOUIS M. KEELHAN	FINAL PLAT
09/29/2021	LOUIS M. KEELHAN	REVISIONS

3405 S.E. CROSSROADS DRIVE SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 389-4400 FAX: (515) 396-4410

ENGINEER: LOUIS M. KEELHAN  
 TECH: JAE

**SHADOW CREEK PLAT 6**  
 FINAL PLAT

1/5  
 1911.570