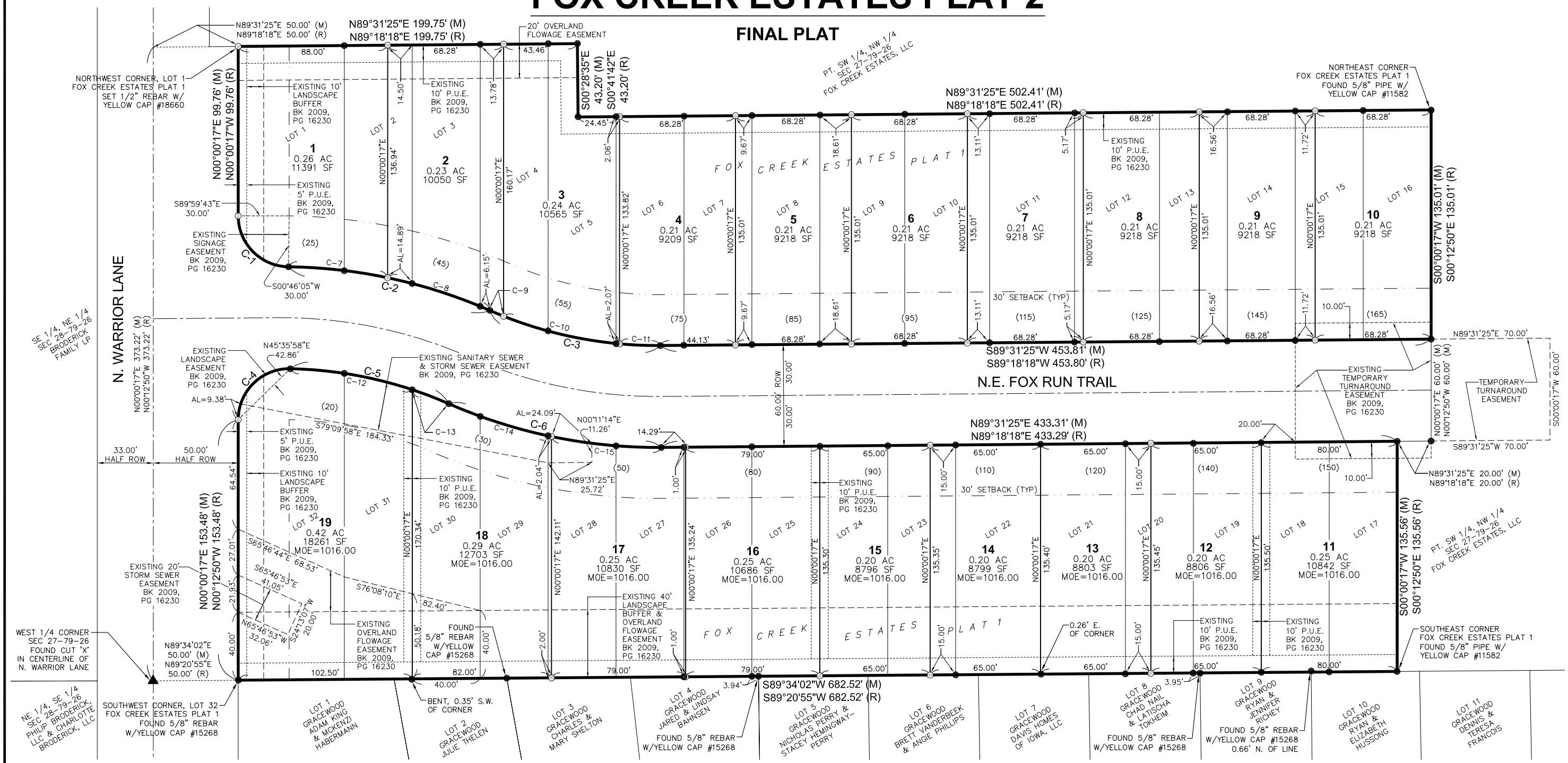


FOX CREEK ESTATES PLAT 2

FINAL PLAT



LEGEND

SECTION CORNER AS NOTED	FOUND	SET
5/8" IRON PIPE, YELLOW CAP #11582 (UNLESS OTHERWISE NOTED)	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM OPENING ELEVATION	MOE	
PUBLIC UTILITY EASEMENT	P.U.E.	
LOT ADDRESS	(0000)	
ARC LENGTH	AL	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	-----	
PLAT BOUNDARY	=====	

DATE OF SURVEY
MARCH 15, 2010

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1 (M)	D=89°14'12"	L=46.72'	R=30.00'	CH=42.14'	CHB=N44°36'49"W
C-1 (R)	D=89°14'12"	L=46.72'	R=30.00'	CH=42.14'	CHB=N44°49'56"W
C-2 (M)	D=22°56'27"	L=122.12'	R=305.00'	CH=121.31'	CHB=N77°45'42"W
C-2 (R)	D=22°56'27"	L=122.12'	R=305.00'	CH=121.31'	CHB=N77°58'48"W
C-3 (M)	D=24°11'07"	L=103.42'	R=245.00'	CH=102.65'	CHB=N78°23'02"W
C-3 (R)	D=24°11'07"	L=103.42'	R=245.00'	CH=102.65'	CHB=N78°36'08"W
C-4 (M)	D=91°11'22"	L=47.75'	R=30.00'	CH=42.86'	CHB=N45°35'58"E
C-4 (R)	D=91°11'22"	L=47.75'	R=30.00'	CH=42.86'	CHB=N45°22'51"E
C-5 (M)	D=22°30'53"	L=96.27'	R=245.00'	CH=95.66'	CHB=S77°32'55"E
C-5 (R)	D=22°30'53"	L=96.27'	R=245.00'	CH=95.66'	CHB=S77°46'01"E
C-6 (M)	D=24°11'07"	L=128.74'	R=305.00'	CH=127.79'	CHB=S78°23'02"E
C-6 (R)	D=24°11'07"	L=128.74'	R=305.00'	CH=127.79'	CHB=S78°36'08"E
C-7	D=11°03'15"	L=58.84'	R=305.00'	CH=58.75'	CHB=N83°42'17"W
C-8	D=11°53'11"	L=63.27'	R=305.00'	CH=63.16'	CHB=N72°14'04"W
C-9	D=2°03'35"	L=8.81'	R=245.00'	CH=8.81'	CHB=S67°19'16"E
C-10	D=16°28'17"	L=70.43'	R=245.00'	CH=70.19'	CHB=S76°35'12"E
C-11	D=5°39'14"	L=24.18'	R=245.00'	CH=24.17'	CHB=S87°38'58"E
C-12	D=17°07'08"	L=73.20'	R=245.00'	CH=72.93'	CHB=N80°14'47"W
C-13	D=5°23'45"	L=23.07'	R=245.00'	CH=23.06'	CHB=N68°59'21"W
C-14	D=11°56'51"	L=63.60'	R=305.00'	CH=63.48'	CHB=S72°15'54"E
C-15	D=12°14'16"	L=65.15'	R=305.00'	CH=65.02'	CHB=S84°21'27"E

OWNER/DEVELOPER
NEWBLOOD DEVELOPMENT IV
10888 HICKMAN ROAD, SUITE 3B
CLIVE, IOWA 50325

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

ZONING
R-4 ROW DWELLING AND TOWNHOME DISTRICT

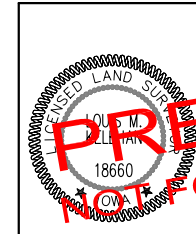
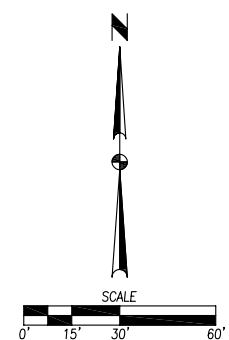
BULK REGULATIONS
- 30' FRONT YARD SETBACK
- 30' REAR YARD SETBACK
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

PLAT DESCRIPTION
LOTS 1 THROUGH 32, FOX CREEK ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 4.48 ACRES (195,051 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BENCHMARK
1. STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23

NOTES
1. MINIMUM OPENING ELEVATIONS (MOE) ARE REQUIRED ON SOME LOTS. THESE ELEVATIONS ARE BASED ON ELEVATIONS SHOWN ON THE FINAL PLAT FOR FOX CREEK ESTATES PLAT 1. THE SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

THIS SHEET

FOX CREEK ESTATES PLAT 2
FINAL PLAT

3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: _____
ENGINEER: _____

WAUKEE, IOWA

DATE: 04/13/10

REVISIONS: _____

SECOND SUBMITTAL: _____
FIRST SUBMITTAL: _____

1 / 1

1003.068