

# FINAL PLAT FOX CREEK ESTATES PLAT 1

PROPERTY OWNER:  
Fox Creek Estates, L.L.C.  
Contact: William B. Elson  
3705 Grand Avenue  
Des Moines, Iowa 50312

PROFESSIONAL ENGINEER  
LEE Engineers and Surveyors  
Contact: Mark Lee  
8003 Douglas Avenue  
Urbandale, Iowa 50322  
Tele: (515) 252-7457  
Fax: (515) 252-0462

LEGAL DESCRIPTION: FOX CREEK ESTATES PLAT NO.1

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 27, Township 79 North, Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of said Section 27; thence N00°12'50"W along the West Line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 373.22 feet; thence N89°18'18"E, a distance of 249.75 feet; thence S00°41'42"E, a distance of 43.20 feet; thence N89°18'18"E, a distance of 502.41 feet; thence S00°12'50"E, a distance of 195.01 feet; thence S89°18'18"W, a distance of 20.00 feet; thence S00°12'50"E, a distance of 135.56 to a point on the South Line of the Southwest Quarter of the Northwest Quarter of said Section 27, also being the North Line of GRACEWOOD, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa; thence S89°20'55"W along the South Line of the Southwest Quarter of the Northwest Quarter of said Section 27, also being the North Line of said GRACEWOOD, a distance of 732.52 feet to the Point of Beginning, containing 5.892 Acres, subject to all easements and restrictions of record.

NOTE: This Legal Description describes part of the property that was recorded in Book 2006, Page 6631 at the Dallas County, Recorder's Office.

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| C1-NE. FOX RUN TRAIL<br>P.L. STA1101:32.15<br>N-8476.0475<br>E-10147.3648<br>A-24°11'07"<br>R-275.00<br>L-116.08<br>T-58.92<br>CH-115.22<br>CH-S 78° 36'08"E | C2-NE. FOX RUN TRAIL<br>P.L. STA1102:48.23<br>N-8429.0790<br>E-10255.4352<br>A-24°11'07"<br>R-275.00<br>L-116.08<br>T-58.92<br>CH-115.22<br>CH-S 78° 36'08"E | C3<br>A-89° 14'13"<br>R-30.00<br>L-46.72<br>T-29.60<br>CH-42.14<br>CH-S 44° 49'56" E | C4<br>A-5° 11'51"<br>R-305.00<br>L-32.99<br>T-16.51<br>CH-40.72<br>CH-N 86° 21'7" W | C5<br>A-7° 39'18"<br>R-305.00<br>L-40.75<br>T-20.41<br>CH-40.72<br>CH-N 79° 25'33" W | C6<br>A-7° 56'2"<br>R-305.00<br>L-42.23<br>T-21.15<br>CH-42.20<br>CH-N 71° 37'53" W |
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| C6A<br>A-7° 9'17"<br>R-305.00<br>L-6.15<br>T-3.07<br>CH-6.15<br>CH-N 67° 5'13" W | C7<br>A-8° 31'34"<br>R-245.00<br>L-36.46<br>T-18.26<br>CH-36.42<br>CH-S 70° 46'22" E | C8<br>A-9° 31'20"<br>R-245.00<br>L-40.72<br>T-20.41<br>CH-40.67<br>CH-S 79° 47'49" E | C9<br>A-6° 8'13"<br>R-245.00<br>L-26.24<br>T-13.13<br>CH-26.23<br>CH-S 87° 37'35" E | C10<br>A-5° 1'18"<br>R-305.00<br>L-26.73<br>T-13.37<br>CH-26.72<br>CH-S 88° 11'3" E | C11<br>A-7° 36'0"<br>R-305.00<br>L-40.46<br>T-20.26<br>CH-40.43<br>CH-N 81° 52'23" W |
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| C12<br>A-7° 49'31"<br>R-305.00<br>L-41.86<br>T-20.86<br>CH-41.82<br>CH-N 74° 9'38" W | C13<br>A-3° 44'17"<br>R-305.00<br>L-19.90<br>T-9.95<br>CH-19.90<br>CH-N 68° 22'44" W | C13A<br>A-5° 23'45"<br>R-245.00<br>L-41.86<br>T-11.54<br>CH-23.06<br>CH-N 69° 12'28" W | C14<br>A-9° 37'53"<br>R-245.00<br>L-41.86<br>T-20.64<br>CH-41.14<br>CH-N 76° 43'16" W | C15<br>A-7° 29'16"<br>R-305.00<br>L-14.32<br>T-16.03<br>CH-32.00<br>CH-N 85° 16'51" W | C16<br>A-9° 11'21"<br>R-30.00<br>L-47.75<br>T-30.63<br>CH-42.86<br>CH-N 45° 22'51" E |
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| C17<br>A-17° 54'58"<br>R-30.00<br>L-9.38<br>T-4.73<br>CH-9.34<br>CH-N 8° 44'39" E | C18<br>A-2° 41'22"<br>R-305.00<br>L-14.32<br>T-7.16<br>CH-14.32<br>CH-N 84° 19'42" W |
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BUILDING SETBACKS:  
30' FRONT YARD SETBACK  
30' REAR YARD SETBACK  
15' SIDE YARD SETBACK  
(TOTAL=15', MIN SIDE=7')

ZONING CLASSIFICATION:  
"R-4" ROW DWELLING AND TOWNHOME DISTRICT

PROPOSED UTILITY SERVICES:  
WATER- CITY OF WAUKEE, IOWA  
SEWER- CITY OF WAUKEE, IOWA

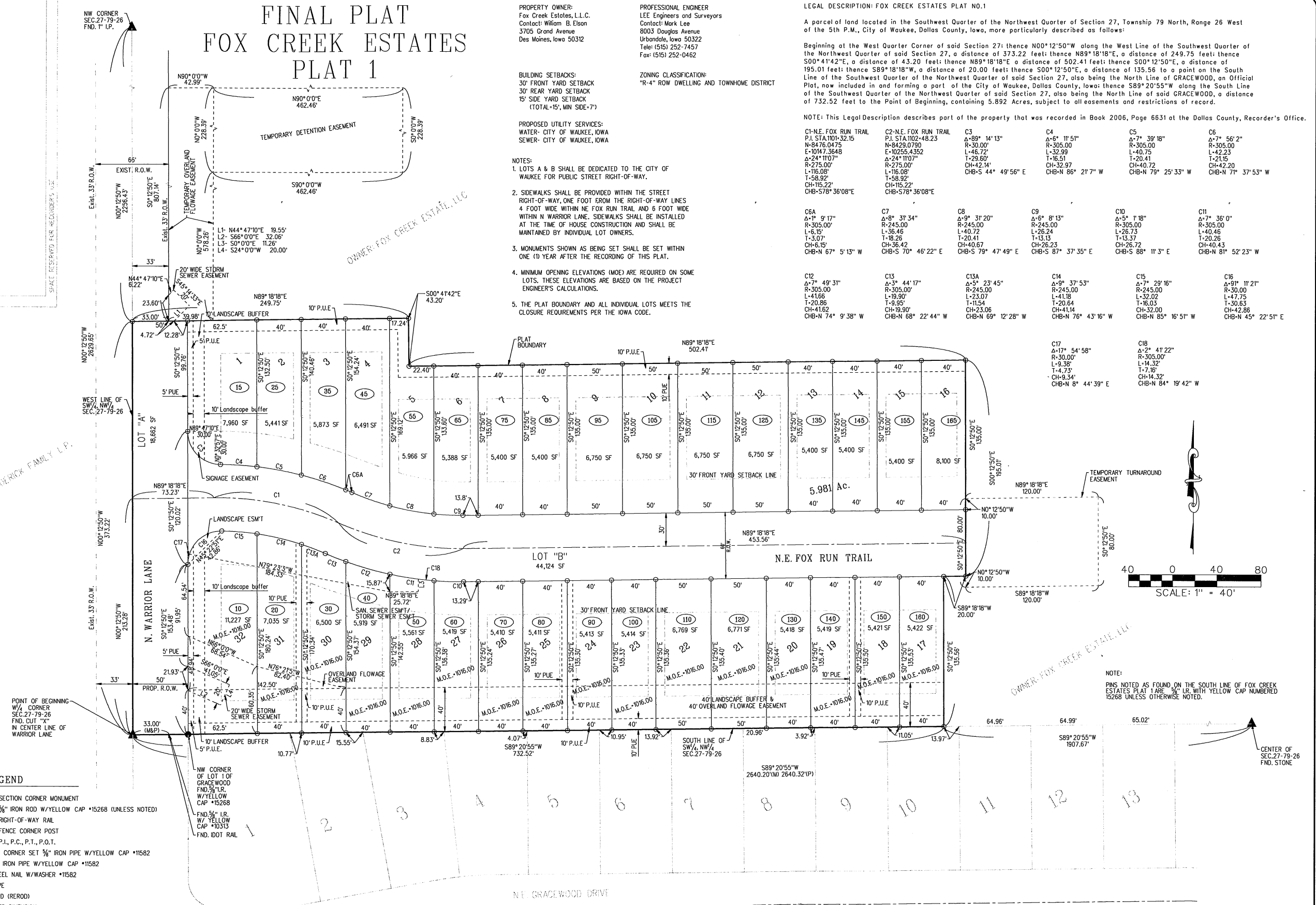
NOTES:  
1. LOTS A & B SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.

2. SIDEWALKS SHALL BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY, ONE FOOT FROM THE RIGHT-OF-WAY LINES 4 FOOT WIDE WITHIN NE FOX RUN TRAIL AND 6 FOOT WIDE WITHIN N WARRIOR LANE. SIDEWALKS SHALL BE INSTALLED AT THE TIME OF HOUSE CONSTRUCTION AND SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.

3. MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDING OF THIS PLAT.

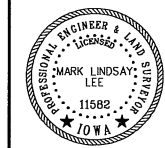
4. MINIMUM OPENING ELEVATIONS (MOE) ARE REQUIRED ON SOME LOTS. THESE ELEVATIONS ARE BASED ON THE PROJECT ENGINEER'S CALCULATIONS.

5. THE PLAT BOUNDARY AND ALL INDIVIDUAL LOTS MEETS THE CLOSURE REQUIREMENTS PER THE IOWA CODE.



### PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND 3/8" IRON ROD W/YELLOW CAP \*15268 (UNLESS NOTED)
- ⊥ FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- ◆ FOUND P.I., P.C., P.T., P.O.T.
- △ SECTION CORNER SET 3/8" IRON PIPE W/YELLOW CAP \*11582
- SET 3/8" IRON PIPE W/YELLOW CAP \*11582
- ◇ SET STEEL NAIL W/WASHER \*11582
- I.P. IRON PIPE
- I.R. IRON ROD (REROD)
- M.D. MEASURED DIMENSION
- (P) PLATTED OR RECORDED DIMENSION
- M.O.E. MINIMUM OPENING ELEVATION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- - - CENTERLINE
- - - EASEMENT LINE
- FENCE LINE



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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name (Printed or Typed): MARK L. LEE  
License Number: 11582  
My license renewal date is December 31, 2010.  
Pages or sheets covered by this seal: 1

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| DESIGN START DATE:<br>02-10-08                   |
| DATE PLOTTED:<br>03-05-09                        |
| PRELIMINARY FIELD<br>WORK COMPLETED:<br>02-10-08 |
| FIELD BOOK NO.<br>2006-02                        |

FOX CREEK ESTATES PLAT NO.1  
SEC.27 - T79N - R26W  
WAUKEE, DALLAS COUNTY, IOWA



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URBANDALE, IOWA 50322  
TELE: (515) 252-7457  
FAX: (515) 252-0462  
EMAIL ADDRESS:  
mark.lee@lee-engineers.net

### DRAWING TITLE:

FINAL  
PLAT

DRAWN BY:  
L.K.B.  
CHECKED BY:  
M.L.L.  
REVISION DATE:  
03-05-09  
JOB NO.  
06015  
SHEET

S-1