

FINAL PLAT FOX CREEK ESTATES PLAT 1

PROPERTY OWNER:
Fox Creek Estates, L.L.C.
Cottonwood Mill # 8 Home
3705 Grand Avenue
Oma, Mines, Iowa 50322

PROFESSIONAL ENGINEER
LEE Engineers and Surveyors
1001 Engineers Building
8003 Douglas Avenue
Des Moines, Iowa 50322
Tel: (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 19N, Range 26W East 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 N02°12'50"W along the West Line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 333.22 feet; thence N89°18'00"E, a distance of 249.75 feet; thence S00°41'42"E, a distance of 43.20 feet; thence N89°18'00"E, a distance of 152.41 feet; thence S02°27'00"E, a distance of 195.00 feet; thence S89°18'00"E, a distance of 20.00 feet; thence S00°17'00"E, a distance of 135.56 to a point on the South 150.00 feet; thence S89°18'00"E 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, as recorded to all easements and restrictions of record.

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

C1	C2	C3	C4	C5	C6
C1: 4.98' 37' 34"	C2: 4.98' 37' 34"	C3: 4.98' 37' 34"	C4: 4.98' 37' 34"	C5: 4.98' 37' 34"	C6: 4.98' 37' 34"
C1: 4.98' 37' 34"	C2: 4.98' 37' 34"	C3: 4.98' 37' 34"	C4: 4.98' 37' 34"	C5: 4.98' 37' 34"	C6: 4.98' 37' 34"
C1: 4.98' 37' 34"	C2: 4.98' 37' 34"	C3: 4.98' 37' 34"	C4: 4.98' 37' 34"	C5: 4.98' 37' 34"	C6: 4.98' 37' 34"

BUILDING SETBACKS:
30' FRONT YARD SETBACK
30' REAR YARD SETBACK
10' SIDE YARD SETBACK
(IOWA-19, IWA 506-77)

ZONE CLASSIFICATION
R-4 - LOW DENSITY AND TOWNHOME DISTRICT

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

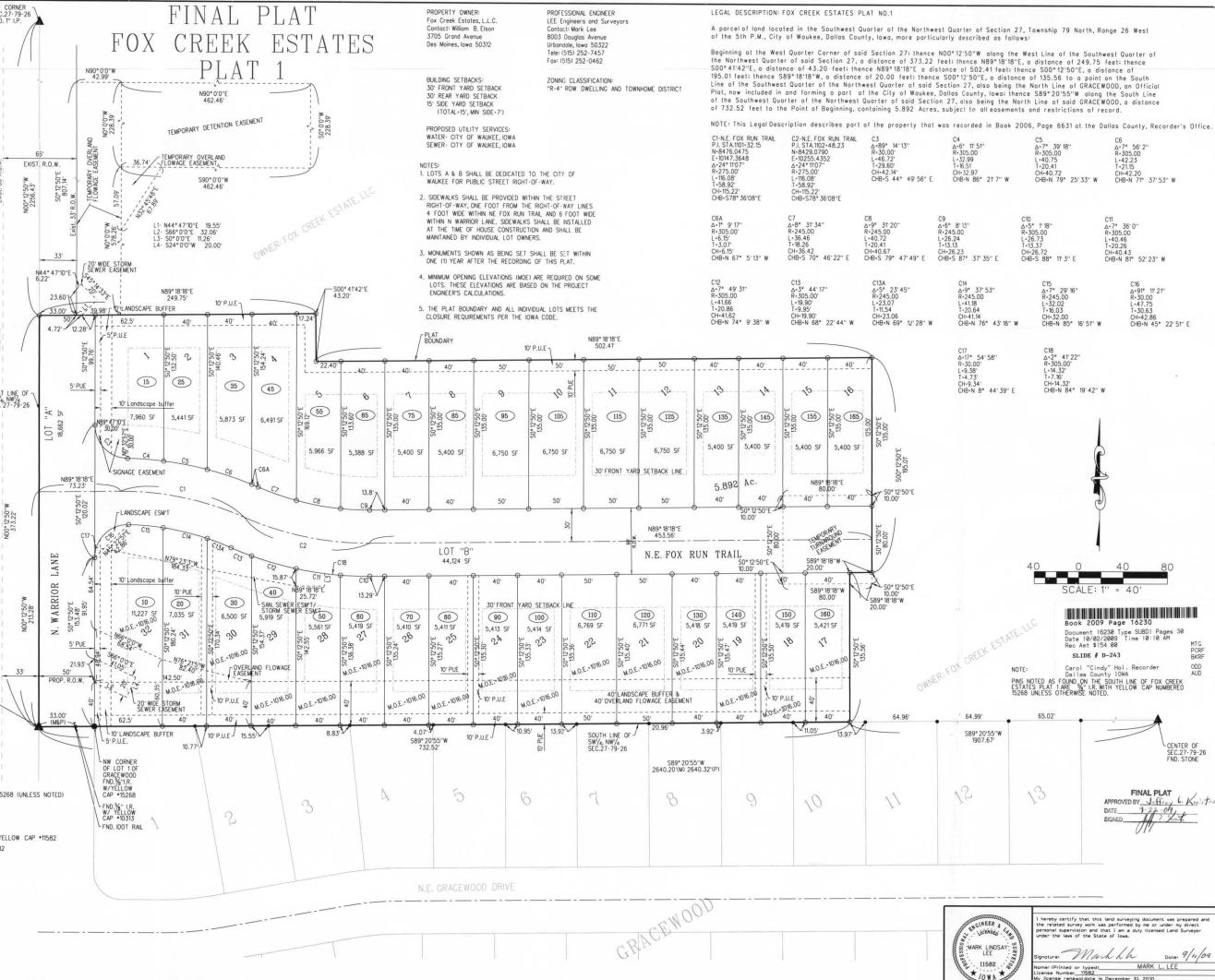
- NOTES:
1. LOTS 1 & 8 SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
2. SIDEWALKS SHALL BE PROVIDED WITHIN THE STREET RIGHT-OF-WAY ONE FOOT FROM THE RIGHT OF WAY LINES 4 FOOT WIDE WITHIN THE FOX RUN TRAIL AND 6 FOOT WIDE WITHIN N. WARRIOR LANE. SIDEWALKS SHALL BE INSTALLED AT THE TIME OF HOUSE CONSTRUCTION AND SHALL BE FINISHED BY INDIVIDUAL LOT OWNERS.
3. MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT.
4. MINIMUM OPENING ELEVATIONS 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.

NW CORNER SEC 27-79-26
S 1 FT. 11.18"

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S 1 FT. 11.18"

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S 1 FT. 11.18"

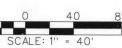
NW CORNER SEC 27-79-26
S 1 FT. 11.18"



OWNER: BRIDGEMAN FAMILY, L.P.

OWNER: FOX CREEK ESTATE, L.L.C.

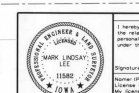
- PLAT LEGEND**
- ▲ FOUND SECTION CORNER MONUMENT
 - FOUND 5/8" IRON ROD W/YELLOW CAP *15268 (UNLESS NOTED)
 - FOUND RIGHT-OF-WAY PAI
 - ⊙ FOUND FENCE CORNER POST
 - △ FOUND P.A., P.C., P.T., P.G.T.
 - ⊕ SECTION CORNER SET 5/8" IRON PIPE W/YELLOW CAP *1582
 - SET 1/2" IRON PIPE W/YELLOW CAP *1582
 - SET STEEL NAIL W/NUMBER *1582
 - LP IRON PIPE
 - IR IRON ROD (HEARD)
 - NO MEASURED DIMENSION
 - PL PLATTED OR RECORDED DIMENSION
 - M.G.E. MINIMUM OPENING ELEVATION
 - P.O.B. POINT OF BEGINNING
 - SECTION LINE
 - CENTERLINE
 - EASEMENT LINE
 - FENCE LINE



Document # 2028 Type S&MS1 Pages 39
Book 2009 Page 10330
Map Act # 154 08
SLIDE # D-243

NOTE:
THIS PLAT WAS FILED ON THE SOUTH LINE OF FOX CREEK ESTATES PLAT # 1 PAGE 10 WITH YELLOW CAP NUMBERED 2008 UNLESS OTHERWISE NOTED.

APPROVED BY: *[Signature]* LK
DATE: 9/1/24
SIGNATURE: *[Signature]*



I hereby certify that this plat and accompanying documents were prepared and the related survey work was performed by me or under my direct and personal supervision and that I am a licensed Professional Engineer under the laws of the State of Iowa.
Signature: *[Signature]* Date: 9/1/24
Name (Printed or Typed): MARK L. LEE
License Number: 2088 as of September 1, 2020
Pages of sheets covered by this plat: 1

DESIGN START DATE: 02-10-24
SUBMITTAL DATE: 04-18-24
PRELIMINARY FIELD WORK COMPLETED: 05-18-24
FIELD BOOK NO.:
2006-02

FOX CREEK ESTATES PLAT NO. 1
SEC. 27 - 79N - R26W
WAUKEE, DALLAS COUNTY, IOWA

LE E
UNIVERSITY SURVEYORS
8000 DOUGLAS AVENUE
EDMUND, IOWA 50526
TEL: (515) 252-7457
FAX: (515) 252-0462
EMAIL: ADDRESS:
mark.lee@engineers.net

DRAWING TITLE:
FINAL PLAT

DRAWN BY: M.E.L.
CHECKED BY: J.E.H.
DATE: 06/15
JOB NO.:
SHEET:
S-1