

FOX CREEK ESTATES PLAT 9

FINAL PLAT

ENGINEER/SURVEYOR:

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

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

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

DATE OF SURVEY:

SEPTEMBER 22, 2015

OWNER/DEVELOPER:

FOX CREEK WAUKEE, LLC
3705 GRAND AVENUE
DES MOINES, IOWA 50309

SHADOW CREEK ESTATES, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

PROPERTY DESCRIPTION:

PARCEL '17-179' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2017, PAGE 8443 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF PARCEL '17-4' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 1983 IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°32'02" EAST ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 619.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-4' AND THE POINT OF BEGINNING; THENCE NORTH 30°55'55" EAST ALONG THE WESTERLY LINE OF SAID PARCEL '17-4', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID WESTERLY LINE, 216.74 FEET; THENCE NORTH 42°28'06" EAST ALONG SAID WESTERLY LINE, 53.85 FEET; THENCE SOUTH 48°21'36" EAST, 223.27 FEET; THENCE SOUTH 41°38'24" WEST, 29.52 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 7.87 FEET AND WHOSE CHORD BEARS SOUTH 41°24'27" WEST, 7.87 FEET; THENCE SOUTH 48°52'08" EAST, 133.94 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 38°18'05" WEST ALONG THE EASTERLY LINE OF SAID PARCEL '17-179', A DISTANCE OF 234.89 FEET; THENCE SOUTH 33°31'07" WEST ALONG SAID EASTERLY LINE, 63.58 FEET; THENCE SOUTH 9°27'12" WEST ALONG SAID EASTERLY LINE, 79.68 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', CORRECTED FOX CREEK ESTATES PLAT 6, AN OFFICIAL PLAT; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 25.66 FEET, AND WHOSE CHORD BEARS NORTH 79°15'25" WEST, 25.66 FEET; THENCE SOUTH 12°01'57" WEST ALONG SAID EASTERLY LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 26, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°00'56" WEST ALONG SAID EASTERLY LINE, 265.74 FEET TO THE NORTHWEST CORNER OF LOT 29, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°28'48" WEST ALONG SAID EASTERLY LINE, 77.00 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 7°01'33" WEST ALONG SAID EASTERLY LINE, 155.17 FEET TO THE NORTHWEST CORNER OF LOT 32, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 10°16'27" WEST ALONG SAID EASTERLY LINE, 78.25 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 24°01'52" WEST ALONG SAID EASTERLY LINE, 84.31 FEET TO THE NORTHWEST CORNER OF LOT 34, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 17°32'11" WEST ALONG SAID EASTERLY LINE, 146.61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 89°33'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-179', 140.26 FEET TO THE NORTHWEST CORNER OF LOT 41, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°35'15" WEST ALONG SAID SOUTH LINE, 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.92 FEET, AND WHOSE CHORD BEARS SOUTH 0°15'17" WEST, 2.92 FEET TO THE NORTHEAST CORNER OF LOT 50, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°20'53" WEST ALONG SAID SOUTH LINE, 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-179'; THENCE NORTH 4°01'49" EAST ALONG THE WEST LINE OF SAID PARCEL '17-179', A DISTANCE OF 88.03 FEET; THENCE NORTH 11°40'34" EAST ALONG SAID WEST LINE, 87.99 FEET; THENCE NORTH 19°11'42" EAST ALONG SAID WEST LINE, 85.76 FEET; THENCE NORTH 22°20'39" EAST ALONG SAID WEST LINE, 74.91 FEET; THENCE NORTH 19°07'49" EAST ALONG SAID WEST LINE, 66.45 FEET; THENCE NORTH 8°48'17" EAST ALONG SAID WEST LINE, 59.86 FEET; THENCE NORTH 0°50'14" EAST ALONG SAID WEST LINE, 50.46 FEET; THENCE NORTH 0°00'55" EAST ALONG SAID WEST LINE, 661.27 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 89°32'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-4', A DISTANCE OF 39.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.01 ACRES (523,327 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD | CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|------------|----------|---------|-------------|---------|-------|-----------|----------|---------|-------------|---------|
| C1 | 2°34'46" | 570.00' | 25.66' | N79°15'25"W | 25.66' | C26 | 13°31'25" | 570.00' | 134.54' | S73°47'06"E | 134.23' |
| C2 | 0°18'56" | 530.00' | 2.92' | S0°15'17"W | 2.92' | C27 | 82°30'04" | 25.00' | 36.00' | S20°23'21"E | 32.97' |
| C3 | 0°27'53" | 970.00' | 7.87' | S41°24'27"W | 7.87' | C28 | 8°29'08" | 570.00' | 84.42' | S25°06'15"W | 84.34' |
| C4 | 21°55'53" | 500.00' | 191.39' | N11°22'42"E | 190.22' | C29 | 8°31'03" | 570.00' | 84.74' | S33°36'21"W | 84.66' |
| C5 | 22°19'44" | 500.00' | 194.86' | N11°10'47"E | 193.63' | C30 | 0°26'13" | 570.00' | 4.35' | S38°04'59"W | 4.35' |
| C6 | 15°44'29" | 600.00' | 164.84' | S7°53'09"W | 164.33' | C31 | 2°52'25" | 970.00' | 48.65' | S39°44'18"W | 48.64' |
| C7 | 38°17'11" | 600.00' | 400.93' | N19°09'30"E | 393.52' | C32 | 0°27'53" | 1030.00' | 8.36' | N41°24'27"E | 8.36' |
| C8 | 22°32'42" | 600.00' | 236.09' | S27°01'44"W | 234.57' | C33 | 2°20'38" | 1030.00' | 42.14' | N40°00'11"E | 42.13' |
| C9 | 3°20'18" | 1000.00' | 58.27' | N39°58'15"E | 58.26' | C34 | 0°31'47" | 1030.00' | 9.52' | N38°33'59"E | 9.52' |
| C10 | 23°53'37" | 500.00' | 208.51' | S78°02'17"E | 207.00' | C35 | 3°49'01" | 630.00' | 41.97' | N36°23'35"E | 41.96' |
| C11 | 20°04'39" | 500.00' | 175.21' | S79°56'46"E | 174.31' | C36 | 6°56'57" | 630.00' | 76.41' | N31°00'36"E | 76.36' |
| C12 | 3°48'59" | 500.00' | 33.30' | S67°59'57"E | 33.30' | C37 | 6°51'14" | 630.00' | 75.36' | N24°06'31"E | 75.32' |
| C13 | 11°52'34" | 600.00' | 124.37' | S72°01'45"E | 124.14' | C38 | 83°32'56" | 25.00' | 36.46' | N62°27'22"E | 33.31' |
| C14 | 12°03'45" | 470.00' | 98.95' | S6°26'38"W | 98.77' | C39 | 14°12'58" | 530.00' | 131.50' | S82°52'38"E | 131.16' |
| C15 | 9°52'09" | 470.00' | 80.96' | S17°24'34"W | 80.86' | C40 | 87°12'58" | 25.00' | 38.06' | N32°33'53"W | 34.49' |
| C16 | 7°40'23" | 530.00' | 70.98' | S18°30'27"W | 70.92' | C41 | 13°48'43" | 470.00' | 113.30' | N83°04'44"W | 113.03' |
| C17 | 7°59'13" | 530.00' | 73.88' | S10°40'39"W | 73.82' | C42 | 8°30'42" | 630.00' | 93.59' | N6°47'15"E | 93.50' |
| C18 | 6°40'08" | 530.00' | 61.69' | S3°20'59"W | 61.65' | C43 | 2°30'59" | 630.00' | 27.67' | N11°16'24"E | 27.67' |
| C19 | 0°19'40" | 570.00' | 3.26' | S0°10'44"W | 3.26' | C44 | 3°44'23" | 470.00' | 30.68' | N1°53'06"E | 30.67' |
| C20 | 8°51'32" | 570.00' | 88.13' | S4°46'20"W | 88.04' | C45 | 10°06'00" | 470.00' | 82.85' | N8°48'17"E | 82.74' |
| C21 | 8°57'50" | 25.00' | 3.91' | S13°41'01"W | 3.91' | C46 | 8°29'21" | 470.00' | 69.64' | N18°05'58"E | 69.57' |
| C22 | 102°13'51" | 25.00' | 44.61' | S60°19'02"W | 38.92' | C47 | 6°57'47" | 530.00' | 64.41' | N18°51'45"E | 64.37' |
| C23 | 57°27'22" | 25.00' | 25.07' | S82°42'17"W | 24.03' | C48 | 7°38'30" | 530.00' | 70.69' | N11°33'37"E | 70.63' |
| C24 | 9°24'01" | 630.00' | 103.36' | N73°16'02"W | 103.24' | C49 | 7°38'33" | 530.00' | 70.70' | S3°55'06"W | 70.64' |
| C25 | 1°36'37" | 630.00' | 17.71' | S77°09'44"E | 17.71' | | | | | | |

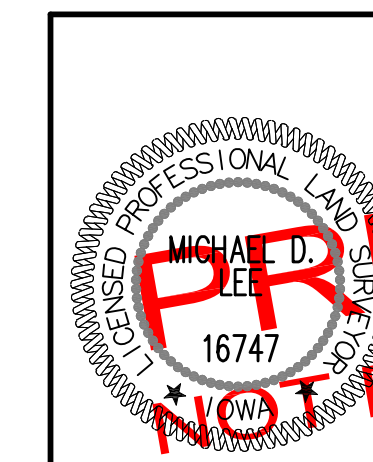
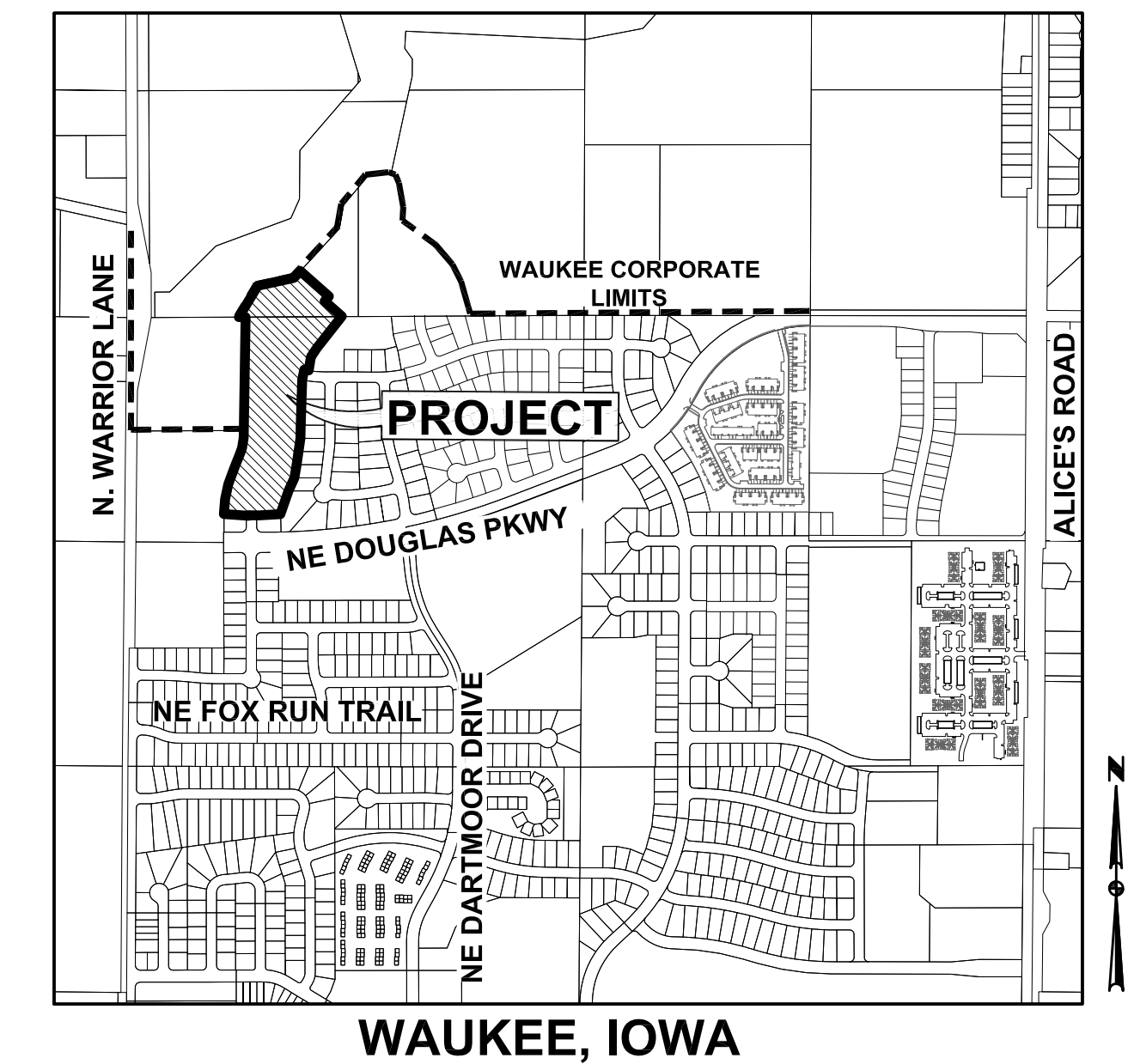
AREA SUMMARY:

NW1/4 NW1/4 SEC 27-79-26 = 427,181 SF
SW1/4 SW1/4 SEC 22-79-26 = 96,146 SF
TOTAL = 523,327 SF

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS. SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- PARKLAND DEDICATION REQUIREMENTS FOR FOX CREEK ESTATES PLAT 9 WERE SATISFIED WITH FOX CREEK ESTATES PLAT 4.
- OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z' SHALL BE TIED TO LOTS 15, 16, AND 17 RESPECTIVELY.
- STREET LOT A SHALL BE DEDICATED TO THE CITY OF WAUKEE.

VICINITY MAP



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.

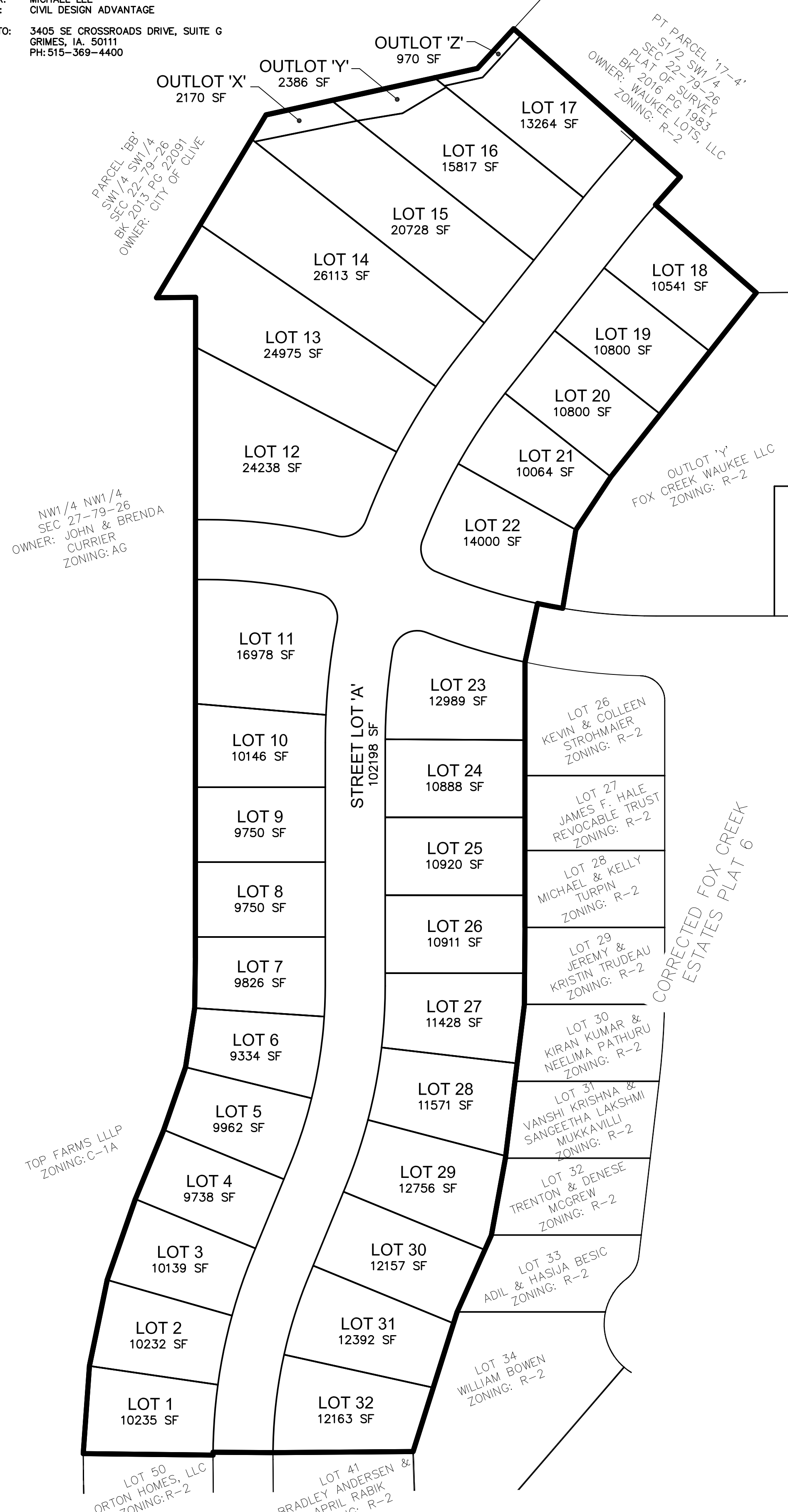
PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. LEE, S.E. DATE: _____
LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1 THROUGH 3

INDEX LEGEND
LOCATION: PT PARCEL '17-4'
S1/2 SW1/4 SEC 22-79-26
PLAT OF SURVEY BK 2016 PG 1983
AND
PT NW1/4 NW1/4 SEC 27-79-26
WAUKEE, IOWA

REQUESTOR: FOX CREEK WAUKEE, LLC
PROPRIETOR: SHADOW CREEK ESTATES, LLC
SURVEYOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA. 50111
PH: 515-369-4400



FILE: H:\2016\1605226\DWG\1605226-FINAL PLATX.DWG
DATE PLOTTED: 5/17/2017 12:04 PM

DATE: 05/17/17
REVISIONS: SECOND SUBMITTAL
FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

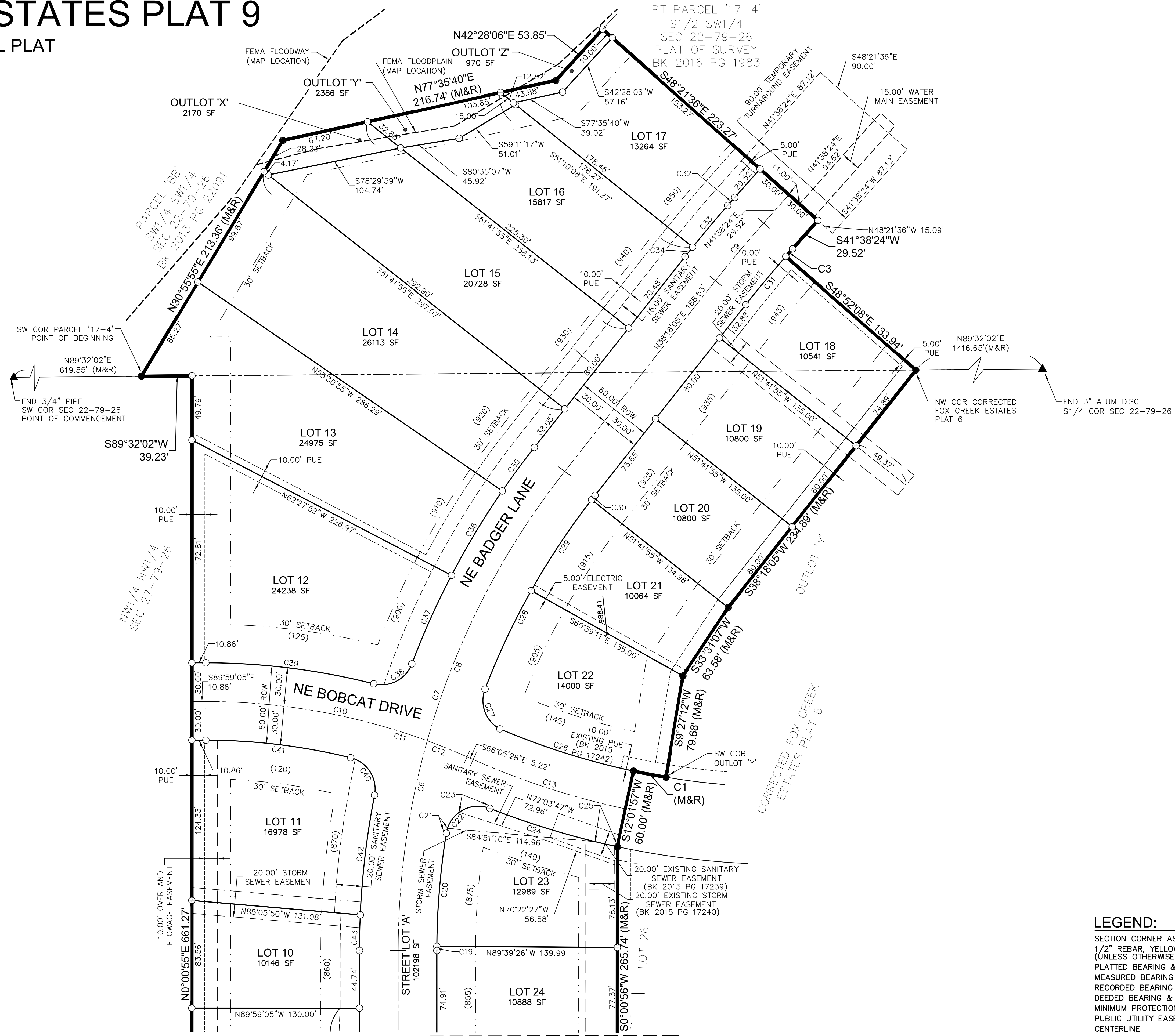
TECH: _____
ENGINEER: _____

FOX CREEK ESTATES PLAT 9
FINAL PLAT

1 / 3
1605.226

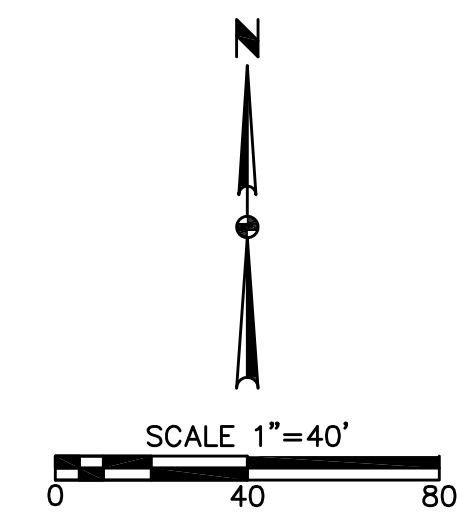
FOX CREEK ESTATES PLAT 9

FINAL PLAT



FILE: H:\2016\1605226\DWG\1605226-FINAL PLATX.DWG
 DATE PLOTTED: 5/17/2017 10:37 AM

SEE SHEET 2



LEGEND:

| | FOUND | SET |
|--|--------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED) | ● | ○ |
| PLATTED BEARING & DISTANCE | P | |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| MINIMUM PROTECTION ELEVATION | MPE | |
| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CENTERLINE | --- | |
| SECTION LINE | --- | |
| EASEMENT LINE | --- | |

| | |
|------------------|----------|
| DATE | 05/17/17 |
| REVISIONS | |
| SECOND SUBMITTAL | |
| FIRST SUBMITTAL | |

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
 ENGINEER: _____

ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX CREEK ESTATES PLAT 9
 FINAL PLAT

3 / 3

1605.226