FOX CREEK ESTATES PLAT 4

FINAL PLAT

OWNER/DEVELOPER

PERFECT ACRES, L.C.
804 SUNSET DRIVE
INDIANOLA, IOWA 50215

ENGINEER/SURVEYOR:

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

BULK REGULATIONS

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

ZONING:

R-4: ROW DWELLING AND TOWNHOME DISTRICT

"R-1" OR "R-2" ELECTION:
IN ANY "R-4" DISTRICT THE OWNER MAY ELECT TO TREAT THE DISTRICT AS AN "R-1" OR "R-2" DISTRICT; PROVIDED, HOWEVER, IF PLAT APPROVAL IS REQUESTED CONTAINING ANY ONE- OR TWO-FAMILY DETACHED DWELLING, THEN THE ENTIRE DISTRICT WILL BE EITHER AN "R-1" DISTRICT OR AN "R-2" DISTRICT AND SUBJECT TO THE REQUIREMENTS OF SECTION 301.11 OR 301.12. THEREAFTER, NO ROW DWELLINGS OR TOWNHOME DWELLINGS MAY BE BUILT IN SAID DISTRICT.

ALL LOTS TO BE SINGLE FAMILY LOTS CONSISTENT WITH THE R-2 ZONING DISTRICT PROVISIONS.

DATE OF SURVEY:

FEBRUARY, 2013

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N44°31'25"E	35.36'
C2	90°00'00"	25.00'	39.27'	S45°28'35"E	35.36'

NOTES:

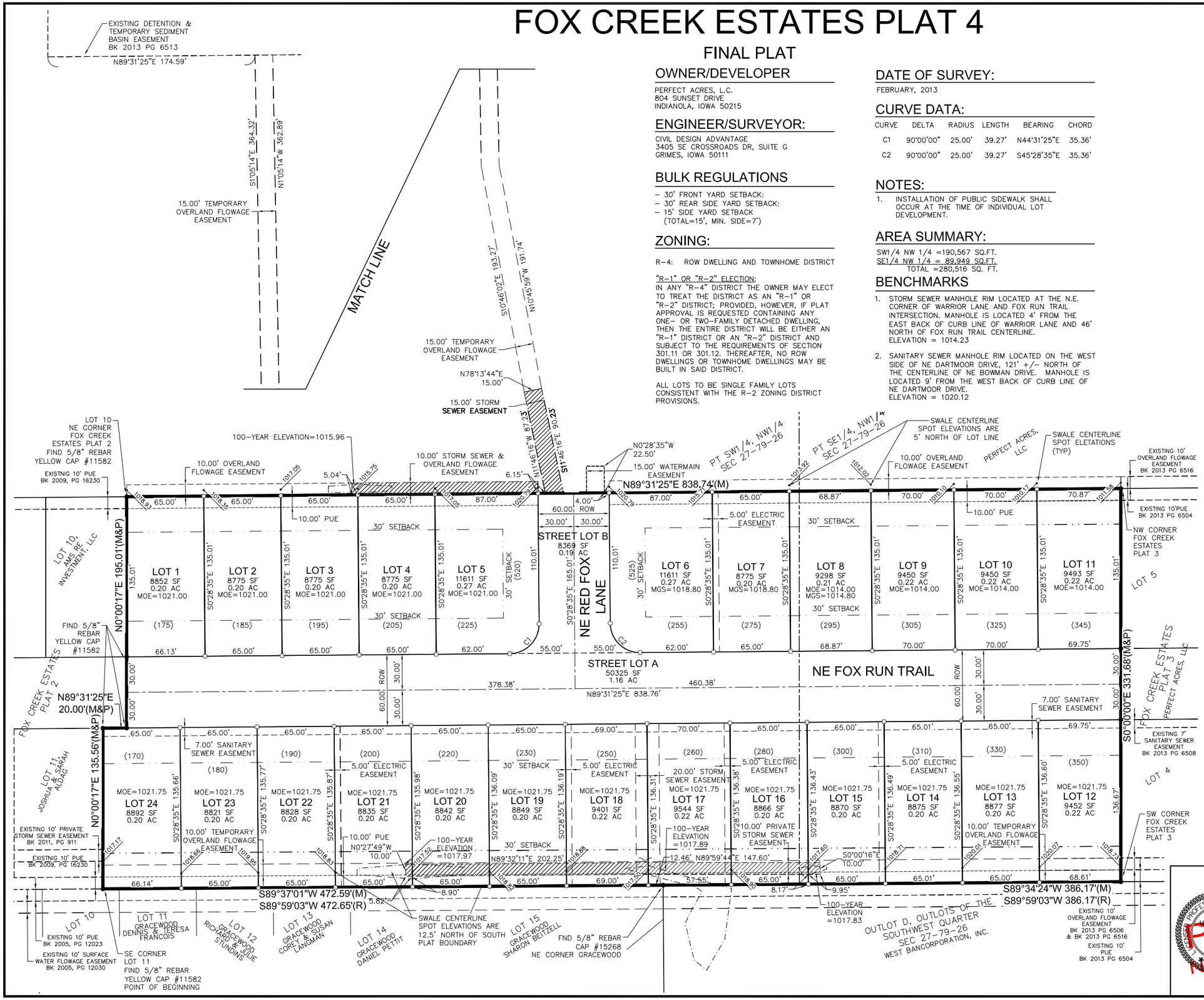
1. INSTALLATION OF PUBLIC SIDEWALK SHALL OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.

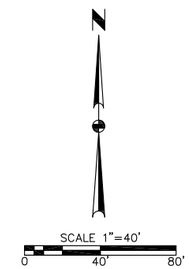
AREA SUMMARY:

SW1/4 NW 1/4 =190,567 SQ.FT.
SE1/4 NW 1/4 = 89,949 SQ.FT.
TOTAL =280,516 SQ. FT.

BENCHMARKS

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
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE.
   ELEVATION = 1020.12





PLAT DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, FOX CREEK ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°00'17" EAST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 135.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89°31'25" EAST ALONG THE SOUTH RIGHT OF WAY OF NE FOX RUN TRAIL, 20.00 FEET TO THE EASTERLY LINE OF FOX CREEK ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°00'17" EAST ALONG SAID EASTERLY LINE, 195.01 FEET TO THE NORTHEAST CORNER OF FOX CREEK ESTATES PLAT 1 AND THE NORTHEAST CORNER OF LOT 10, FOX CREEK ESTATES PLAT 2; THENCE NORTH 89°31'25" EAST, 838.74 FEET TO THE NORTHWEST CORNER OF FOX CREEK ESTATES PLAT 3; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF FOX CREEK ESTATES PLAT 3, A DISTANCE OF 331.68 FEET TO THE SOUTHWEST CORNER OF FOX CREEK ESTATES PLAT 3; THENCE SOUTH 89°34'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 386.17 FEET TO THE NORTHEAST CORNER OF GRACEWOOD, AN OFFICIAL PLAT; THENCE SOUTH 89°37'01" WEST ALONG SAID SOUTH LINE, 472.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.44 ACRES (280,516 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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		

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, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
FIRST SUBMITTAL	08/11/13

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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX CREEK ESTATES PLAT 4
FINAL PLAT

1 / 1

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