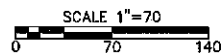
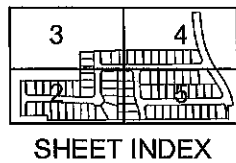


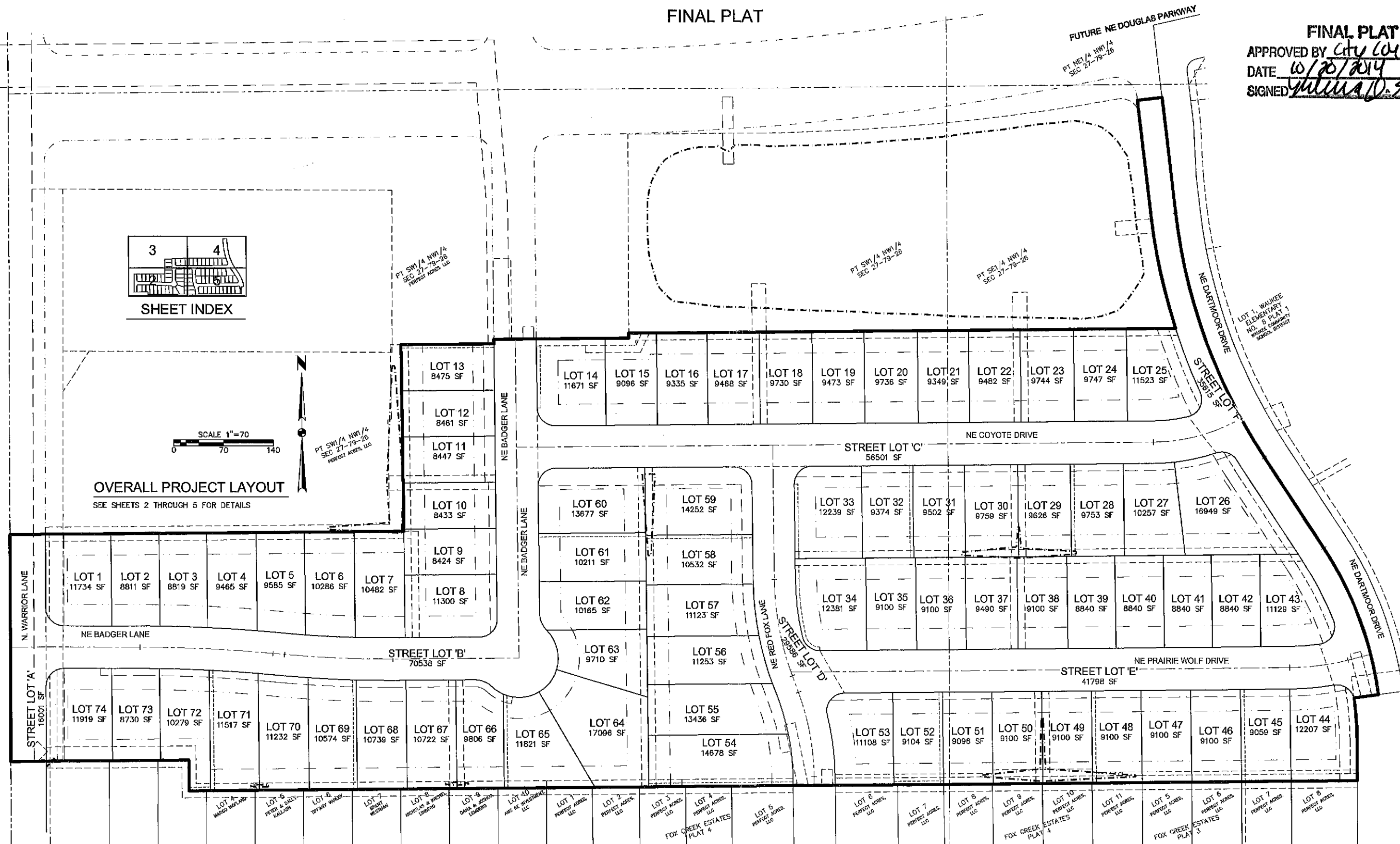
# FOX CREEK ESTATES PLAT 5

FINAL PLAT

FINAL PLAT  
 APPROVED BY City Council  
 DATE 10/20/2014  
 SIGNED Michael D. Lee



OVERALL PROJECT LAYOUT  
 SEE SHEETS 2 THROUGH 5 FOR DETAILS

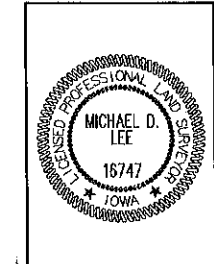


**PLAT DESCRIPTION:**

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

BEGINNING AT THE NORTHWEST CORNER OF FOX CREEK ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 0°00'55" EAST ALONG THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 320.01 FEET; THENCE NORTH 89°31'25" EAST, 553.17 FEET; THENCE NORTH 0°38'07" WEST, 263.24 FEET; THENCE NORTH 89°33'12" EAST, 130.49 FEET; THENCE NORTH 0°26'48" WEST, 6.56 FEET; THENCE NORTH 89°33'12" EAST, 189.47 FEET; THENCE NORTH 0°28'35" WEST, 7.16 FEET; THENCE NORTH 89°31'25" EAST, 771.13 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 635.00 FEET, WHOSE ARC LENGTH IS 182.02 FEET AND WHOSE CHORD BEARS NORTH 12°04'49" WEST, 161.76 FEET; THENCE NORTH 6°31'18" WEST, 164.32 FEET; THENCE NORTH 83°28'49" EAST, 35.00 FEET TO THE WESTERLY LINE OF PARCEL 'AA' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 19480; THENCE SOUTH 6°31'18" EAST ALONG SAID WESTERLY LINE, 164.32 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 369.04 FEET AND WHOSE CHORD BEARS SOUTH 19°44'14" EAST, 365.78 FEET; THENCE SOUTH 32°57'09" EAST ALONG SAID WESTERLY LINE, 152.57 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 222.05 FEET AND WHOSE CHORD BEARS SOUTH 20°13'49" EAST, 220.23 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'AA' AND THE NORTHERLY LINE OF FOX CREEK ESTATES PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 82°29'31" WEST ALONG SAID NORTHERLY LINE, 35.00 FEET; THENCE SOUTHERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 60.93 FEET AND WHOSE CHORD BEARS SOUTH 3°45'14" EAST, 80.89 FEET; THENCE SOUTH 0°00'00" EAST ALONG SAID NORTHERLY LINE, 55.79 FEET TO THE NORTHEAST CORNER OF LOT 8, FOX CREEK ESTATES PLAT 3; THENCE SOUTH 89°31'25" WEST ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF FOX CREEK ESTATES PLAT 4 AND THE NORTH LINE OF FOX CREEK ESTATES PLAT 2, A DISTANCE OF 1644.17 FEET; THENCE NORTH 0°23'35" WEST ALONG SAID NORTH LINE OF SAID FOX CREEK ESTATES PLAT 2, A DISTANCE OF 43.20 FEET; THENCE SOUTH 89°31'25" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF FOX CREEK PLAT 1, A DISTANCE OF 249.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.27 ACRES (1,013,779 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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.

Michael D. Lee 11-3-15  
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1, 2, 3, 4 AND 5

DATE: 10/20/14, 04/09/14  
 REVISIONS: [Blank]  
 SECOND SUBMITTAL: [Blank]  
 FIRST SUBMITTAL: [Blank]

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

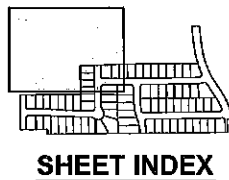
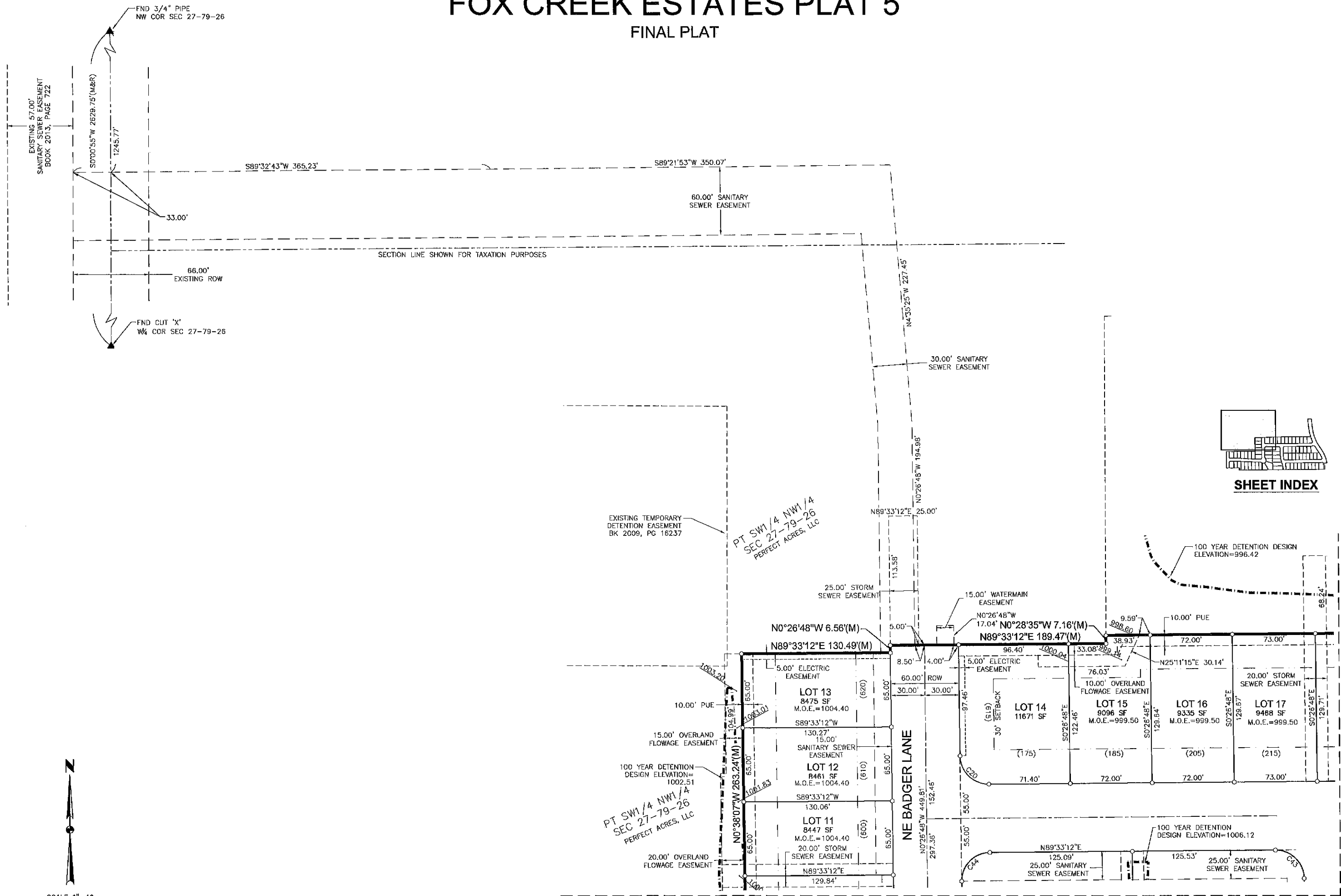
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 ENGINEER: [Blank]

**FOX CREEK ESTATES PLAT 5**  
**FINAL PLAT**

1/5  
 1305.214

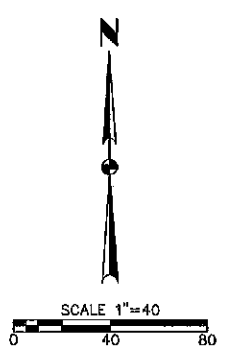
# FOX CREEK ESTATES PLAT 5

FINAL PLAT



SEE SHEET 4:

SEE SHEET 2:



FILE: H:\LAWSON\WORK\2014\FOX CREEK ESTATES PLAT 5\PLAT 5.DWG  
DATE PLOTTED: 11/20/14 3:28 PM  
COMMENTS:  
DRAWN BY: JAY TRUMAN  
CHECKED BY: JAY TRUMAN

DATE	
REVISIONS	
SECOND SUBMITTAL	06/02/14
FIRST SUBMITTAL	04/08/14

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

TECH: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

**ESA**  
CIVIL DESIGN ADVANTAGE

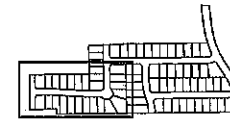
**FOX CREEK ESTATES PLAT 5**  
FINAL PLAT

WALUKEE, IOWA

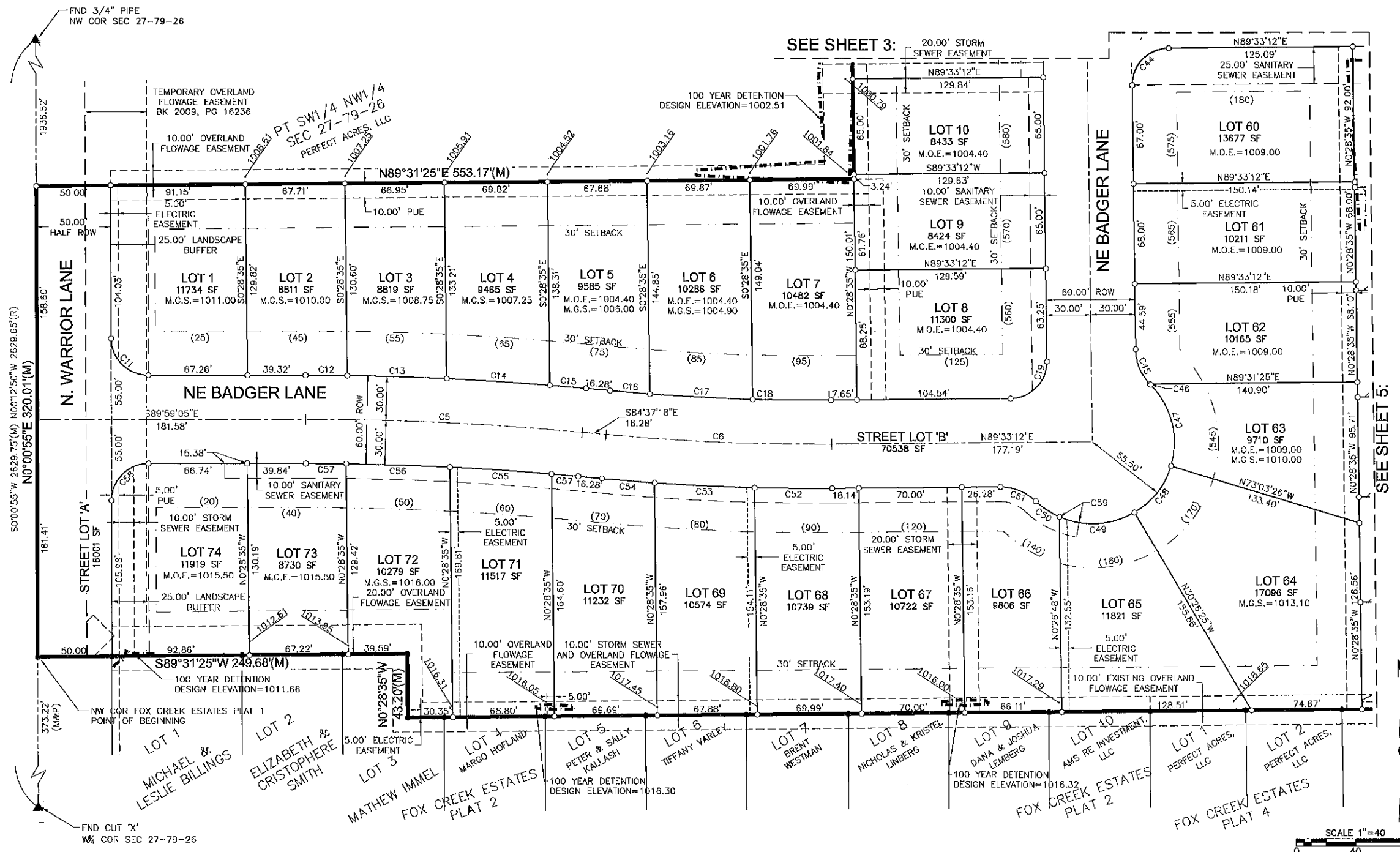
3/5  
1305.214

# FOX CREEK ESTATES PLAT 5

FINAL PLAT



SHEET INDEX



**AREA SUMMARY:**

SW1/4 NW1/4 = 677,980 SQUARE FEET  
 SE1/4 NW1/4 = 335,799 SQUARE FEET  
 TOTAL = 1,013,779 SQUARE FEET

**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.
- ALL PUBLIC SIDEWALKS WITHIN THE PLAT SHALL BE 5 FEET IN WIDTH.
- THE PROPERTY OWNERS WITHIN THIS PLAT WILL BE PART OF THE FOX CREEK ESTATES HOA AND RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED LANDSCAPE BUFFERS AND DETENTION BASIN LOCATED NORTH OF LOTS 15-25
- ANY ELEVATIONS SHOWN ARE PROVIDED FROM THE ACCEPTED GRADING PLAN WHICH ARE CALCULATED BY THE PROJECT ENGINEER. THE SURVEYOR DOES NOT CERTIFY ANY CALCULATIONS OR ELEVATIONS WITH THIS 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

**ZONING:**

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS:**

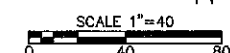
- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK;
- 30' REAR SIDE YARD SETBACK;
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

**BENCHMARKS**

- 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
- 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

**LEGEND:**

SECTION CORNER AS NOTED	FOUND	SET
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 OPENING ELEVATION	M.O.E.	
MINIMUM GRADE AT STRUCTURE	M.G.S.	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



DATE	REVISIONS
09/02/14	SECOND SUBMITTAL
04/08/14	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE ENGINEER

FOX CREEK ESTATES PLAT 5  
 FINAL PLAT

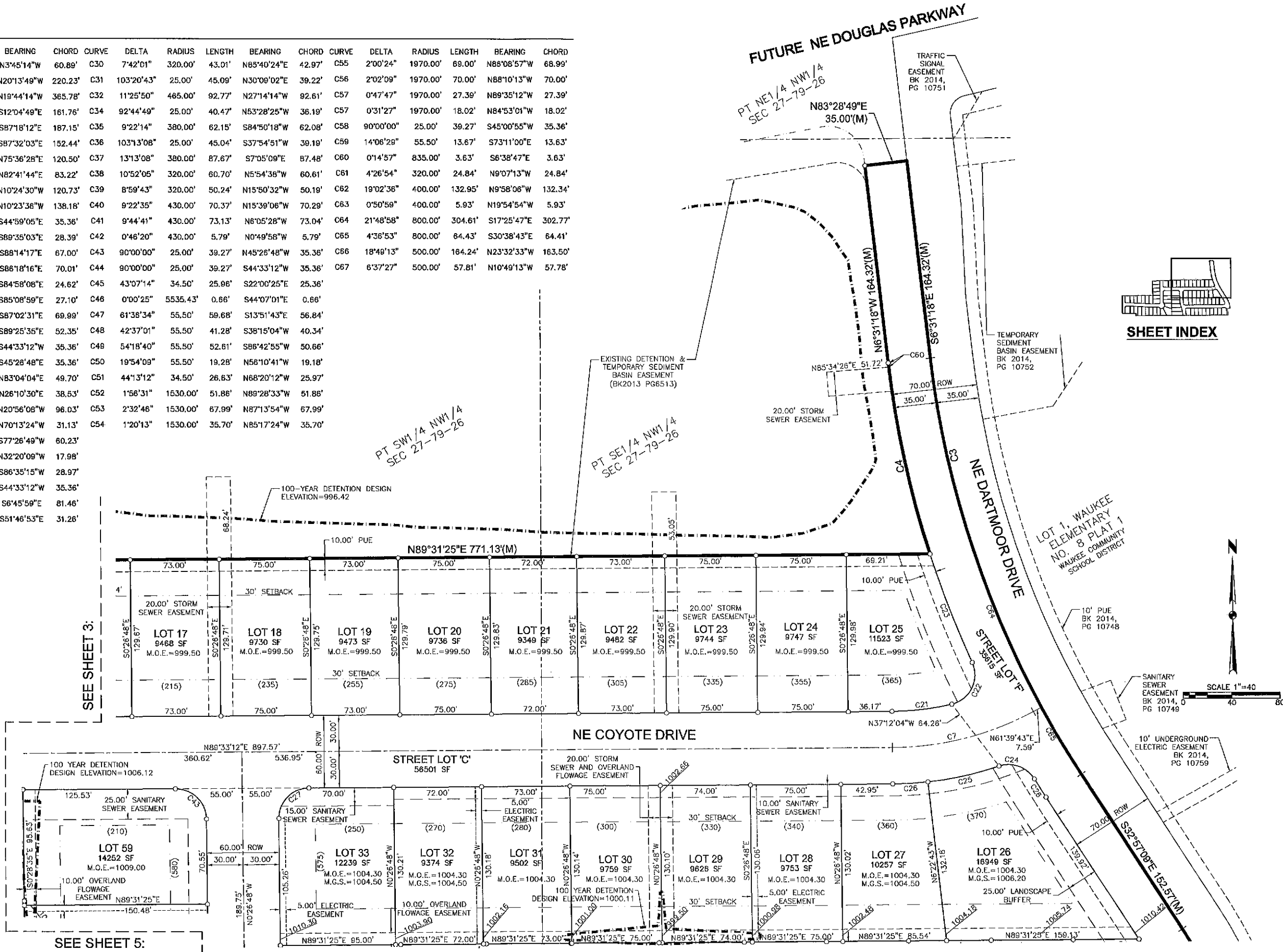
WALUKEE, IOWA  
 1305.214

# FOX CREEK ESTATES PLAT 5

FINAL PLAT

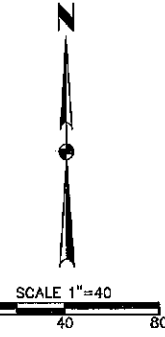
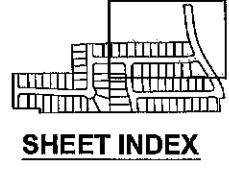
### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&R)C1	7°30'29"	465.00'	60.93'	N3°45'14"W	60.89'	C30	7°42'01"	320.00'	43.01'	N85°40'24"E	42.97'	C55	2°00'24"	1970.00'	69.00'	N86°08'57"W	68.99'
(M&R)C2	25°26'40"	500.00'	222.03'	N20°13'49"W	220.23'	C31	103°20'43"	25.00'	45.09'	N30°09'02"E	39.22'	C56	2°02'09"	1970.00'	70.00'	N88°10'13"W	70.00'
(M&R)C3	26°25'51"	800.00'	369.04'	N19°44'14"W	365.78'	C32	11°25'50"	465.00'	92.77'	N27°14'14"W	92.61'	C57	0°47'47"	1970.00'	27.39'	N89°35'12"W	27.39'
(M&R)C4	11°07'02"	835.00'	162.02'	S12°04'49"E	161.76'	C34	92°44'49"	25.00'	40.47'	N53°28'25"W	36.19'	C57	0°31'27"	1970.00'	18.02'	N84°53'01"W	18.02'
C5	5°21'48"	2000.00'	187.21'	S87°18'12"E	187.15'	C35	9°22'14"	380.00'	62.15'	S84°50'18"W	62.08'	C58	90°00'00"	25.00'	39.27'	S45°00'55"W	35.36'
C6	5°49'31"	1500.00'	152.50'	S87°32'03"E	152.44'	C36	103°13'08"	25.00'	45.04'	S37°54'51"W	39.19'	C59	14°06'28"	55.50'	13.67'	S73°11'00"E	13.63'
C7	27°53'28"	250.00'	121.70'	N75°36'28"E	120.50'	C37	13°13'08"	380.00'	87.67'	S7°05'09"E	87.48'	C60	0°14'57"	835.00'	3.63'	S6°38'47"E	3.63'
C8	13°39'21"	350.00'	83.42'	N82°41'44"E	83.22'	C38	10°52'05"	320.00'	60.70'	N5°54'36"W	60.61'	C61	4°26'54"	320.00'	24.84'	N9°07'13"W	24.84'
C9	19°51'48"	350.00'	121.34'	N10°24'30"W	120.73'	C39	8°59'43"	320.00'	50.24'	N15°50'32"W	50.19'	C62	19°02'36"	400.00'	132.95'	N9°58'06"W	132.34'
C10	19°53'35"	400.00'	138.88'	N10°23'36"W	138.18'	C40	9°22'35"	430.00'	70.37'	N15°39'06"W	70.29'	C63	0°50'59"	400.00'	5.93'	N19°54'54"W	5.93'
C11	90°00'00"	25.00'	39.27'	S44°59'05"E	35.36'	C41	9°44'41"	430.00'	73.13'	N6°05'28"W	73.04'	C64	21°48'58"	800.00'	304.61'	S17°25'47"E	302.77'
C12	0°48'05"	2030.00'	28.39'	S89°35'03"E	28.39'	C42	0°46'20"	430.00'	5.79'	N0°49'58"W	5.79'	C65	4°36'53"	800.00'	64.43'	S30°38'43"E	64.41'
C13	1°53'28"	2030.00'	67.00'	S88°14'17"E	67.00'	C43	90°00'00"	25.00'	39.27'	N45°26'48"W	35.36'	C66	18°49'13"	500.00'	164.24'	N23°32'33"W	163.50'
C14	1°58'33"	2030.00'	70.01'	S86°18'16"E	70.01'	C44	90°00'00"	25.00'	39.27'	S44°33'12"W	35.36'	C67	6°37'27"	500.00'	57.81'	N10°49'13"W	57.78'
C15	0°41'41"	2030.00'	24.62'	S84°58'08"E	24.62'	C45	43°07'14"	34.50'	25.96'	S22°00'25"E	25.36'						
C16	1°03'22"	1470.00'	27.10'	S85°08'59"E	27.10'	C46	0°00'25"	5535.43'	0.66'	S44°07'01"E	0.66'						
C17	2°43'42"	1470.00'	70.00'	S87°02'31"E	69.99'	C47	61°38'34"	55.50'	59.68'	S13°51'43"E	56.84'						
C18	2°02'26"	1470.00'	52.35'	S89°25'35"E	52.35'	C48	42°37'01"	55.50'	41.28'	S38°15'04"W	40.34'						
C19	90°00'00"	25.00'	39.27'	S44°33'12"W	35.36'	C49	54°18'40"	55.50'	52.61'	S86°42'55"W	50.66'						
C20	90°00'00"	25.00'	39.27'	S45°26'48"E	35.36'	C50	19°54'09"	55.50'	19.28'	N56°10'41"W	19.18'						
C21	12°58'15"	220.00'	49.80'	N83°04'04"E	49.70'	C51	44°13'12"	34.50'	26.63'	N68°20'12"W	25.97'						
C22	100°48'52"	25.00'	43.98'	N26°10'30"E	38.53'	C52	1°56'31"	1530.00'	51.86'	N89°28'33"W	51.86'						
C23	6°35'36"	835.00'	96.09'	N20°56'08"W	96.03'	C53	2°32'46"	1530.00'	67.99'	N87°13'54"W	67.99'						
C24	77°00'32"	25.00'	33.60'	N70°13'24"W	31.13'	C54	1°20'13"	1530.00'	35.70'	N85°17'24"W	35.70'						
C25	12°20'58"	280.00'	60.35'	S77°26'49"W	60.23'												
C26	1°14'01"	835.00'	17.98'	N32°20'09"W	17.98'												
C27	90°00'00"	25.00'	39.27'	S44°33'12"W	35.36'												
C28	12°38'22"	370.00'	81.62'	S6°45'59"E	81.46'												
C29	77°23'25"	25.00'	33.77'	S51°46'53"E	31.26'												



SEE SHEET 3:

SEE SHEET 5:



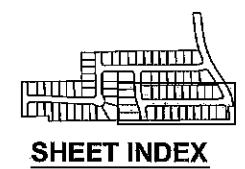
DATE	09/02/14
REVISIONS	
SECOND SUBMITTAL	04/08/14
ENGINEER	WALUKEE, IOWA
TECH	
PHONE: (515) 369-4400	FAX: (515) 369-4410
3405 S.E. CROSSROADS DRIVE, SUITE G	GRIMES, IOWA 50111
<b>FOX CREEK ESTATES PLAT 5</b>	
<b>FINAL PLAT</b>	
<b>4 5</b>	
1305.214	

# FOX CREEK ESTATES PLAT 5

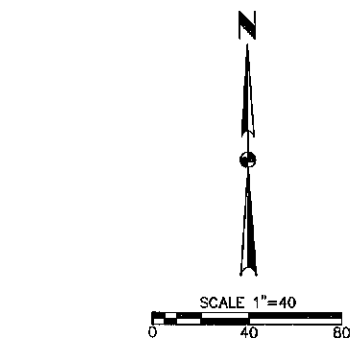
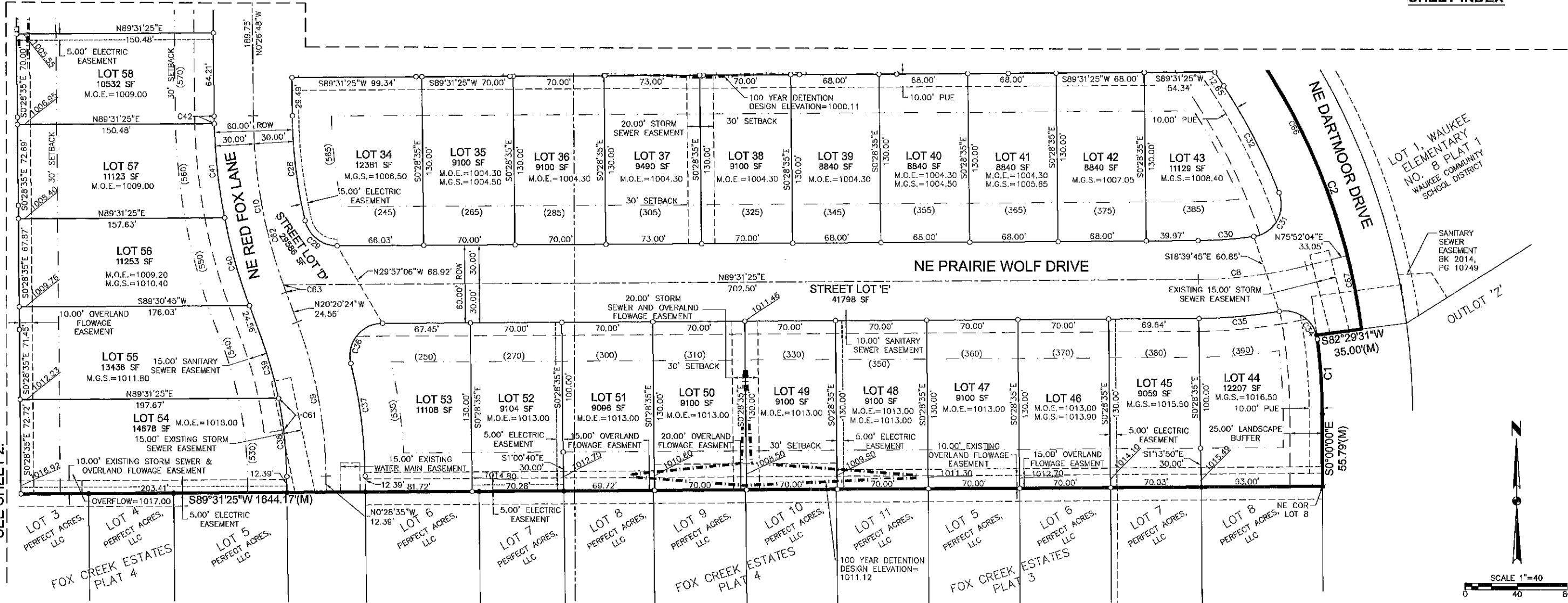
## FINAL PLAT

REVISIONS	DATE
	08/02/14
	04/09/14

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



SEE SHEET 4:



SEE SHEET 2:  
 FILED: 10/22/14  
 DATE PLOTTED: 11/2/2014 4:12 PM  
 COMPILED BY: JON BRASH, TECH.

**FOX CREEK ESTATES PLAT 5**  
FINAL PLAT

WAUKEE, IOWA