

FOX CREEK ESTATES PLAT 3

FINAL PLAT

PLAT DESCRIPTION:

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 SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°31'27" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 373.76 FEET TO THE NORTHWEST CORNER OF OUTLOT F OF THE OUTLOTS OF THE SOUTHWEST QUARTER SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 89°34'24" WEST CONTINUING ALONG SAID SOUTH LINE, 675.05 FEET; THENCE NORTH 0°00'00" EAST, 331.68 FEET; THENCE NORTH 89°31'25" EAST, 303.01 FEET; THENCE NORTH 0°00'00" EAST, 55.79 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 60.93 FEET AND WHOSE CHORD BEARS NORTH 3°45'14" WEST, 60.89 FEET; THENCE NORTH 82°29'31" EAST, 70.00 FEET; THENCE SOUTH 57°56'43" EAST, 801.74 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0°03'22" EAST ALONG SAID EAST LINE, 877.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.41 ACRES (584,060 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°30'29"	465.00'	60.93'	S3°45'14"E	60.89'
C2	7°30'29"	500.00'	65.52'	N3°45'14"W	65.47'
C3	7°30'29"	535.00'	70.11'	S3°45'14"E	70.06'
C4	89°31'25"	25.00'	39.06'	N44°45'42"E	35.21'
C5	90°28'35"	25.00'	39.48'	S45°14'18"E	35.50'
C6	41°59'45"	34.50'	25.29'	N68°31'32"E	24.73'
C7	2°13'27"	34.50'	1.34'	N46°24'56"E	1.34'
C8	64°03'49"	55.50'	62.06'	N77°20'07"E	58.87'
C9	47°04'59"	55.50'	45.61'	S47°05'29"E	44.33'
C10	47°04'59"	55.50'	45.61'	S0°00'30"E	44.33'
C11	47°04'59"	55.50'	45.61'	S47°04'29"W	44.33'
C12	63°07'38"	55.50'	61.15'	N77°49'12"W	58.10'
C13	3°38'32"	34.50'	2.19'	N48°04'39"W	2.19'
C14	40°34'40"	34.50'	24.43'	N70°11'16"W	23.93'
C15	89°31'25"	25.00'	39.06'	S44°45'42"W	35.21'
C16	90°28'35"	25.00'	39.48'	N45°14'18"W	35.50'
C17	4°01'42"	526.00'	36.98'	N9°31'20"W	36.97'
C18	15°46'50"	472.00'	130.00'	N25°03'44"W	129.59'
C19	15°09'50"	828.00'	219.14'	N25°22'14"W	218.50'
C20	6°18'13"	835.00'	91.87'	N14°29'13"W	91.82'
C21	21°37'02"	813.00'	306.74'	S22°08'38"E	304.92'
C22	15°46'50"	487.00'	134.13'	S25°03'44"E	133.71'
C23	9°30'08"	3060.00'	507.48'	N84°36'49"E	506.90'
C24	93°36'57"	25.00'	40.85'	S53°19'47"E	36.45'
C25	11°07'02"	835.00'	162.02'	S12°04'49"E	161.76'

BENCHMARKS:

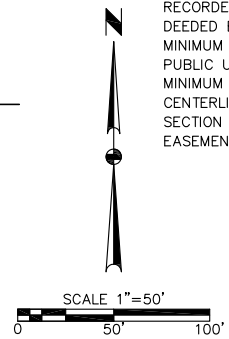
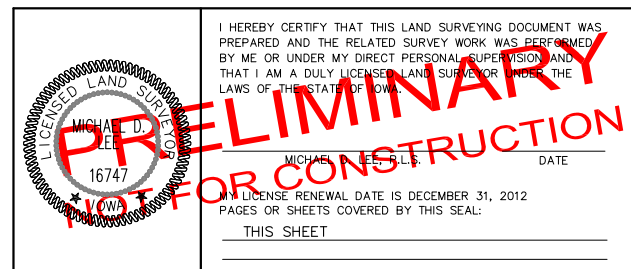
- STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
- SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR 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

NOTES:

- INSTALLATION OF PUBLIC SIDEWALK SHALL OCCUR AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- LOTS 1, 8, 9 AND 25 WILL BE RESPONSIBLE FOR MAINTAINING THE BUFFER AND PLATINGS FOR THE LIFE OF THE PROPERTY.

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 OPENING ELEVATION	MOE	
PUBLIC UTILITY EASEMENT	P.U.E.	
MINIMUM GRADE AT STRUCTURE CENTERLINE	MGS	
SECTION LINE	---	
EASEMENT LINE	---	



OWNER/DEVELOPER:

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

ENGINEER/SURVEYOR:

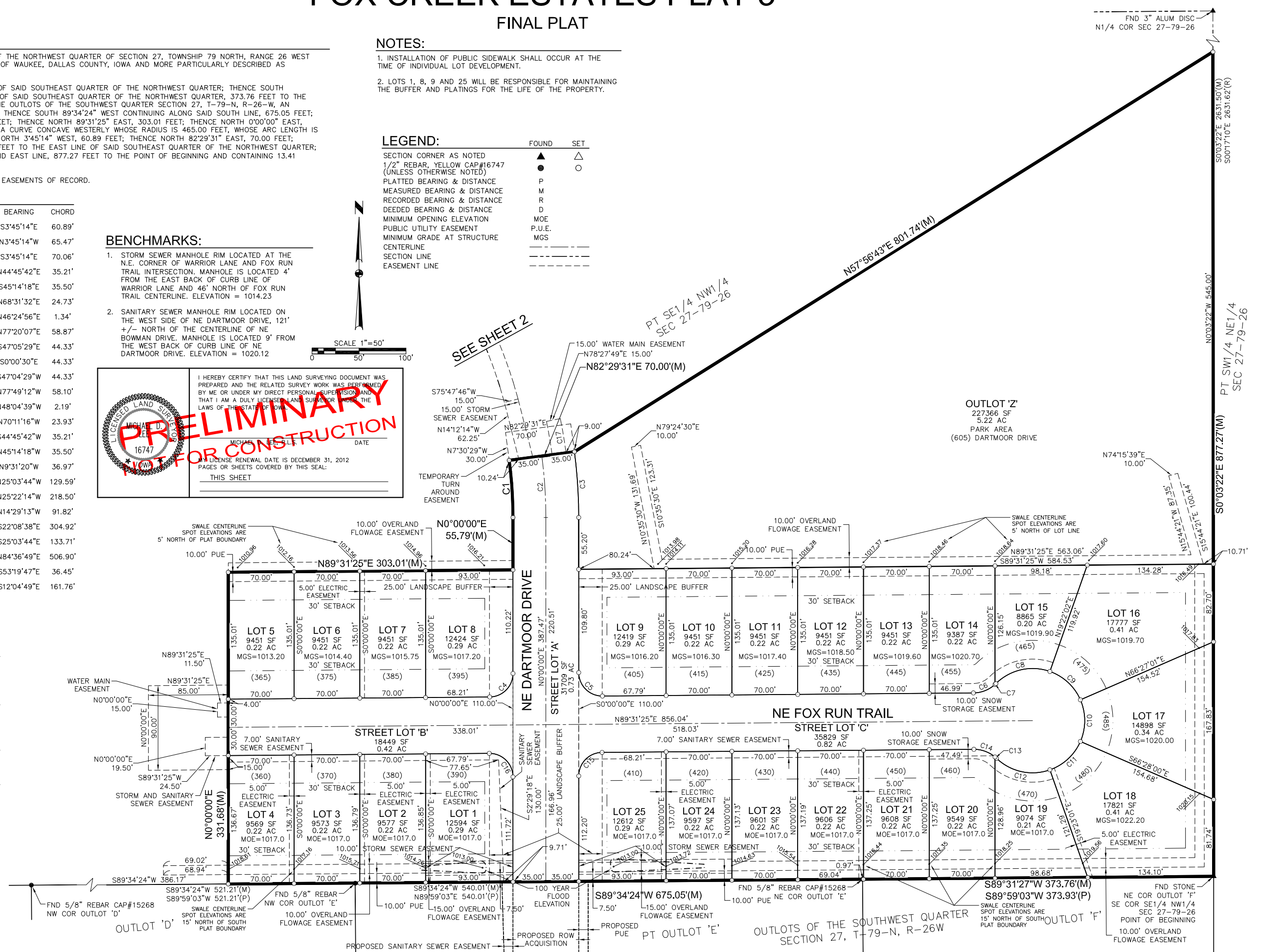
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

AUGUST 2012

BULK REGULATIONS:

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



DATE	12/4/12
REVISIONS	
SECOND SUBMITTAL	11/9/12
FIRST SUBMITTAL	

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: ---
ENGINEER: ---

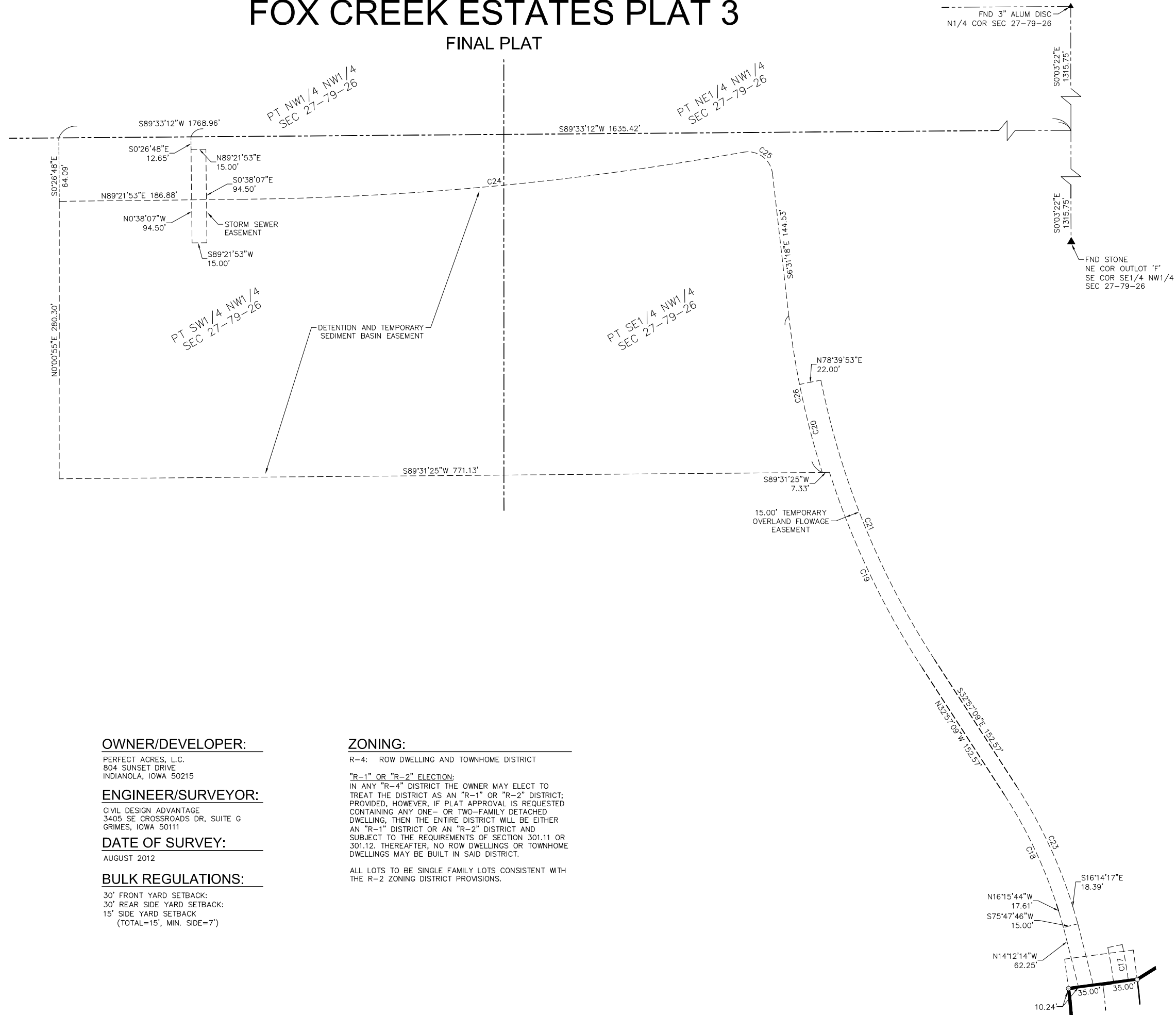
FOX CREEK ESTATES PLAT 3
FINAL PLAT

WAUKEE, IOWA

1
2
1207296

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FINAL PLAT



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

ENGINEER/SURVEYOR:

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

DATE OF SURVEY:

AUGUST 2012

BULK REGULATIONS:

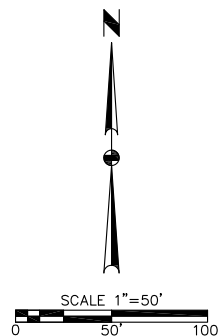
30' FRONT YARD SETBACK;
30' REAR SIDE YARD SETBACK;
15' SIDE YARD SETBACK
(TOTAL=15', MIN. SIDE=7')

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	12/4/12
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TECH: ---
ENGINEER: ---

CD
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WAUKEE, IOWA

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