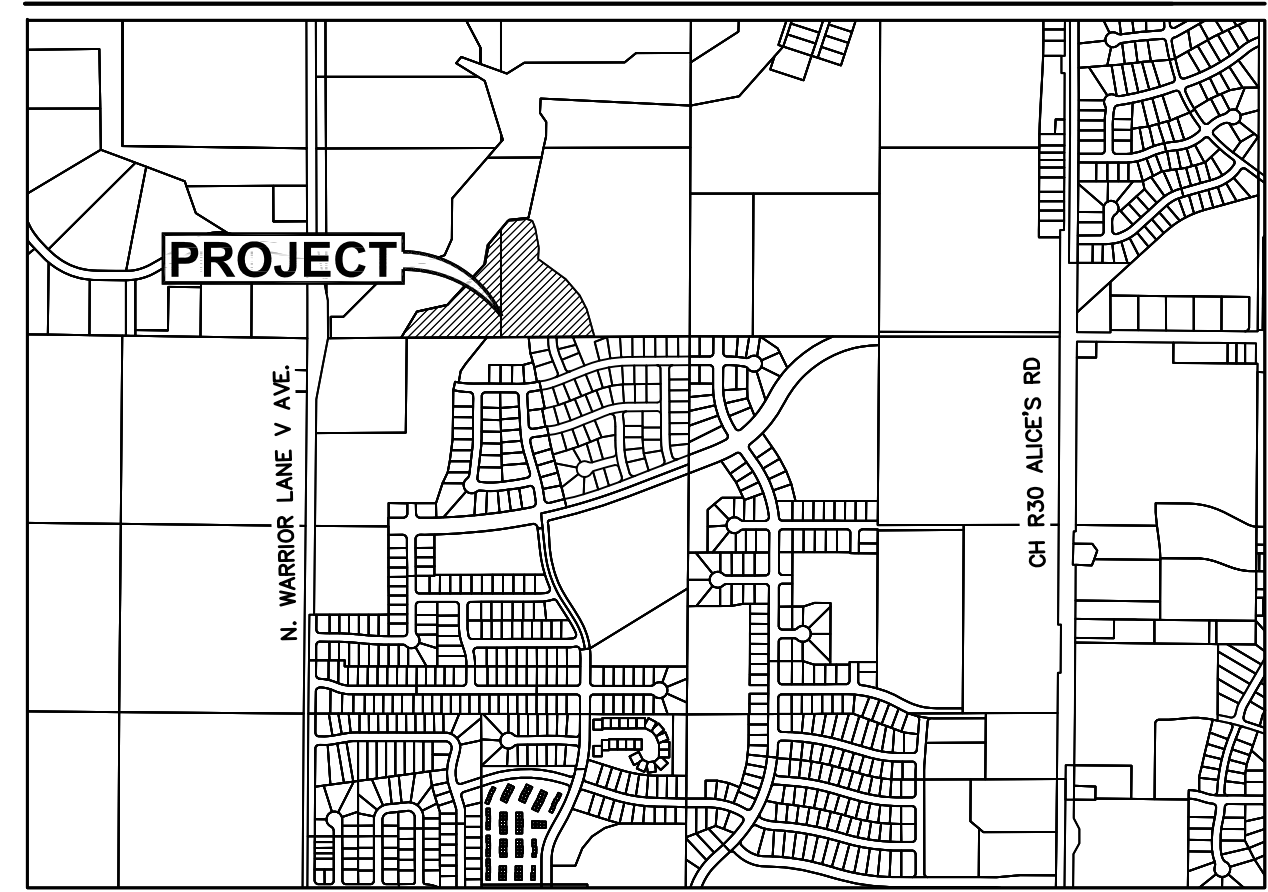


FOX CREEK ESTATES PLAT 10

INDEX LEGEND
 LOCATION: PT PARCEL '17-4'
 S1/2 SW1/4 SEC 22-79-26
 REQUESTOR: WAUKEE LOTS, LLC
 PROPRIETOR: WAUKEE LOTS, LLC
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400

VICINITY MAP



WAUKEE, IA

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

GENERAL NOTES

- INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. SIDEWALKS ARE TO BE INSTALLED AS EACH LOT DEVELOPS. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- PARKLAND DEDICATION WAS SATISFIED FOR THIS DEVELOPMENT WITH PROPERTY PREVIOUSLY DEDICATED TO THE CITY.
- THE PROPOSED DETENTION BASIN SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ALL OUTLOTS WILL BE LOT-TIED TO THE APPLICABLE ADJACENT LOT.
- STREET LOTS A AND B ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
- GRINDER PUMPS MAY BE REQUIRED FOR SANITARY SEWER SERVICE TO INDIVIDUAL LOTS.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING PERMANENT ROCK CHECK DAMS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

OWNER/DEVELOPER

WAUKEE LOTS, LLC
 2400 86TH STREET, SUITE 24
 URBANDALE, IA 50322

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
 CONTACT: EMILY HARDING
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH. (515) 369-4400
 FX. (515) 369-4410

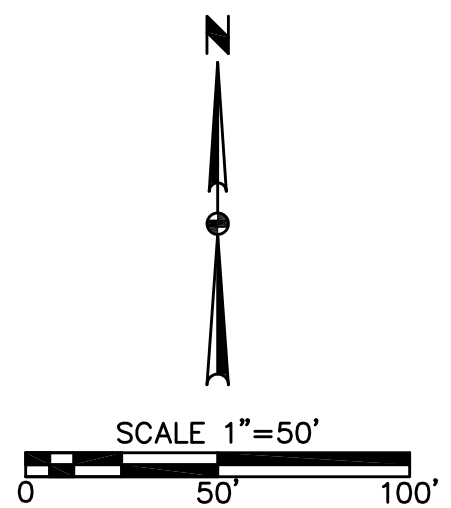
PLAT DESCRIPTION

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 IN THE CITY OF CLIVE, 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 SOUTHWEST QUARTER, 619.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-4'; THENCE NORTH 30°55'55" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '17-4', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID NORTHERLY LINE, 216.74 FEET; THENCE NORTH 42°28'06" EAST ALONG SAID NORTHERLY LINE, 53.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°28'06" EAST ALONG SAID NORTHERLY LINE, 333.32 FEET; THENCE NORTH 10°12'05" EAST ALONG SAID NORTHERLY LINE, 139.76 FEET; THENCE NORTH 39°31'21" EAST ALONG SAID NORTHERLY LINE, 219.48 FEET; THENCE NORTH 83°38'13" EAST ALONG SAID NORTHERLY LINE, 137.00 FEET; THENCE SOUTH 70°50'25" EAST ALONG SAID NORTHERLY LINE, 42.37 FEET; THENCE SOUTH 22°49'28" EAST ALONG SAID NORTHERLY LINE, 52.40 FEET; THENCE SOUTH 10°18'51" EAST ALONG SAID NORTHERLY LINE, 142.43 FEET; THENCE SOUTH 03°03'28" WEST ALONG SAID NORTHERLY LINE, 80.02 FEET; THENCE SOUTH 53°53'36" EAST ALONG SAID NORTHERLY LINE, 238.63 FEET; THENCE SOUTH 40°33'49" EAST ALONG SAID NORTHERLY LINE, 151.09 FEET; THENCE SOUTH 27°06'29" EAST ALONG SAID NORTHERLY LINE, 110.01 FEET; THENCE SOUTH 15°47'28" EAST ALONG SAID NORTHERLY LINE, 198.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '17-4'; THENCE SOUTH 89°32'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-4', A DISTANCE OF 759.55 FEET; THENCE NORTH 48°49'30" WEST, 133.83 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 7.87 FEET AND WHOSE CHORD BEARS NORTH 41°24'27" EAST, 7.87 FEET; THENCE NORTH 41°38'24" EAST, 29.52 FEET; THENCE NORTH 48°21'36" WEST, 223.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.24 ACRES (489,511 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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')



SCALE 1"=50'

POINT OF BEGINNING
 N77°35'40"E
 216.74'(M&R)

N42°28'06"E
 53.85'

N48°21'36"W
 223.27'

N41°38'24"E
 29.52'

N41°24'27"E

N48°49'30"W
 133.83'

N89°32'02"E
 619.55'(M&R)

N30°55'55"E
 213.36'(M&R)

N42°28'06"E
 53.85'

N48°21'36"W
 223.27'

N41°38'24"E
 29.52'

N41°24'27"E

N48°49'30"W
 133.83'

N89°32'02"E
 619.55'(M&R)

N30°55'55"E
 213.36'(M&R)

N42°28'06"E
 53.85'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	56°37'59"	34.50'	34.10'	N69°57'23"E	32.73'	C8	27°57'10"	34.50'	16.83'	S27°39'48"W	16.67'
C2	21°06'55"	55.50'	20.45'	N87°42'55"E	20.34'	C9	64°19'15"	34.50'	38.73'	N31°41'40"E	36.73'
C3	72°44'00"	55.50'	70.45'	N40°47'27"E	65.82'	C10	43°11'33"	55.50'	41.84'	N42°15'31"E	40.85'
C4	55°30'57"	55.50'	53.78'	N23°20'02"W	51.70'	C11	58°59'56"	55.50'	57.15'	N8°50'13"W	54.66'
C5	264°35'09"	55.50'	256.29'	N34°01'12"W	82.11'	C12	50°08'30"	55.50'	48.57'	S63°24'27"E	47.04'
C6	42°41'16"	55.50'	41.35'	N66°16'12"E	40.40'	C13	51°46'48"	55.50'	50.16'	N65°37'54"E	48.47'
C7	31°14'21"	55.50'	30.26'	S29°18'24"W	29.89'	C14	40°12'28"	55.50'	38.95'	N19°38'16"E	38.15'

D=0°27'53"
 L=7.87'
 R=970.00'
 CH=7.87'
 N41°24'27"E

N48°49'30"W
 133.83'

N89°32'02"E
 619.55'(M&R)

N30°55'55"E
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