

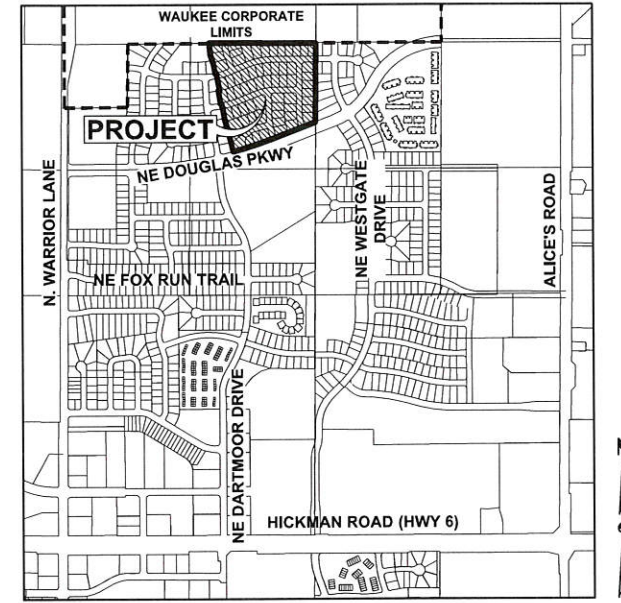
FOX CREEK ESTATES PLAT 7

FINAL PLAT

PT SE 1/4 SW 1/4
SEC 22-79-26
SHADOW CREEK
ESTATES LLC



VICINITY MAP
NOT TO SCALE



WAUKEE, IOWA

FINAL PLAT
APPROVED BY City Council
DATE 08/15/2016
SIGNED Yuliyah D. Smith

ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER/DEVELOPER:
TCB INVESTMENTS, LLC
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325

DATE OF SURVEY:
MAY 12, 2016

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.
- 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.
- DETENTION POND LOCATED IN OUTLOT 'Z' WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LANDSCAPE BUFFERS LOCATED ALONG NE DOUGLAS PARKWAY WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
- STREET LOTS A, B, C, D, E AND F ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
- PARKLAND DEDICATION REQUIREMENTS FOR FOX CREEK ESTATES PLAT 7 WERE SATISFIED WITH FOX CREEK ESTATES PLAT 4.
- HOME BUILDERS WILL NEED TO SUBMIT A GRADING PLAN FOR EACH INDIVIDUAL LOT WITH THE BUILDING PERMIT FOR LOTS 1-3, 10-14 AND 49-56 TO ENSURE THE LOT WILL HAVE POSITIVE DRAINAGE AS THEY ARE REAR TO FRONT DRAINING LOTS.

PLAT DESCRIPTION:

A PART OF THE NORTHEAST QUARTER 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 SOUTHEAST CORNER OF LOT 1, CORRECTED FOX CREEK ESTATES PLAT 6, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE NORTH 15°04'55" WEST ALONG THE EASTERLY LINE OF SAID CORRECTED FOX CREEK ESTATES PLAT 6, A DISTANCE OF 98.65 FEET; THENCE NORTH 13°28'48" WEST CONTINUING ALONG SAID EASTERLY LINE, 93.02 FEET; THENCE NORTH 16°37'33" WEST CONTINUING ALONG SAID EASTERLY LINE, 86.67 FEET; THENCE NORTH 16°43'56" WEST CONTINUING ALONG SAID EASTERLY LINE, 85.00 FEET; THENCE NORTH 11°12'51" WEST CONTINUING ALONG SAID EASTERLY LINE, 98.47 FEET; THENCE NORTH 11°27'30" WEST CONTINUING ALONG SAID EASTERLY LINE, 60.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1090.00 FEET, WHOSE ARC LENGTH IS 11.16 FEET AND WHOSE CHORD BEARS SOUTH 78°50'05" WEST, 11.16 FEET; THENCE NORTH 10°52'19" WEST CONTINUING ALONG SAID EASTERLY LINE, 131.00 FEET; THENCE NORTH 81°35'59" EAST CONTINUING ALONG SAID EASTERLY LINE, 18.86 FEET; THENCE NORTH 11°59'47" WEST CONTINUING ALONG SAID EASTERLY LINE, 190.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 15.10 FEET AND WHOSE CHORD BEARS SOUTH 78°33'56" WEST, 15.10 FEET; THENCE NORTH 10°52'21" WEST CONTINUING ALONG SAID EASTERLY LINE, 108.76 FEET; THENCE NORTH 16°37'58" WEST CONTINUING ALONG SAID EASTERLY LINE, 100.89 FEET; THENCE NORTH 06°12'43" WEST CONTINUING ALONG SAID EASTERLY LINE, 109.59 FEET TO THE NORTHEAST CORNER OF SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°32'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1125.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 00°03'22" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 890.18 FEET TO THE NORTHEAST CORNER OF WAUKEE ELEMENTARY NO. 8 PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE SOUTH 68°38'34" WEST ALONG THE NORTHERLY LINE OF SAID PLAT, 466.45 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 4000.00 FEET, WHOSE ARC LENGTH IS 438.10 FEET AND WHOSE CHORD BEARS SOUTH 71°46'49" WEST, 437.88 FEET; THENCE NORTH 15°04'55" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.47 ACRES (1,065,742 SQUARE FEET).

PROPERTY IS SUBJECT OF ANY AND ALL EASEMENTS OF RECORD.

ZONING:
R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

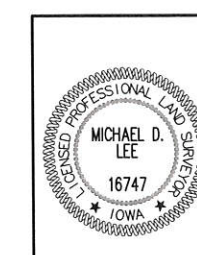
- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

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:

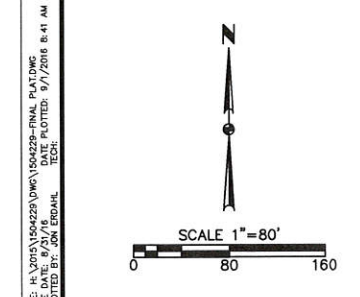
| | FOUND | SET |
|--|--------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED) | ● | ○ |
| PLATTED BEARING & DISTANCE | P | |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| MINIMUM PROTECTION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

Michael D. Lee 8-1-16
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4



COMPILED BY: ENC
DATE: 8/27/16
FILED BY: DAN ERDMAN
DATE PLOTTED: 9/1/2016 8:41 AM
IOWA SURVEYING BOARD

DATE: 07/27/16 05:23:16

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 7

FINAL PLAT

WAUKEE, IOWA

1504.229

FOX CREEK ESTATES PLAT 7

FINAL PLAT



| DATE | REVISIONS |
|----------|-----------|
| 07/12/16 | |
| 05/23/16 | |

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FOX CREEK ESTATES PLAT 7
FINAL PLAT

WAUKEE, IOWA | CIVIL DESIGN ADVANTAGE

2/4
1504.229

FILE: H:\L\1454229\04\1454229-FINAL PLAT.DWG
FILE DATE: 6/29/16 DATE PLOTTED: 6/1/2016 8:41 AM
PLOTTED BY: JON EDWARDS

FOX CREEK ESTATES PLAT 7

FINAL PLAT



COMMENTS:
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 TECH:

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| | 07/12/16 |
| | 05/23/16 |

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 TECH:



FOX CREEK ESTATES PLAT 7
 FINAL PLAT
 1504.229
 WAUKEE, IOWA

