

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL 21-23, PT. SE1/4 SE1/4 SEC 20-79-26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: FOX CREEK MEADOWS, LLC

PROPRIETOR: FOX CREEK MEADOWS, LLC
234 SUNRISE DRIVE
WAUKEE, IA 50263

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

| DATE | REVISIONS |
|------------|-----------------|
| 07/29/2024 | FINAL SUBMITTAL |
| 09/21/2023 | 3RD SUBMITTAL |
| 08/31/2023 | 2ND SUBMITTAL |
| 07/31/2023 | 1ST SUBMITTAL |

OWNER / DEVELOPER

FOX CREEK MEADOWS, LLC
CONTACT: BRAD STANBROUGH
234 SUNRISE DRIVE
WAUKEE, IA 50263
PH: (515) 202-3030

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JULY 25, 2023

ZONING

R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING
R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING
R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-80)

- MINIMUM LOT AREA: 5,000 SF
 - MINIMUM LOT WIDTH: 40 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: MINIMUM 5 FEET ON EACH SIDE
 - REAR YARD SETBACK: 25 FEET
 - MINIMUM FLOOR AREA: 1,100 SF (SINGLE STORY) & 1,400 SF (2-STORY)
- R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
- FRONT YARD SETBACK: 30 FEET
 - REAR YARD SETBACK: 30 FEET (DWELLING) 40 FEET (ANY OTHER PRINCIPAL USES)
 - SIDE YARD SETBACK: TOTAL 15 FEET - MINIMUM 7 FEET ON ONE SIDE

PLAT DESCRIPTION

PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 25.62 ACRES (1,116,092 SQUARE FEET).

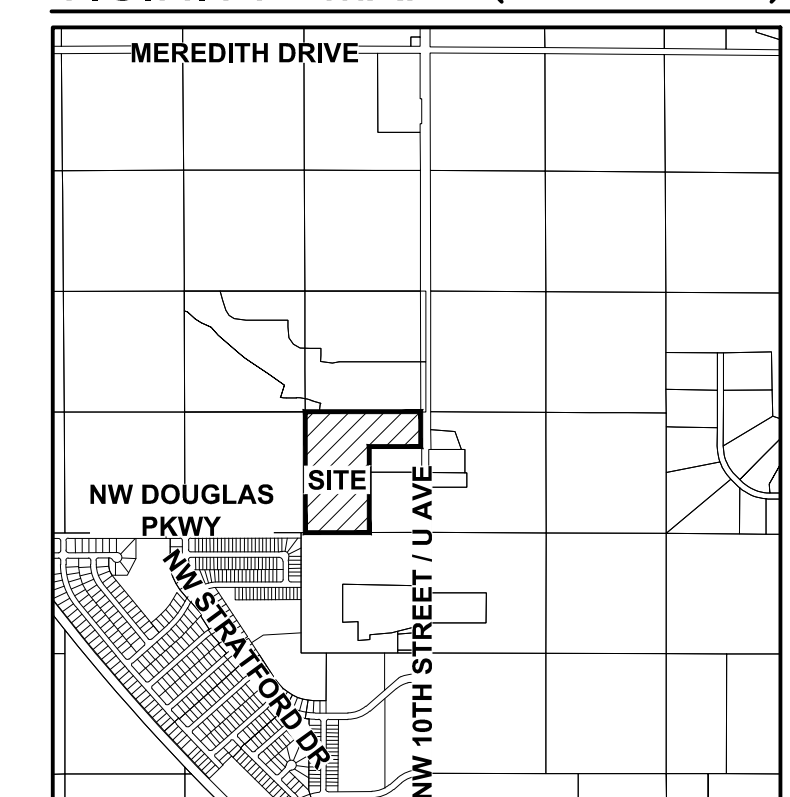
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
4. THE 10-FOOT TRAIL SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.
5. SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.
6. OUTLOTS 'X' AND 'Y' WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. OUTLOT 'W' WILL BE OWNED BY THE DEVELOPER AND IS RESERVED FOR FUTURE DEVELOPMENT.
8. DETENTION POND WITHIN OUTLOT 'W' WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. OPEN SPACE WITHIN OUTLOT 'W' WILL BE MAINTAINED BY THE PROPERTY OWNER.
10. OUTLOT 'Z' WILL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.
11. STREET TREES ALONG NW SPROUL DRIVE TO BE PLANTED WITH INDIVIDUAL LOT DEVELOPMENT PER EXHIBIT INCLUDED WITHIN THE RECORDED PLANNED DEVELOPMENT DOCUMENT.

LEGEND

| | FOUND | SET |
|--|--------|-----|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED) | ● | ○ |
| MEASURED BEARING & DISTANCE | M | |
| RECORDED BEARING & DISTANCE | R | |
| DEEDED BEARING & DISTANCE | D | |
| PUBLIC UTILITY EASEMENT | P.U.E. | |
| CURVE ARC LENGTH | AL | |
| LOT ADDRESS | (1234) | |
| CENTERLINE | --- | |
| SECTION LINE | --- | |
| EASEMENT LINE | --- | |
| BUILDING SETBACK LINE | --- | |
| PLAT BOUNDARY | --- | |

VICINITY MAP (NOT TO SCALE)



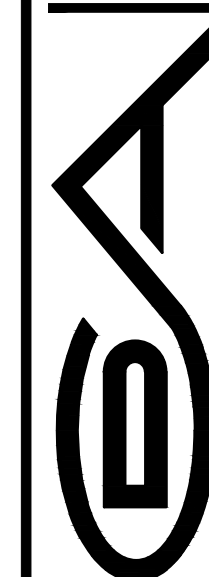
WAUKEE, IOWA

CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|
| C1 | 47°20'46" | 333.00' | 275.17' | N23°45'18"W | 267.41' |
| C2 | 47°25'09" | 333.00' | 275.60' | N23°43'07"W | 267.80' |
| C3 | 90°04'23" | 25.00' | 39.30' | S44°57'16"W | 35.38' |
| C4 | 90°00'00" | 25.00' | 39.27' | N45°00'32"W | 35.36' |
| C5 | 2°22'09" | 368.00' | 15.22' | S01°11'36"E | 15.22' |
| C6 | 5°46'14" | 368.00' | 37.06' | S05°15'48"E | 37.05' |
| C7 | 5°45'39" | 368.00' | 37.00' | S11°01'44"E | 36.98' |
| C8 | 5°46'32" | 368.00' | 37.09' | S16°47'50"E | 37.08' |
| C9 | 5°45'39" | 368.00' | 37.00' | S22°33'55"E | 36.98' |
| C10 | 5°45'39" | 368.00' | 37.00' | S28°19'34"E | 36.98' |
| C11 | 5°45'39" | 368.00' | 37.00' | S34°05'12"E | 36.98' |
| C12 | 5°45'39" | 368.00' | 37.00' | S39°50'51"E | 36.98' |
| C13 | 4°42'00" | 368.00' | 30.19' | S45°04'41"E | 30.18' |
| C14 | 0°31'43" | 298.00' | 2.75' | S47°09'50"E | 2.75' |
| C15 | 10°31'40" | 298.00' | 54.76' | S41°38'08"E | 54.68' |
| C16 | 10°37'05" | 298.00' | 55.23' | S31°03'46"E | 55.15' |
| C17 | 14°17'53" | 298.00' | 74.37' | N18°36'17"W | 74.17' |
| C18 | 25°40'18" | 298.00' | 133.52' | S12°55'04"E | 132.41' |
| C19 | 90°04'23" | 25.00' | 39.30' | S44°57'16"W | 35.38' |
| C20 | 22°09'17" | 368.00' | 142.30' | N36°21'03"W | 141.41' |
| C21 | 4°40'55" | 298.00' | 24.35' | N45°05'13"W | 24.35' |
| C22 | 23°52'19" | 298.00' | 124.16' | N30°48'36"W | 123.26' |
| C23 | 18°51'54" | 298.00' | 98.12' | N09°26'29"W | 97.68' |
| C24 | 90°00'00" | 25.00' | 39.27' | N44°59'28"E | 35.36' |
| C25 | 89°55'37" | 25.00' | 39.24' | S45°02'44"E | 35.33' |

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URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ENGINEER: REVIEW:



WAUKEE, IOWA

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FINAL PLAT

1/3
2010.553

PARCEL "22-159"
BK 2022 PG 24767
JDS REAL ESTATE INVESTMENTS, LLC
ZONING A-1

PARCEL "22-160"
BK 2022 PG 24767
CITY OF WAUKEE IOWA
ZONING A-1

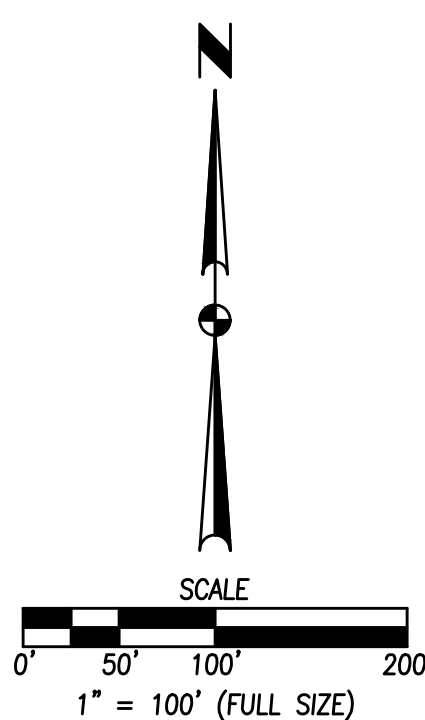
N 280.6' OF THE E 621' OF THE S 941.6'
SE1/4 SE1/4 SEC 20-79-26
STANBROUGH RESIDENTIAL, LLC
ZONING A-1

PT. PARCEL 21-22
BK 2021 PG 8681
WILLIAM FOX FARM COMPANY
ZONING A-1

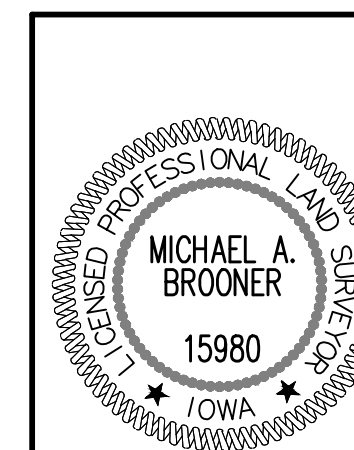
SEPARATE ROW ACQUISITION PLAT
(TO BE RECORDED ALONGSIDE THIS PLAT)

SHEET 2

SHEET 3



FILE: H:\2024\20240530\20240530-FINAL PLATING
COMPILED BY: CAM BROONER
DATE: 7/29/2024 10:04 AM



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.

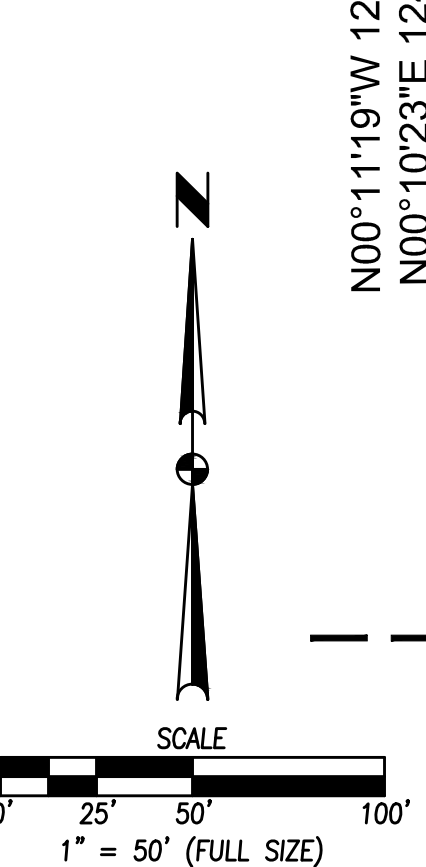
MICHAEL A. BROONER, P.L.S. DATE: 7-29-2024

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 THROUGH 3

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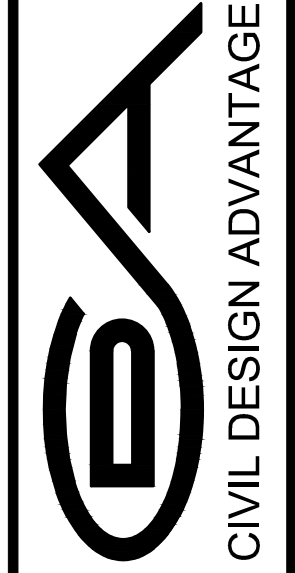
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SEE SHEET 3

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 TECH: [Signature]
 REVIEW: [Signature]

WAUKEE, IOWA

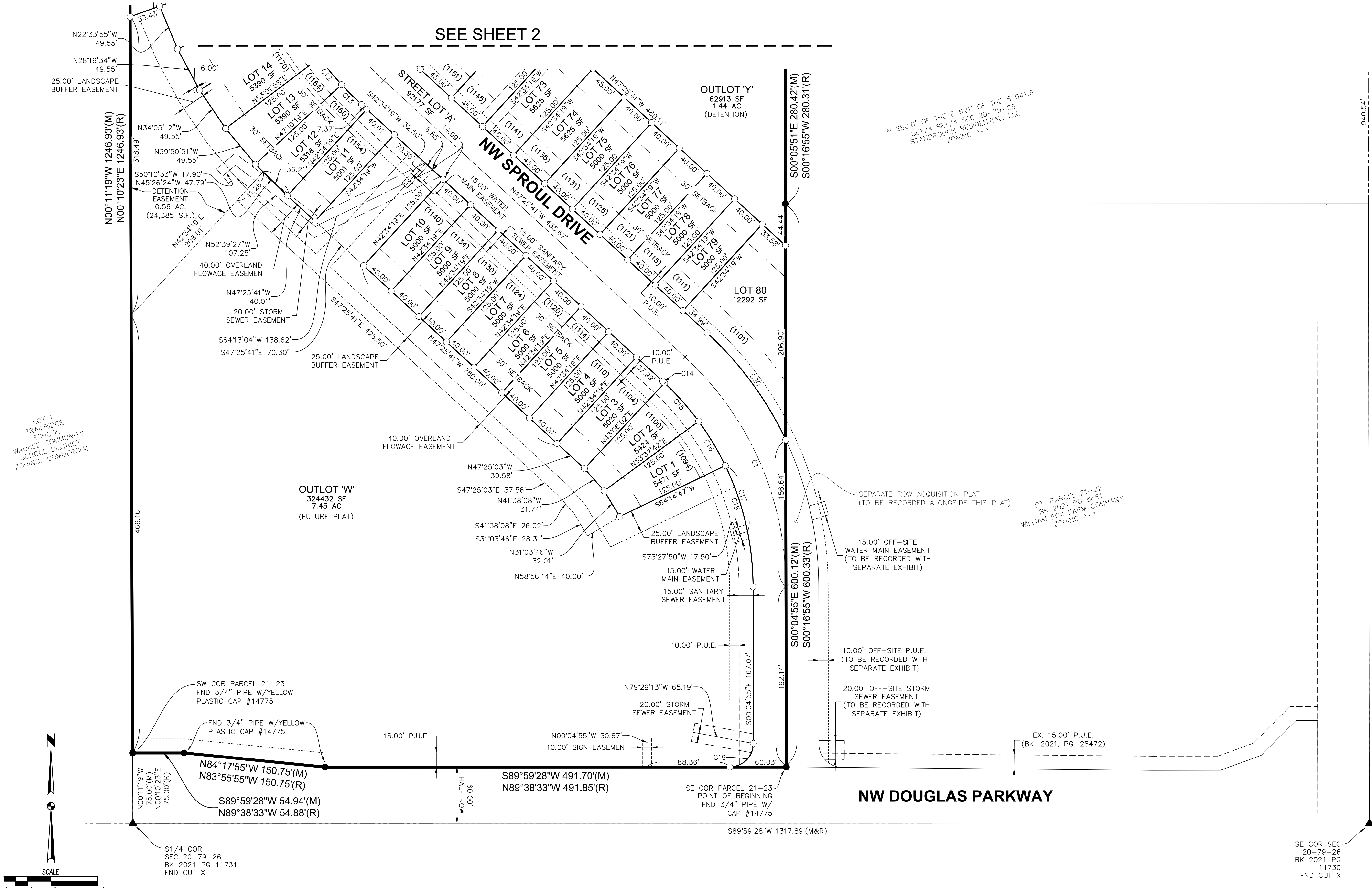
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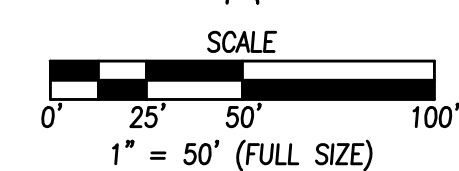
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SEE SHEET 2



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 PLOTTED BY: CDM, ERD/AH
 DWG NO:

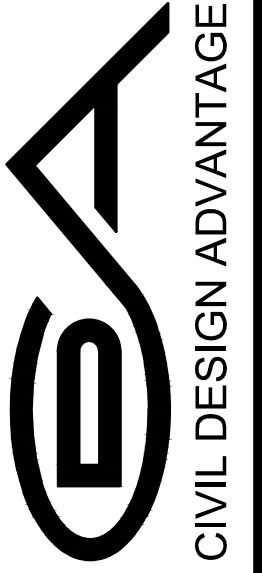


S1/4 COR
 SEC 20-79-26
 BK 2021 PG 11731
 FND CUT X

SE COR SEC
 20-79-26
 BK 2021 PG
 11730
 FND CUT X

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