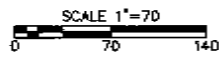
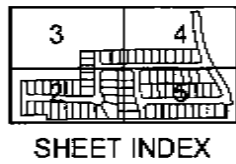


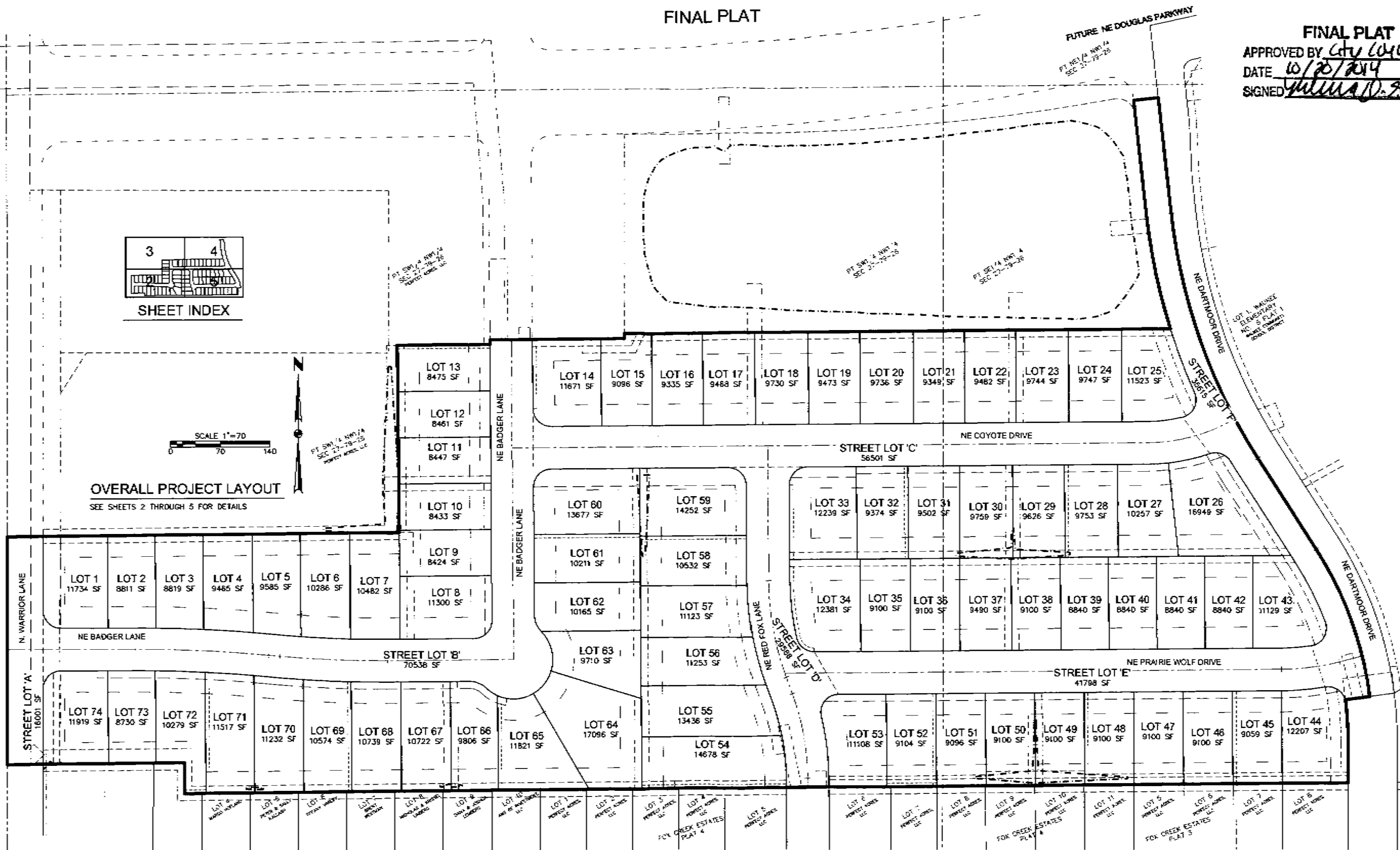
FOX CREEK ESTATES PLAT 5

FINAL PLAT

FINAL PLAT
 APPROVED BY City Council
 DATE 10/28/2014
 SIGNED William D. Lee



OVERALL PROJECT LAYOUT
 SEE SHEETS 2 THROUGH 5 FOR DETAILS

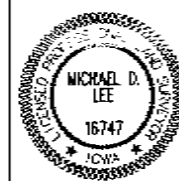


PLAT DESCRIPTION:

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, 132.49 FEET; THENCE NORTH 0°28'48" WEST, 6.56 FEET; THENCE NORTH 89°33'12" EAST, 189.47 FEET; THENCE NORTH 0°28'35" WEST, 7.15 FEET; THENCE NORTH 89°31'25" EAST, 771.13 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 162.02 FEET AND WHOSE CHORD BEARS NORTH 120°4'49" WEST, 181.76 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, 60.89 FEET; THENCE SOUTH 00°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: 10/28/2014
 REVISIONS:
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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

TECH: [Blank]
 ENGINEER: [Blank]

ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX CREEK ESTATES PLAT 5
FINAL PLAT

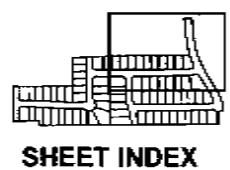
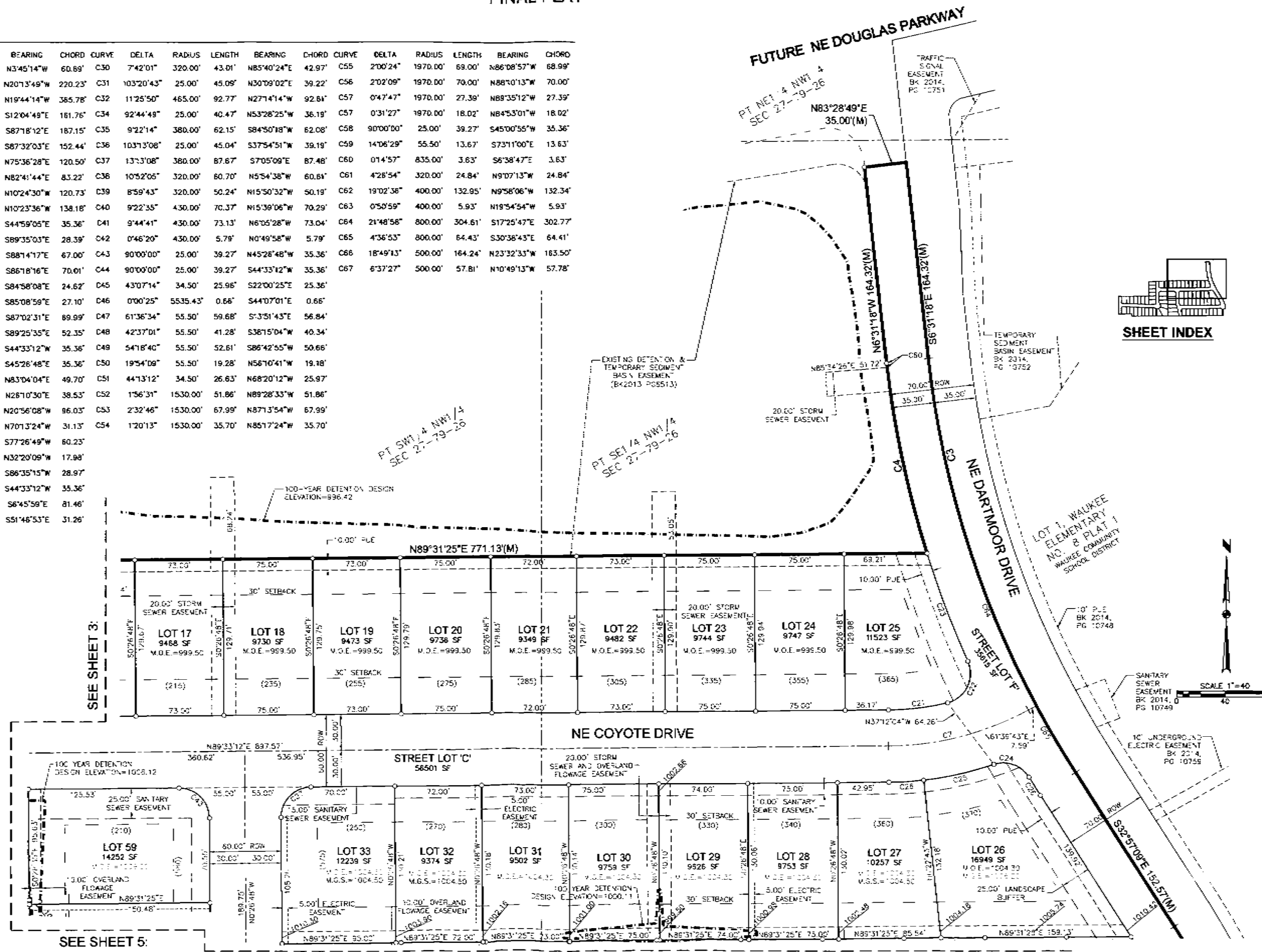
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FOX CREEK ESTATES PLAT 5

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	60.69'	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'	222.05'	N20°13'49"W	220.23'	C31	10°32'04"	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	92.64'	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	10°31'08"	25.00'	45.04'	S37°54'51"W	39.19'	C59	14°06'29"	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'	S70°50'09"E	87.48'	C60	01°4'57"	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°52'06"	320.00'	60.70'	N5°54'38"W	60.64'	C61	4°28'54"	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'	138.86'	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°28'48"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°36'34"	55.50'	59.68'	S°35'14"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°46'52"	25.00'	43.99'	N26°10'30"W	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'												
C26	5°55'53"	280.00'	28.99'	S86°35'15"W	28.97'												
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'												



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FINAL PLAT
 WAUKEE, IOWA
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 27 of 28

FOX CREEK ESTATES PLAT 5

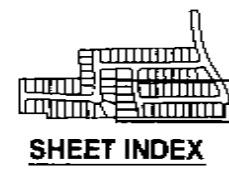
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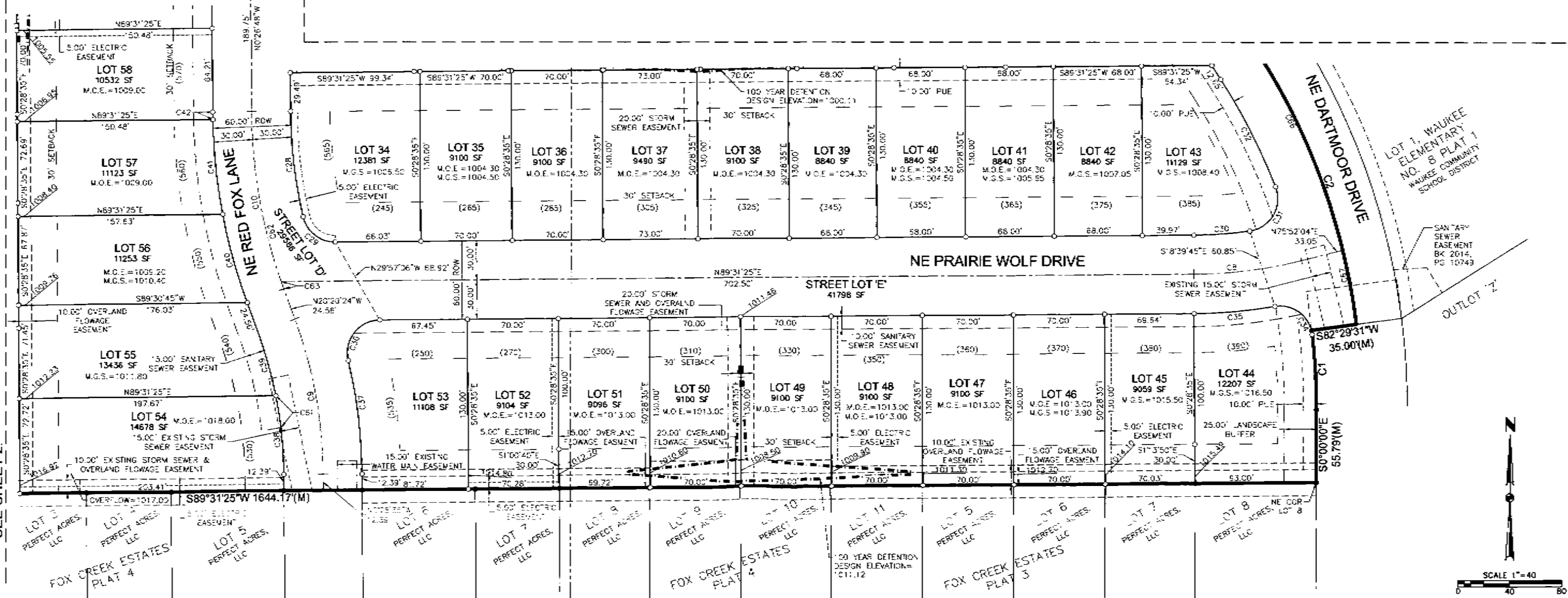
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