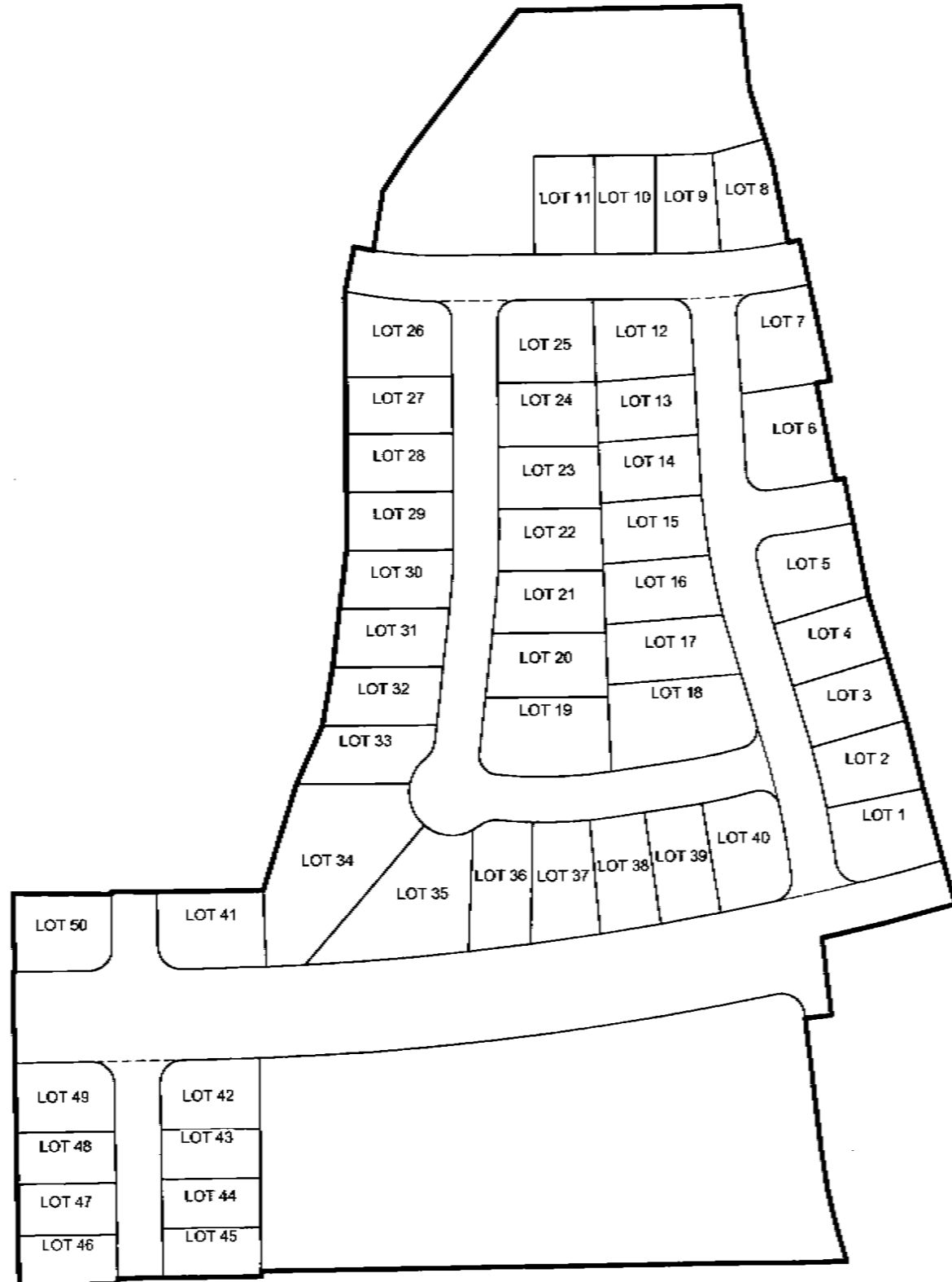


CORRECTED FOX CREEK ESTATES PLAT 6

FINAL PLAT

FINAL PLAT
 APPROVED BY *Waukegan City Council*
 11/9/15
William H. Schmidt

OVERALL LAYOUT:
 NOT TO SCALE



ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER:

FOX CREEK WAUKEE, LLC
 3705 GRAND AVENUE
 DES MOINES, IOWA 50309

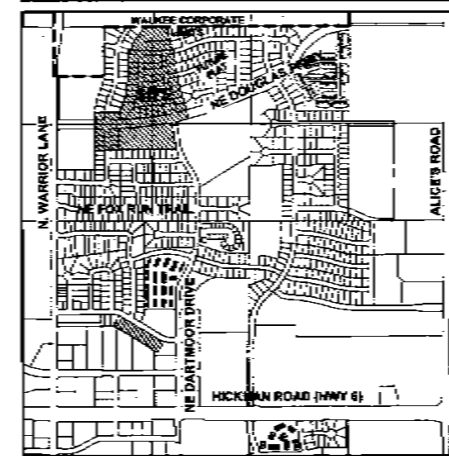
ZONING:

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE SINGLE FAMILY DETACHED HOMES.

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')

VICINITY MAP



DATE OF SURVEY:

SEPTEMBER 22, 2015

NOTE

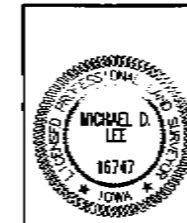
- FIVE FOOT WIDE PUBLIC SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. THE PUBLIC SIDEWALK ALONG OUTLOT Y AND Z AND NE DOUGLAS PARKWAY WAS INSTALLED AS PART OF THE PLAT IMPROVEMENTS. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH THE 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 PONDS LOCATED IN OUTLOT 'Y' AND 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 AND E ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
- PARKLAND DEDICATION REQUIREMENTS FOR FOX CREEK ESTATES PLAT 6 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 35-40 TO ENSURE THE LOT WILL HAVE POSITIVE DRAINAGE AS THEY ARE REAR TO FRONT BRANNING LOTS.

PLAT DESCRIPTION:

A PART 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 LOT 13, FOX CREEK ESTATES PLAT 5, AN OFFICIAL PLAT; THENCE NORTH 00°38'07" WEST, 412.95 FEET; THENCE NORTH 89°21'53" EAST, 2.23 FEET; THENCE NORTH 00°38'07" WEST, 103.20 FEET; THENCE SOUTH 89°20'53" EAST, 130.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.92 FEET AND WHOSE CHORD BEARS NORTH 00°16'17" EAST, 2.92 FEET; THENCE SOUTH 89°35'15" EAST, 60.00 FEET; THENCE NORTH 89°33'12" EAST, 140.26 FEET; THENCE NORTH 17°32'11" EAST, 146.61 FEET; THENCE NORTH 24°19'52" EAST, 84.31 FEET; THENCE NORTH 10°16'27" EAST, 78.25 FEET; THENCE NORTH 07°01'33" EAST, 155.17 FEET; THENCE NORTH 00°28'48" EAST, 77.00 FEET; THENCE NORTH 00°00'56" EAST, 265.74 FEET; THENCE NORTH 12°01'57" EAST, 60.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 25.66 FEET AND WHOSE CHORD BEARS SOUTH 79°15'25" EAST, 25.66 FEET; THENCE NORTH 09°27'12" EAST, 79.68 FEET; THENCE NORTH 33°31'07" EAST, 83.58 FEET; THENCE NORTH 38°18'05" EAST, 234.89 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°32'02" EAST ALONG SAID NORTH LINE, 291.35 FEET; THENCE SOUTH 06°12'43" EAST, 109.59 FEET; THENCE SOUTH 16°37'58" EAST, 100.69 FEET; THENCE SOUTH 10°52'21" EAST, 108.76 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 15.10 FEET AND WHOSE CHORD BEARS NORTH 78°33'56" EAST, 15.10 FEET; THENCE SOUTH 11°59'47" EAST, 190.00 FEET; THENCE SOUTH 81°35'59" WEST, 18.86 FEET; THENCE SOUTH 10°52'19" EAST, 131.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1090.00 FEET, WHOSE ARC LENGTH IS 11.16 FEET AND WHOSE CHORD BEARS NORTH 78°50'05" EAST, 11.16 FEET; THENCE SOUTH 11°27'30" EAST, 60.00 FEET; THENCE SOUTH 11°12'51" EAST, 98.47 FEET; THENCE SOUTH 16°43'56" EAST, 85.00 FEET; THENCE SOUTH 16°37'33" EAST, 86.67 FEET; THENCE SOUTH 13°28'48" EAST, 93.02 FEET; THENCE SOUTH 15°04'55" EAST, 158.65 FEET TO THE NORTH LINE OF WAUKEE ELEMENTARY NO. 8 PLAT 1, AN OFFICIAL PLAT; THENCE WESTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 4000.00 FEET, WHOSE ARC LENGTH IS 181.25 FEET AND WHOSE CHORD BEARS SOUTH 78°12'58" WEST, 181.23 FEET TO THE NORTHWEST CORNER OF STREET LOT 'A', WAUKEE ELEMENTARY NO. 8 PLAT, AN OFFICIAL PLAT; THENCE SOUTH 6°31'18" EAST ALONG THE EAST LINE OF SAID WAUKEE ELEMENTARY NO. 8 PLAT 1, AN OFFICIAL PLAT, 102.62 FEET TO THE NORTHEAST CORNER OF STREET LOT 'I', FOX CREEK ESTATES PLAT 5, AN OFFICIAL PLAT; THENCE SOUTH 83°28'49" WEST, 35.00 FEET TO THE NORTHWEST CORNER OF SAID STREET LOT 'I'; THENCE SOUTH 06°31'18" EAST ALONG THE WEST LINE OF SAID STREET LOT 'I', 164.32 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 162.02 FEET AND WHOSE CHORD BEARS SOUTH 12°04'49" EAST, 161.76 FEET TO THE NORTHEAST CORNER OF LOT 25, FOX CREEK ESTATES PLAT 5; THENCE SOUTH 89°31'25" WEST ALONG THE NORTH LINE OF SAID FOX CREEK ESTATES PLAT 5, A DISTANCE OF 771.13 FEET; THENCE SOUTH 00°28'35" EAST ALONG SAID NORTH LINE, 7.16 FEET; THENCE SOUTH 89°33'12" WEST ALONG SAID NORTH LINE, 189.47 FEET; THENCE SOUTH 00°26'48" EAST ALONG SAID NORTH LINE, 6.56 FEET; THENCE SOUTH 89°33'12" WEST ALONG SAID NORTH LINE, 130.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.39 ACRES (1,280,391 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

NW1/4 NE1/4	= 487,341
SW1/4 NE1/4	= 268,700
NE1/4 NE1/4	= 424,281
SE1/4 NE1/4	= 100,069
TOTAL	=1,280,391

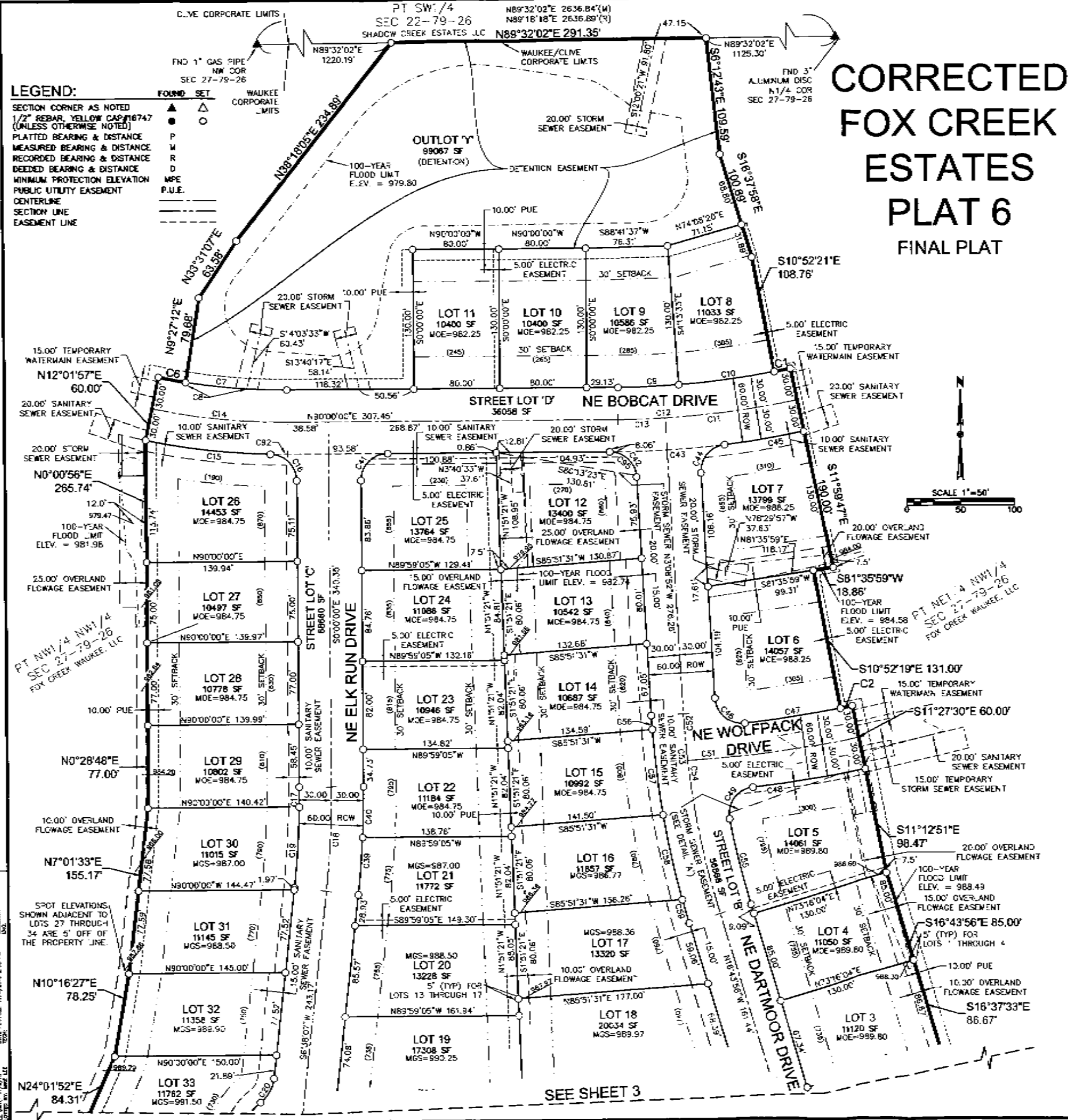
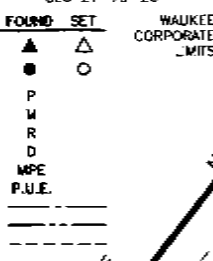


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
Michael D. Lee 11-4-15
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

REVISIONS: _____ DATE: _____
 REVISED: 11/09/15
 THIRD SUBMITTAL: 10/13/15
 SECOND SUBMITTAL: 09/20/15
 FIRST SUBMITTAL: 07/21/15
 3405 S.E. CROSSROADS DRIVE, SUITE G
 WAUKEE, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE
 ENGINEER: _____ TECH: _____
CORRECTED FOX CREEK ESTATES PLAT 6 FINAL PLAT
 1/3
 1401.026
 Book 2015 Page 18886
 24 of 26

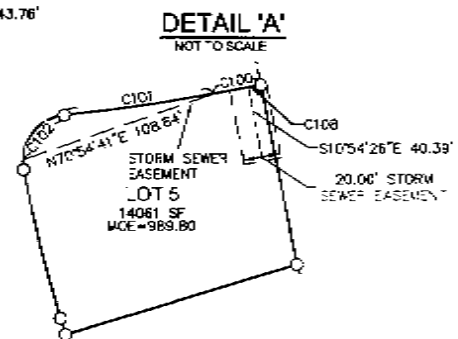
LEGEND:
 SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #16747
 (UNLESS OTHERWISE NOTED)
 PLATTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 MINIMUM PROTECTION ELEVATION
 PUBLIC UTILITY EASEMENT
 CENTERLINE
 SECTION LINE
 EASEMENT LINE



CORRECTED FOX CREEK ESTATES PLAT 6 FINAL PLAT

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	107°25'	770.00'	15.10'	N78°33'56"E	15.10'	C53	13°35'04"	800.00'	189.68'	N9°56'24"W	189.23'
C2	0°35'11"	1090.00'	11.16'	N78°50'05"E	11.16'	C54	10°27'01"	800.00'	145.91'	N11°30'26"W	145.71'
C3	2°35'46"	4000.00'	181.25'	S78°12'58"W	181.23'	C55	6°05'33"	770.00'	81.88'	S13°41'09"E	81.84'
C4	11°07'02"	835.00'	162.02'	S12°04'49"E	161.78'	C56	0°53'41"	830.00'	12.96'	N3°35'43"W	12.96'
C5	01°56'56"	530.00'	2.92'	N01°51'7"E	2.92'	C57	5°31'50"	830.00'	80.12'	N6°48'28"W	80.09'
C6	2°34'46"	570.00'	25.66'	S79°15'25"E	25.66'	C58	5°34'55"	830.00'	80.86'	N12°21'51"W	80.83'
C7	9°27'12"	570.00'	94.04'	S85°16'24"E	93.94'	C59	1°34'37"	830.00'	22.85'	N15°56'37"W	22.84'
C8	5°43'23"	570.00'	56.94'	S83°24'30"E	56.91'	C60	11°6'28"	1000.00'	22.24'	N16°05'42"W	22.24'
C9	4°13'33"	770.00'	56.79'	N87°53'13"E	56.78'	C61	0°57'16"	970.00'	16.16'	S16°15'18"E	16.16'
C10	6°36'48"	770.00'	89.33'	N82°27'03"E	89.28'	C62	10°12'38"	1000.00'	178.21'	N11°37'37"W	177.97'
C11	8°50'55"	800.00'	123.55'	N82°25'41"E	123.43'	C63	8°56'10"	1000.00'	155.96'	N10°59'23"W	155.81'
C12	11°59'47"	800.00'	167.50'	N84°00'07"E	167.19'	C64	4°35'45"	1030.00'	82.62'	S13°28'48"E	82.58'
C13	3°08'52"	800.00'	43.95'	N88°25'34"E	43.95'	C65	4°01'15"	1030.00'	72.28'	S9°10'18"E	72.27'
C14	12°01'57"	600.00'	126.01'	S83°59'01"E	125.77'	C66	96°20'46"	30.00'	50.45'	S56°20'04"E	44.71'
C15	10°35'46"	630.00'	116.51'	N83°15'55"W	116.34'	C67	1°34'28"	3940.00'	108.26'	N75°42'18"E	108.26'
C16	8°33'48"	25.00'	38.64'	N44°16'54"W	34.91'	C68	0°13'05"	3940.00'	15.00'	N76°23'00"E	15.00'
C17	11°8'44"	810.00'	18.55'	N0°39'22"E	18.55'	C69	1°46'03"	3940.00'	121.55'	N77°22'34"E	121.54'
C18	6°38'07"	840.00'	97.28'	S3°19'04"W	97.22'	C70	84°46'54"	30.00'	44.38'	N35°52'05"E	40.45'
C19	5°19'23"	810.00'	75.25'	N3°58'26"E	75.22'	C71	5°35'58"	970.00'	94.80'	N9°18'18"W	94.76'
C20	4°34'25"	33.00'	26.25'	N29°25'18"E	25.56'	C72	1°01'47"	3940.00'	70.82'	N78°46'29"E	70.82'
C21	40°00'06"	57.00'	39.80'	N32°12'27"E	38.99'	C73	0°13'05"	3940.00'	15.00'	N78°22'08"E	15.00'
C22	61°29'56"	57.00'	61.18'	N18°32'34"W	58.29'	C74	1°10'28"	3940.00'	80.75'	N79°52'37"E	80.75'
C23	69°38'04"	57.00'	69.27'	N84°06'34"W	65.09'	C75	1°10'45"	3940.00'	81.09'	N81°03'13"E	81.09'
C24	9°41'26"	57.00'	9.84'	S56°13'41"W	8.63'	C76	1°21'29"	3940.00'	93.38'	N82°19'20"E	93.38'
C25	44°29'52"	33.00'	25.63'	S73°37'54"W	24.99'	C77	1°12'00"	3940.00'	82.51'	N83°36'04"E	82.51'
C26	4°15'29"	630.00'	46.82'	N86°14'55"W	46.81'	C78	3°07'37"	3940.00'	215.03'	N85°45'53"E	215.00'
C27	6°46'31"	630.00'	74.50'	S88°14'05"W	74.45'	C79	1°16'19"	3940.00'	89.76'	N88°42'43"E	89.76'
C28	15°07'10"	600.00'	158.33'	N89°31'37"E	157.87'	C80	9°01'19"	30.00'	47.22'	S45°32'28"E	42.50'
C29	2°52'48"	630.00'	31.67'	S83°24'26"W	31.66'	C81	0°51'33"	470.00'	7.05'	S0°01'02"E	7.05'
C30	1°19'56"	630.00'	14.65'	S81°18'04"W	14.65'	C82	0°51'33"	500.00'	7.50'	S0°01'02"E	7.50'
C31	7°25'30"	600.00'	77.76'	N78°15'17"E	77.70'	C83	0°32'37"	530.00'	5.03'	N0°10'30"W	5.03'
C32	6°05'35"	630.00'	67.00'	S77°35'19"W	66.96'	C84	89°48'41"	30.00'	47.03'	N44°27'32"E	42.36'
C33	93°20'12"	25.00'	40.73'	N58°47'22"W	36.37'	C85	90°11'19"	30.00'	47.22'	N45°32'28"E	42.50'
C34	3°39'23"	970.00'	61.80'	S13°56'58"E	61.89'	C86	89°48'41"	30.00'	47.03'	S44°27'32"E	42.36'
C35	91°16'28"	25.00'	39.83'	N28°54'18"E	35.75'	C87	1°06'11"	4050.00'	78.16'	S88°48'47"W	78.15'
C36	7°25'30"	570.00'	73.87'	N78°15'17"E	73.82'	C88	94°20'04"	4050.00'	667.43'	S83°24'40"W	686.61'
C37	14°41'15"	570.00'	146.12'	N89°18'40"E	145.72'	C89	94°55'04"	30.00'	49.70'	N53°58'50"W	44.21'
C38	89°58'50"	25.00'	39.26'	S38°21'18"E	35.35'	C90	1°25'12"	630.00'	15.80'	N89°16'54"W	15.80'
C39	3°11'14"	870.00'	53.46'	S4°52'30"W	53.45'	C91	11°51'03"	4000.00'	827.35'	N83°26'23"E	825.88'
C40	3°06'53"	870.00'	47.29'	S1°33'26"W	47.29'	C92	11°06'17"	3940.00'	763.63'	S83°48'44"W	762.43'
C41	90°00'00"	25.00'	39.27'	S45°00'00"W	35.36'	C93	83°36'26"	25.00'	36.48'	N48°12'17"W	33.33'
C42	86°51'08"	25.00'	37.90'	N46°34'26"W	34.37'	C94	11°06'17"	3940.00'	763.63'	S83°48'44"W	762.43'
C43	6°50'10"	830.00'	99.03'	S86°34'58"W	98.97'	C95	83°36'26"	25.00'	36.48'	N48°12'17"W	33.33'
C44	86°18'42"	25.00'	37.66'	N40°00'29"E	34.20'	C100	1°16'20"	1150.00'	25.53'	S79°10'39"W	25.53'
C45	5°09'37"	830.00'	74.75'	S80°35'02"W	74.73'	C101	4°02'43"	1150.00'	81.19'	S81°50'11"W	81.17'
C46	82°57'37"	25.00'	40.56'	S49°37'40"E	36.26'	C102	81°53'46"	25.00'	35.73'	S42°54'38"W	32.77'
C47	4°45'50"	1090.00'	90.63'	N81°30'36"E	90.80'	C103	0°49'38"	970.00'	14.01'	N6°56'08"W	14.01'
C48	5°19'02"	1150.00'	106.73'	S81°12'01"W	106.89'	C104	0°11'17"	1030.00'	3.38'	S7°15'18"E	3.38'
C49	84°29'54"	25.00'	41.23'	S36°36'35"W	36.72'	C105	0°48'42"	3940.00'	55.82'	N78°53'02"E	55.82'
C50	8°31'03"	1120.00'	168.50'	S82°31'58"W	166.35'	C106	1°21'23"	3940.00'	93.26'	N75°35'46"E	93.26'
C51	3°08'03"	800.00'	43.76'	N44°2'53"W	43.76'	C108	0°20'27"	1150.00'	6.84'	S78°42'43"W	6.84'



CORRECTED FOX CREEK ESTATES PLAT 6 FINAL PLAT

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

ENGINEER: [Signature] TECH: [Signature]

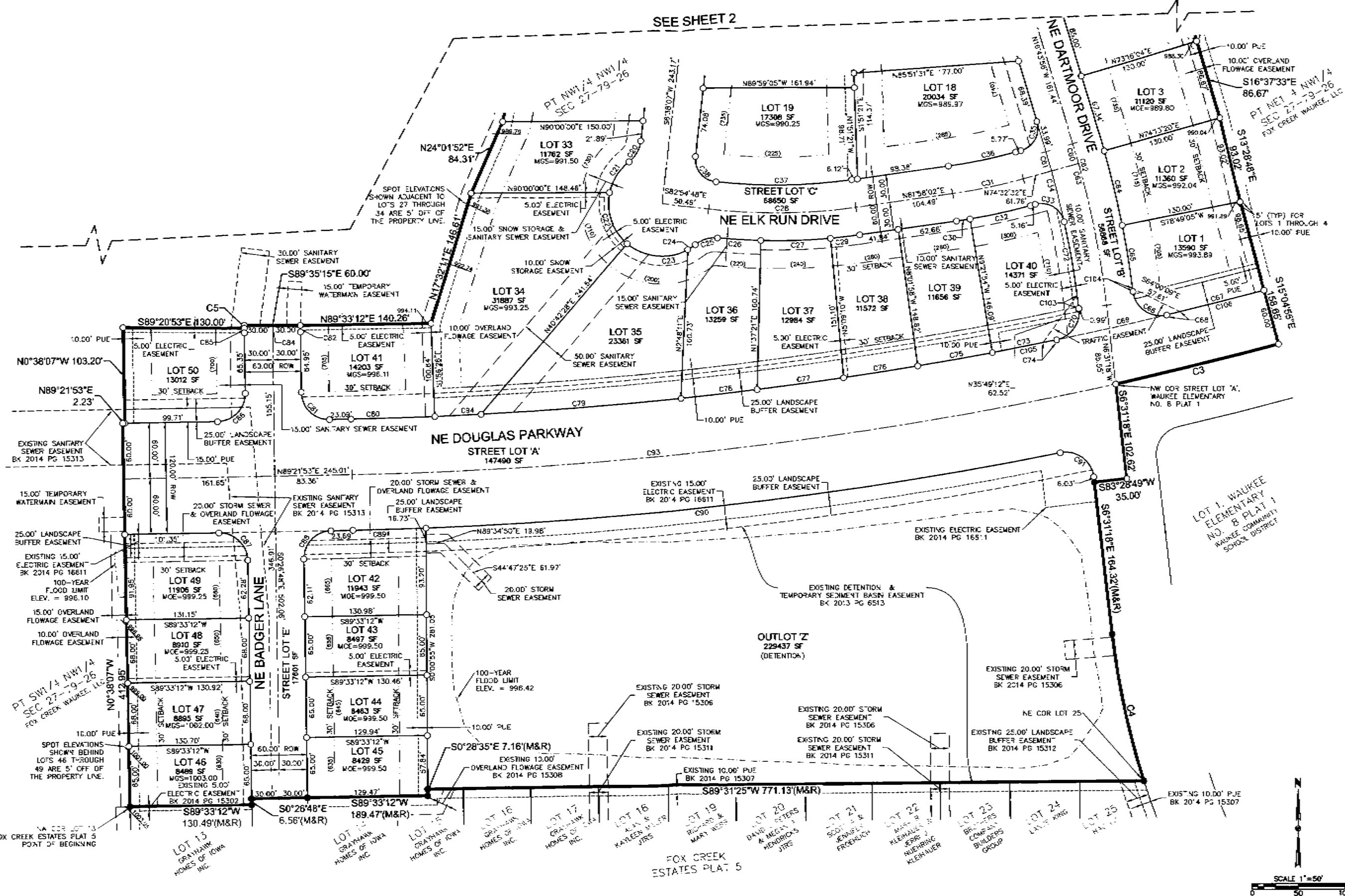
WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

1401.026

CORRECTED FOX CREEK ESTATES PLAT 6 FINAL PLAT

SEE SHEET 2



REVISIONS	DATE
THIRD SUBMITTAL	11/06/15
SECOND SUBMITTAL	10/27/15
FIRST SUBMITTAL	07/21/15

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



WAUKEE, IOWA

CORRECTED FOX CREEK ESTATES PLAT 6 FINAL PLAT

1401.026