

# FOX CREEK ESTATES PLAT 9

## FINAL PLAT

### ENGINEER/SURVEYOR:

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

### OWNER/DEVELOPER:

TGB INVESTMENTS, LLC  
9550 HICKMAN ROAD, SUITE 100  
CLIVE, IOWA 50325  
  
WAUKEE LOTS, LLC  
2400 86TH STREET, SUITE 24  
URBANDALE, IOWA 50322

### ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

### BULK REGULATIONS

- 30' FRONT YARD SETBACK
- 30' REAR SIDE YARD SETBACK
- 15' SIDE YARD SETBACK
- (TOTAL=15', MIN. SIDE=7')

### DATE OF SURVEY:

JULY 5, 2017

### PROPERTY DESCRIPTION:

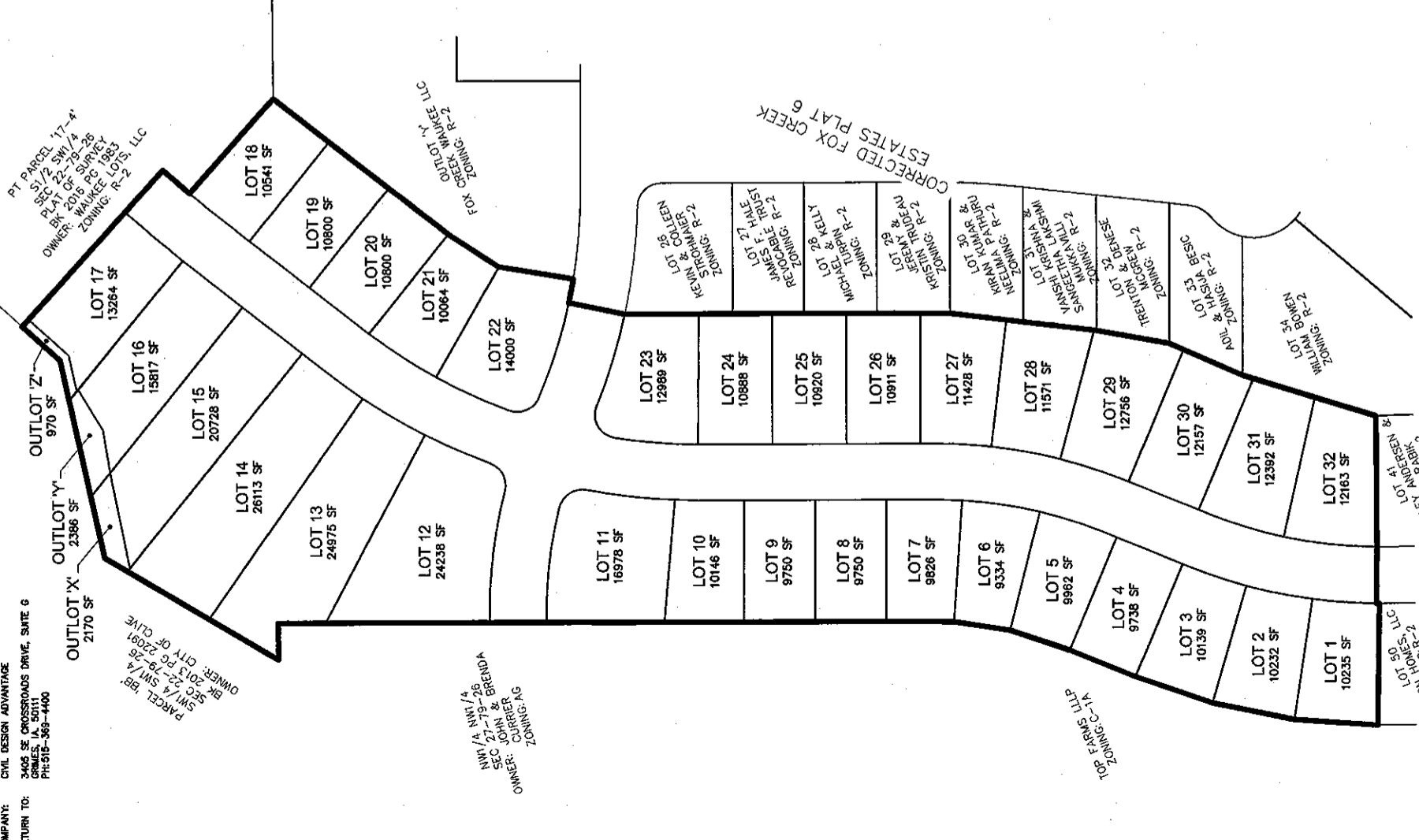
PARCEL '17-179' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2017, PAGE 8443 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF PARCEL '17-4' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 1983 IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WAUKEE, 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 SECTION 22, A DISTANCE OF 619.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-4'; AND THE POINT OF BEGINNING; THENCE NORTH 30°55'55" EAST ALONG THE WESTERLY LINE OF SAID PARCEL '17-4', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID WESTERLY LINE, 216.74 FEET; THENCE NORTH 42°28'06" EAST ALONG SAID WESTERLY LINE, 53.85 FEET; THENCE SOUTH 48°21'56" EAST, 223.27 FEET; THENCE SOUTH 41°36'24" WEST, 29.52 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 7.87 FEET AND WHOSE CHORD BEARS SOUTH 41°24'27" WEST, 7.87 FEET; THENCE SOUTH 49°52'08" EAST, 133.94 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 38°18'05" WEST ALONG THE EASTERLY LINE OF SAID PARCEL '17-179', A DISTANCE OF 234.89 FEET; THENCE SOUTH 33°31'07" WEST ALONG SAID EASTERLY LINE, 63.58 FEET; THENCE SOUTH 92°71'12" WEST ALONG SAID EASTERLY LINE, 79.68 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', CORRECTED FOX CREEK ESTATES PLAT 6, AN OFFICIAL PLAT; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 25.66 FEET, AND WHOSE CHORD BEARS NORTH 79°15'25" WEST, 25.66 FEET; THENCE SOUTH 12°01'57" WEST ALONG SAID EASTERLY LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 26, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°00'56" WEST ALONG SAID EASTERLY LINE, 265.74 FEET TO THE NORTHWEST CORNER OF LOT 29, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°28'48" WEST ALONG SAID EASTERLY LINE, 77.00 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 7°01'33" WEST ALONG SAID EASTERLY LINE, 155.17 FEET TO THE NORTHWEST CORNER OF LOT 32, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 10°16'27" WEST ALONG SAID EASTERLY LINE, 76.25 FEET TO THE NORTHWEST CORNER OF LOT 33, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 24°01'52" WEST ALONG SAID EASTERLY LINE, 84.31 FEET TO THE NORTHWEST CORNER OF LOT 34, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 17°32'11" WEST ALONG SAID EASTERLY LINE, 146.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 89°33'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-179', 140.28 FEET TO THE NORTHWEST CORNER OF LOT 41, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°35'15" WEST ALONG SAID SOUTH LINE, 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.92 FEET, AND WHOSE CHORD BEARS SOUTH 0°15'17" WEST, 2.92 FEET TO THE NORTHEAST CORNER OF LOT 50, SAID CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°20'53" WEST ALONG SAID SOUTH LINE, 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-179'; THENCE NORTH 40°14'49" EAST ALONG THE WEST LINE OF SAID PARCEL '17-179', A DISTANCE OF 88.03 FEET; THENCE NORTH 11°40'54" EAST ALONG SAID WEST LINE, 87.99 FEET; THENCE NORTH 19°11'42" EAST ALONG SAID WEST LINE, 85.76 FEET; THENCE NORTH 22°20'39" EAST ALONG SAID WEST LINE, 74.91 FEET; THENCE NORTH 19°07'49" EAST ALONG SAID WEST LINE, 66.45 FEET; THENCE NORTH 8°48'17" EAST ALONG SAID WEST LINE, 59.86 FEET; THENCE NORTH 0°50'14" EAST ALONG SAID WEST LINE, 50.46 FEET; THENCE NORTH 0°00'55" EAST ALONG SAID WEST LINE, 66.12 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '17-179'; THENCE SOUTH 89°32'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-4', A DISTANCE OF 39.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.01 ACRES (523,327 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°34'46"	570.00'	25.66'	N79°15'25"W	25.66'	C26	13°31'25"	570.00'	134.54'	S73°47'06"E	134.23'
C2	0°18'56"	530.00'	2.92'	S01°51'17"W	2.92'	C27	82°30'04"	25.00'	36.00'	S20°23'21"E	32.97'
C3	0°27'53"	970.00'	7.87'	S41°24'27"W	7.87'	C28	8°29'08"	570.00'	84.42'	S29°06'15"W	84.34'
C4	21°55'53"	500.00'	191.39'	N11°22'42"E	190.22'	C29	8°31'03"	570.00'	84.74'	S33°36'21"W	84.66'
C5	22°19'44"	500.00'	194.86'	N11°10'47"E	193.63'	C30	0°26'13"	570.00'	4.35'	S38°04'59"W	4.35'
C6	15°44'29"	600.00'	164.84'	S75°30'09"W	164.33'	C31	2°52'25"	970.00'	48.65'	S39°44'18"W	48.64'
C7	38°17'11"	600.00'	400.93'	N19°09'30"E	393.52'	C32	0°27'53"	1030.00'	8.36'	N41°24'27"E	8.36'
C8	22°32'42"	600.00'	236.09'	S27°01'44"W	234.57'	C33	2°20'38"	1030.00'	42.14'	N40°00'11"E	42.13'
C9	3°20'18"	1000.00'	58.27'	N39°58'15"E	58.26'	C34	0°31'47"	1030.00'	9.52'	N38°23'35"E	9.52'
C10	23°53'37"	500.00'	208.51'	S78°02'17"E	207.00'	C35	3°49'01"	630.00'	41.97'	N36°23'35"E	41.96'
C11	20°04'39"	500.00'	175.21'	S79°56'46"E	174.31'	C36	6°56'57"	630.00'	76.41'	N31°00'38"E	76.36'
C12	3°48'59"	500.00'	33.30'	S67°59'57"E	33.30'	C37	6°51'14"	630.00'	75.36'	N24°06'31"E	75.32'
C13	11°52'34"	600.00'	124.37'	S72°01'45"E	124.14'	C38	83°32'56"	25.00'	36.46'	N62°27'22"E	33.31'
C14	12°03'45"	470.00'	98.95'	S6°26'38"W	98.77'	C39	14°12'56"	530.00'	131.50'	S82°52'38"E	131.16'
C15	9°52'09"	470.00'	80.96'	S17°24'34"W	80.86'	C40	8°71'58"	25.00'	38.06'	N32°33'53"W	34.49'
C16	7°40'23"	530.00'	70.98'	S18°30'27"W	70.92'	C41	13°48'43"	470.00'	113.30'	N83°04'44"W	113.03'
C17	7°59'13"	530.00'	73.88'	S10°40'38"W	73.82'	C42	8°30'42"	630.00'	93.59'	N6°47'15"E	93.50'
C18	6°40'08"	530.00'	61.69'	S32°00'59"W	61.65'	C43	2°30'59"	630.00'	27.67'	N116°24'E	27.67'
C19	0°19'40"	570.00'	3.26'	S01°10'44"W	3.26'	C44	3°44'23"	470.00'	30.68'	N1°53'06"E	30.67'
C20	8°51'32"	570.00'	88.13'	S4°46'20"W	88.04'	C45	10°06'00"	470.00'	82.85'	N8°46'17"E	82.74'
C21	8°57'50"	25.00'	3.91'	S13°41'01"W	3.91'	C46	8°29'21"	470.00'	69.64'	N18°05'58"E	69.57'
C22	102°13'51"	25.00'	44.61'	S60°19'02"W	38.92'	C47	6°57'47"	530.00'	64.41'	N18°51'45"E	64.37'
C23	57°27'22"	25.00'	25.07'	S82°42'17"W	24.03'	C48	7°38'30"	530.00'	70.69'	N11°33'37"E	70.63'
C24	9°24'01"	630.00'	103.36'	N73°16'02"W	103.24'	C49	7°38'33"	530.00'	70.70'	S3°55'06"W	70.64'
C25	1°36'57"	630.00'	17.71'	S77°09'44"E	17.71'						

**INDEX LEGEND:**  
LOT PARCEL '17-4'  
SW 1/4 SEC 22-79-26  
AND  
PT NW 1/4 NW 1/4 SEC 27-79-26  
WAUKEE, IOWA  
  
REQUESTOR:  
PROPRIETOR:  
SURVEYOR:  
COMPANY:  
RETURN TO:  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IA 50111  
PHONE: 515-369-4400



**FINAL PLAT**  
APPROVED BY Waukeke City Council  
DATE 7/10/17  
SIGNED Michael D. Lee

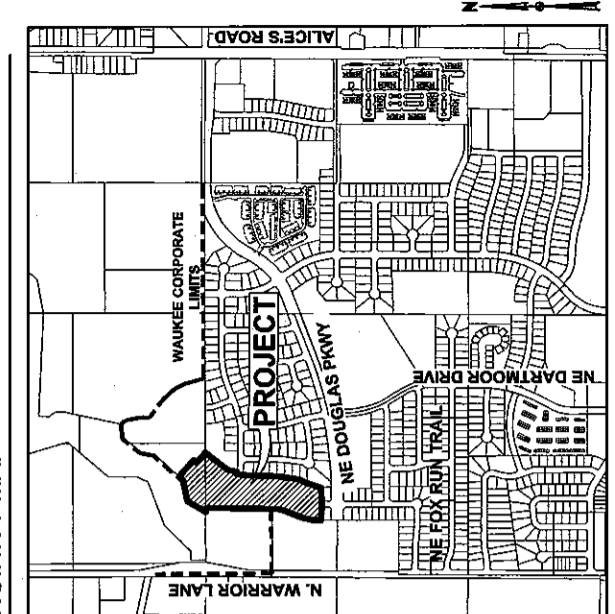
### AREA SUMMARY:

NW 1/4 SEC 27-79-26 = 427,181 SF  
SW 1/4 SW 1/4 SEC 22-79-26 = 96,146 SF  
TOTAL = 523,327 SF

### NOTE

- INDIVIDUAL PROPERTY OWNERS ARE 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. SIDEWALKS SHALL BE INSTALLED AS EACH INDIVIDUAL LOT DEVELOPS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- PARKLAND DEDICATION REQUIREMENTS FOR FOX CREEK ESTATES PLAT 9 OUTLOT 'X', OUTLOT 'Y', AND OUTLOT 'Z' SHALL BE TIED TO LOTS 15, 16, AND 17 RESPECTIVELY.
- STREET LOT A SHALL BE DEDICATED TO THE CITY OF WAUKEE.

### VICINITY MAP



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, P.L.S.  
16147  
DATE 7-10-17

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL  
SHEETS 1 THROUGH 3

# FOX CREEK ESTATES PLAT 9

FINAL PLAT

DETAIL 'A'

LOT 10  
10146 SF

15.00' SANITARY  
SEWER EASEMENT

LOT 9  
9750 SF

389°59'05"E 15.00'

LOT 8  
9750 SF

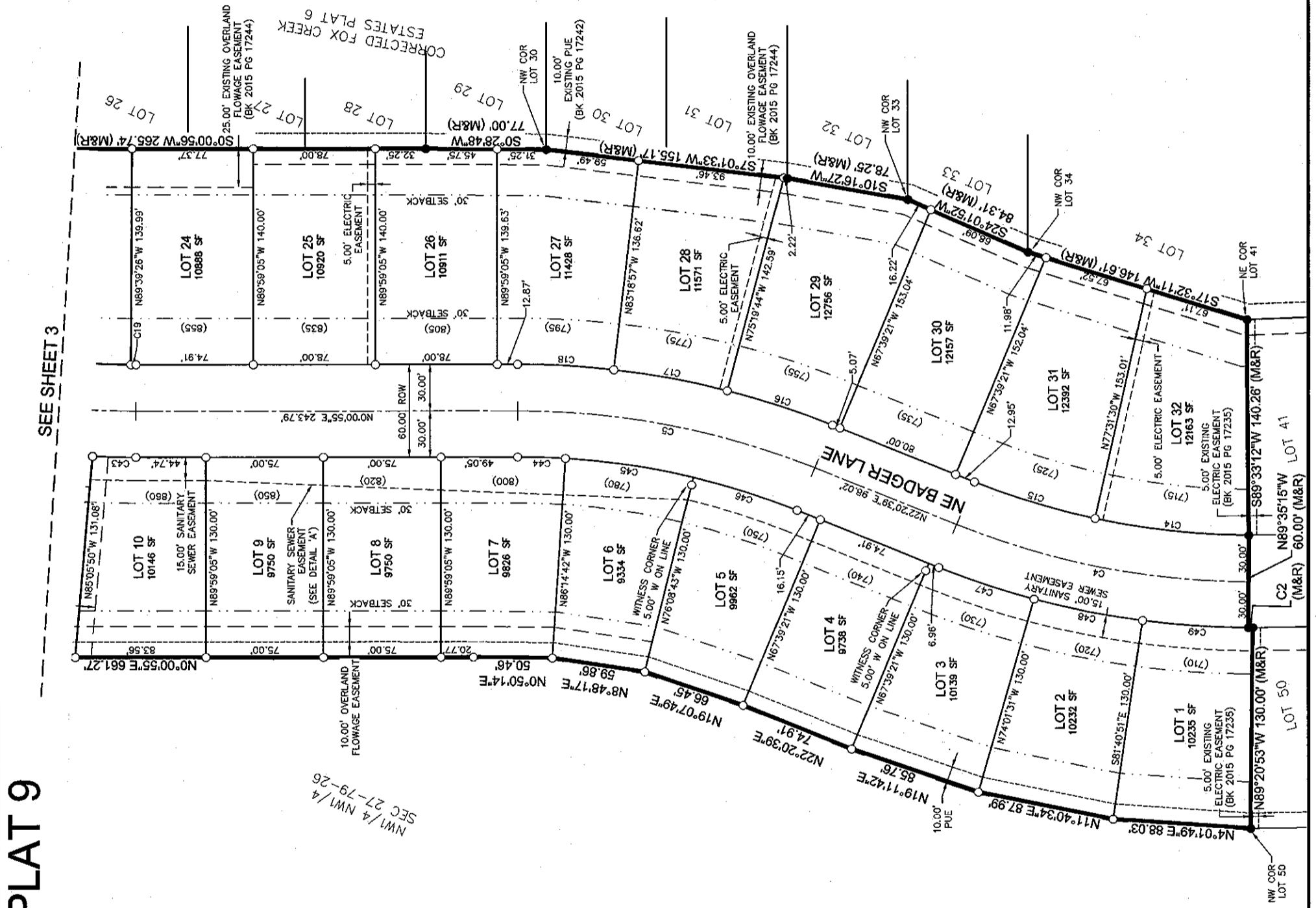
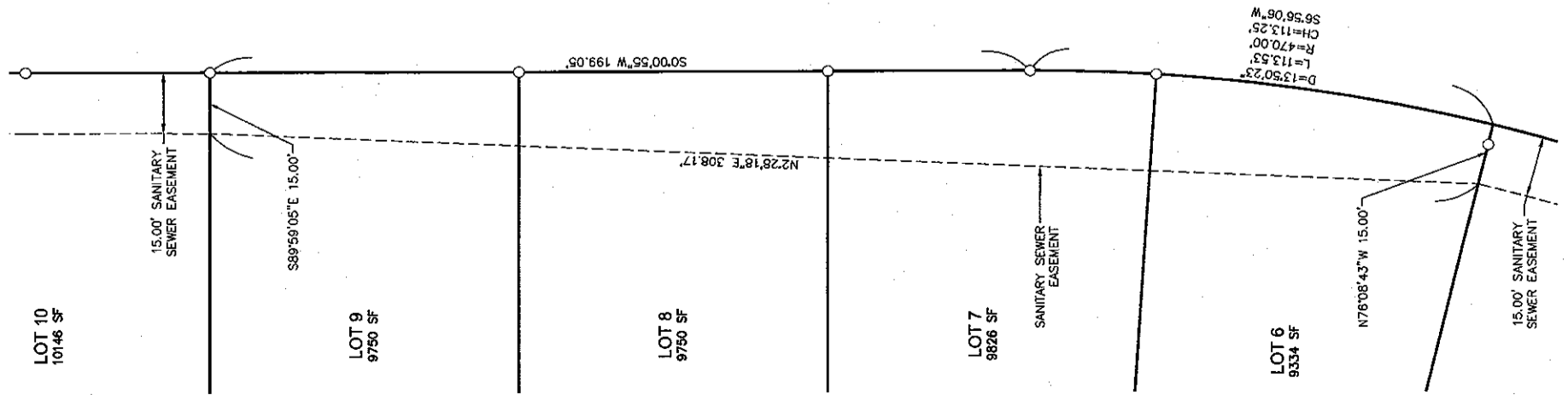
LOT 7  
9826 SF

SANITARY SEWER  
EASEMENT

LOT 6  
9334 SF

N76°08'43"W 15.00'

15.00' SANITARY  
SEWER EASEMENT



**LEGEND:**

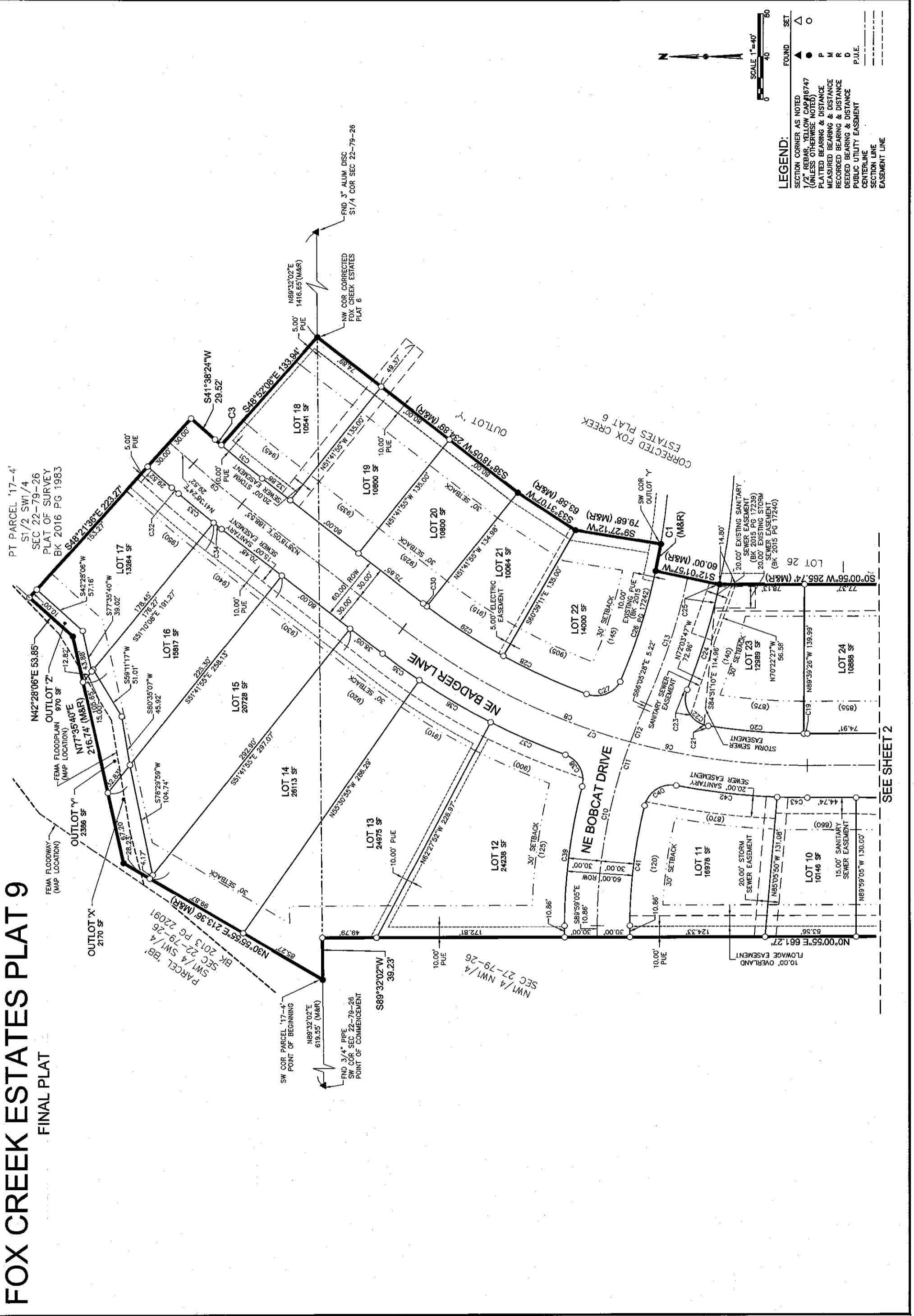
- SECTION CORNER AS NOTED
- 1/2" REBAR YELLOW CAPS #16747 (UNLESS OTHERWISE NOTED)
- PLATTED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DEEDED BEARING & DISTANCE
- PUBLIC UTILITY EASEMENT
- CENTERLINE
- SECTION LINE
- EASEMENT LINE



# FOX CREEK ESTATES PLAT 9

## FINAL PLAT

3  
 1605.226



**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  
 PUBLIC UTILITY EASEMENT  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE

FOUND SET  
 P M R D P.U.E.  
 O

SCALE 1"=40'  
 0 40 80

SEE SHEET 2