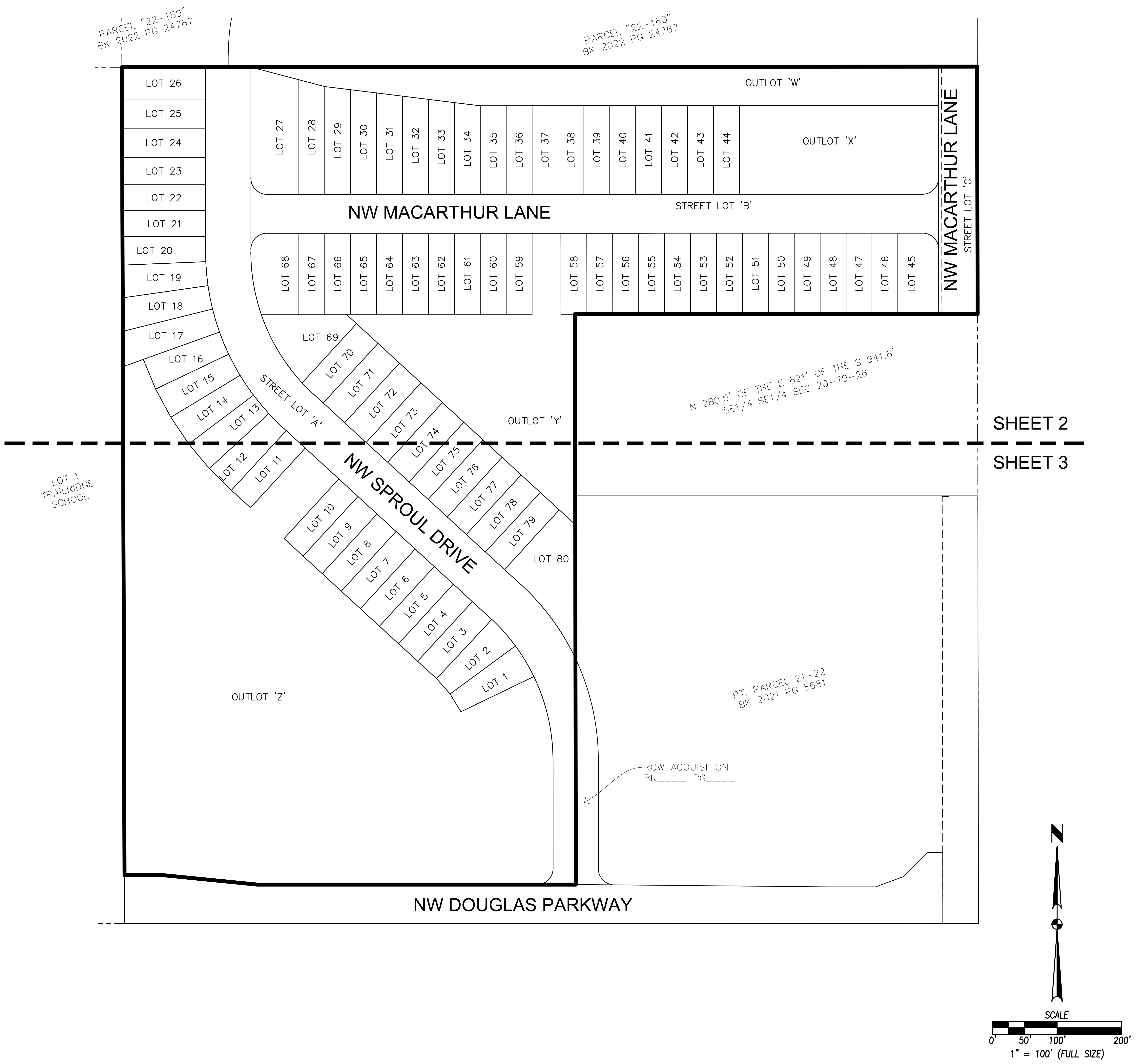
INDEX LEGEND

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

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP


PARCEL "22–159"
BK 2022 PG 24767
PARCEL "22–160"
BK 2022 PG 24767
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
OUTLOT 'W'
OUTLOT 'X'
NW MACARTHUR LANE
STREET LOT 'B'
NW MACARTHUR LANE
STREET LOT 'C'
LOT 68
LOT 67
LOT 66
LOT 65
LOT 64
LOT 63
LOT 62
LOT 61
LOT 60
LOT 59
LOT 58
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 69
LOT 70
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
STREET LOT 'A'
OUTLOT 'Y'
N 280.6' OF THE E 621' OF THE S 941.6'
SE1/4 SE1/4 SEC 20–79–26
SHEET 2
SHEET 3
LOT 1
TRAILRIDGE
SCHOOL
NW SPROUL DRIVE
OUTLOT 'Z'
PT. PARCEL 21–22
BK 2021 PG 8681
ROW ACQUISITION
BK____ PG____
NW DOUGLAS PARKWAY
N
SCALE
0' 50' 100' 200'
1" = 100' (FULL SIZE)

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: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R–3: RENTAL MULTI–FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R–2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 10,000 SF FOR EACH TWO FAMILY DWELLING (5,000 SF PER LOT)
- MINIMUM LOT WIDTH: 80 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET – MINIMUM 7 FEET ON ONE SIDE
- REAR YARD SETBACK: 30 FEET

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).

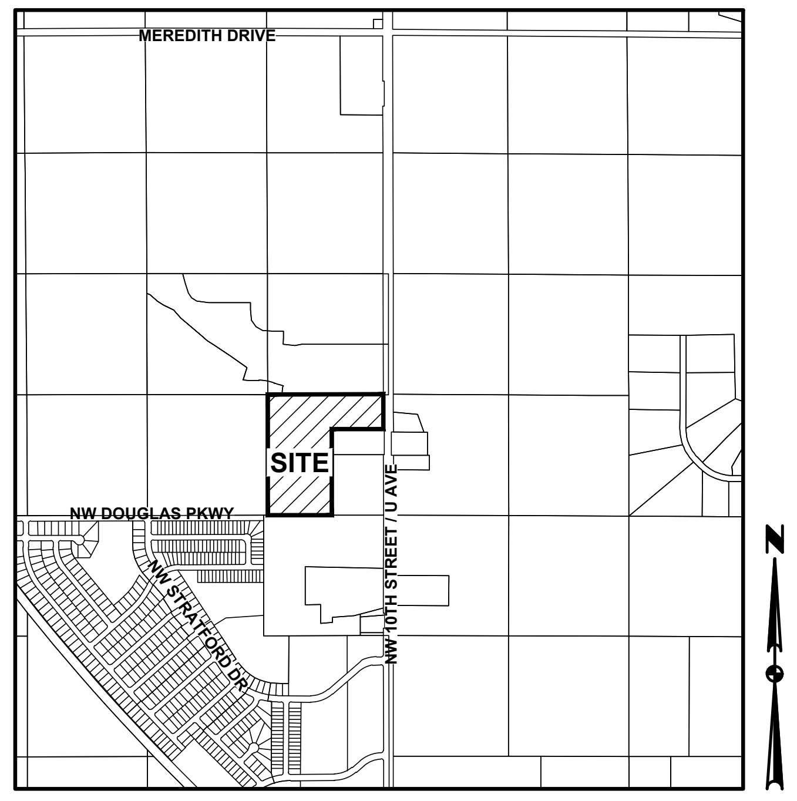
NOTES

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.

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)


MEREDITH DRIVE
SITE
NW DOUGLAS PKWY
NW STRATFORD DR
NW 10TH STREET / U AVE
N

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'

MICHAEL A. BROONER
15980

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

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

FILE: H:\2020\2010553\DWG\2010553–FINAL PLAT.DWG
FILE DATE: 7/28/23 DATE PLOTTED: 7/31/2023 8:45 AM COMMENT:
PLOTTED BY: JON ERDAHL TECH: ENG:

REVISIONS	DATE
–	00/00/00

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

FOX CREEK MEADOWS PLAT 1
FINAL PLAT
WAUKEE, IOWA

1/3
2010.553

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

PARCEL "22-159" BK 2022 PG 24767
PARCEL "22-160" BK 2022 PG 24767
NW CORNER PARCEL '21-23' ALSO BEING SE1/4 SE1/4 SEC 20-79-26 FND 5/8"IP W/YPC #14775
N00°02'37"W 30.00'
OFF-SITE TEMPORARY GRADING EASEMENT
N89°57'23"E 263.96'
N00°00'32"W 17.50'
15.00' OFF-SITE WATER MAIN EASEMENT
15.50'
S00°02'22"E 30.02'
N89°57'23"E 1320.35'(M)
S89°40'35"E 1320.35'(R)
EXISTING 50.00' TEMPORARY CONSTRUCTION EASEMENT BK 2022 PG 7760
25.00' LANDSCAPE BUFFER EASEMENT
NE CORNER PARCEL '21-23' ALSO BEING NE COR SE1/4 SE1/4 SEC 20-79-26 FND CUT 'X'
OUTLOT 'W' 54944 SF (PARKLAND)
OUTLOT 'X' 41991 SF (DETENTION)
OUTLOT 'Y' 62913 SF (DETENTION)
STREET LOT 'A' 92177 SF
STREET LOT 'B' 64226 SF
STREET LOT 'C' 22930 SF
NW MACARTHUR LANE
NW SPROUL DRIVE
LOT 26 6327 SF
LOT 25 5802 SF
LOT 24 5795 SF
LOT 23 5467 SF
LOT 22 5141 SF
LOT 21 5136 SF
LOT 20 5315 SF
LOT 19 5690 SF
LOT 18 6038 SF
LOT 17 6705 SF
LOT 16 5390 SF
LOT 15 5390 SF
LOT 14 5390 SF
LOT 13 5390 SF
LOT 12 5318 SF
LOT 11 5001 SF
LOT 10 5000 SF
LOT 27 13690 SF
LOT 28 6873 SF
LOT 29 6563 SF
LOT 30 6364 SF
LOT 31 6165 SF
LOT 32 5966 SF
LOT 33 5767 SF
LOT 34 5568 SF
LOT 35 5469 SF
LOT 36 5470 SF
LOT 37 5471 SF
LOT 38 5472 SF
LOT 39 5473 SF
LOT 40 5474 SF
LOT 41 5475 SF
LOT 42 5476 SF
LOT 43 5477 SF
LOT 44 5478 SF
LOT 45 7747 SF
LOT 46 5000 SF
LOT 47 5000 SF
LOT 48 5000 SF
LOT 49 5000 SF
LOT 50 5000 SF
LOT 51 5000 SF
LOT 52 5000 SF
LOT 53 5000 SF
LOT 54 5000 SF
LOT 55 5000 SF
LOT 56 5000 SF
LOT 57 5000 SF
LOT 58 5000 SF
LOT 59 5000 SF
LOT 60 5000 SF
LOT 61 5000 SF
LOT 62 5000 SF
LOT 63 5000 SF
LOT 64 5000 SF
LOT 65 5000 SF
LOT 66 5000 SF
LOT 67 5000 SF
LOT 68 8608 SF
LOT 69 8810 SF
LOT 70 5617 SF
LOT 71 5625 SF
LOT 72 5625 SF
LOT 73 5625 SF
LOT 74 5625 SF
LOT 75 5000 SF
LOT 76 5000 SF
LOT 77 5000 SF
LOT 78 5000 SF
LOT 79 5000 SF
20.00' OVERLAND FLOWAGE EASEMENT
20.00' STORM SEWER EASEMENT
10.00' P.U.E.
15.00' SANITARY SEWER EASEMENT
15.00' OVERLAND FLOWAGE EASEMENT
20.00' STORM SEWER EASEMENT (PRIVATE)
30.00' SANITARY SEWER EASEMENT
15.00' P.U.E.
30' SETBACK
N75°17'56"W 117.87'
N82°55'05"W 241.85'
S85°26'12"E 250.40'
N89°57'28"E 159.74'
S88°25'38"E 146.58'
S89°57'23"W 707.27'
1061.20'
S65°45'09"E 52.55'
307.27'
S76°26'12"W 66.68'
N00°00'32"W 55.61'
282.41'
202.90'
S89°59'28"W 1096.49'
60.00' ROW
EX. 55.00' ROADWAY EASEMENT (BK. 500, PG. 539)
S00°04'55"E 382.19'(M)
S00°16'55"W 382.23'(R)
60.00' HALF R.O.W.
N00°00'32"W 226.48'
N00°00'32"W 58.64'
N89°59'28"E 131.17'
N89°59'28"E 286.83'
S89°59'28"W 621.49'(M)
S89°38'33"W 621.28'(R)
20.00' OVERLAND FLOWAGE EASEMENT (LOTS 45-58)
10.00' STORM SEWER EASEMENT (PRIVATE)
20.00' STORM SEWER EASEMENT (PRIVATE) (LOTS 45-55)
25.00' LANDSCAPE BUFFER EASEMENT
30.00' OFF-SITE SANITARY SEWER EASEMENT
S00°04'55"E 30.00'
FND 1/2" IRON PIPE
20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT
S00°00'32"E 159.00'
N42°34'19"E 34.00'
N47°25'41"W 480.11'
N 280.6' OF THE E 621' OF THE S 941.6' SE1/4 SE1/4 SEC 20-79-26
S00°05'51"E 280.42'(M)
S00°16'55"W 280.31'(R)
NW COR PARCEL 21-22 FND 5/8" REBAR
PARCEL 21-22 BK 2021 PG 8681
N00°04'55"W 1322.73'(M)
N00°16'55"E 1322.70'(R)
940.54'
SE CORNER SEC 20-79-26 FND CUT 'X'
15.00' WATER MAIN EASEMENT
N47°25'41"W 435.67'
S42°34'19"W 32.50'
N42°34'19"E 125.00'
N42°34'19"E 208.01'
DETENTION EASEMENT
N22°33'55"W 49.55'
N28°19'34"W 49.55'
N34°05'12"W 49.55'
N39°50'51"W 49.55'
S50°10'33"W 17.90'
N45°26'24"W 47.79'
25.00' LANDSCAPE BUFFER EASEMENT
N00°11'19"W 1246.93'(M)
N00°10'23"E 1246.93'(R)
LOT 1 TRAILRIDGE SCHOOL
70.00' ROW
S70°18'55"W 158.43'
N
SCALE
0' 25' 50' 100'
1" = 50' (FULL SIZE)

FILE: H:\2020\2010553\DWG\2010553-FINAL PLAT.DWG
FILE DATE: 7/28/23
PLOTTED BY: JON ERDAHL
DATE PLOTTED: 7/31/2023 8:45 AM
TECH:
COMMENT:
ENG:

REVISIONS
DATE
00/00/00

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

ENGINEER:
TECH:
REVIEW:

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

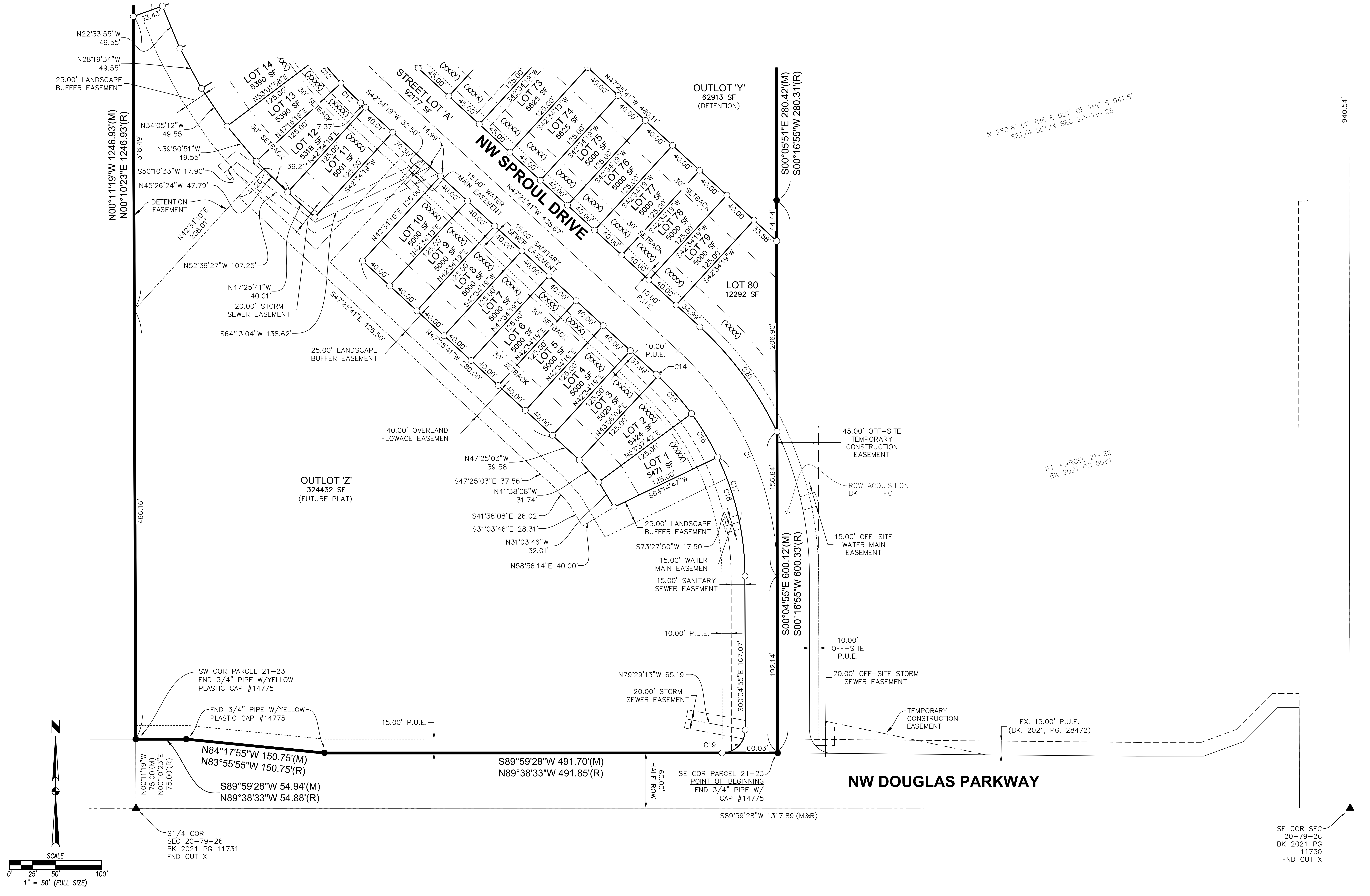
WAUKEE, IOWA

2/3

2010.553

FOX CREEK MEADOWS PLAT 1

FINAL PLAT


33.43'
N22°33'55"W 49.55'
N28°19'34"W 49.55'
25.00' LANDSCAPE BUFFER EASEMENT
N34°05'12"W 49.55'
N39°50'51"W 49.55'
S50°10'33"W 17.90'
N45°26'24"W 47.79'
DETENTION EASEMENT
N42°34'19"E 208.01'
N52°39'27"W 107.25'
N47°25'41"W 40.01'
20.00' STORM SEWER EASEMENT
S64°13'04"W 138.62'
25.00' LANDSCAPE BUFFER EASEMENT
N00°11'19"W 1246.93'(M)
N00°10'23"E 1246.93'(R)
318.49'
41.26'
36.21'
466.16'
LOT 14 5390 SF
LOT 13 5390 SF
LOT 12 5318 SF
LOT 11 5001 SF
LOT 10 5000 SF
LOT 9 5000 SF
LOT 8 5000 SF
LOT 7 5000 SF
LOT 6 5000 SF
LOT 5 5000 SF
LOT 4 5000 SF
LOT 3 5020 SF
LOT 2 5424 SF
LOT 1 5471 SF
STREET LOT 'A' 92177 SF
NW SPROUL DRIVE
LOT 73 5625 SF
LOT 74 5625 SF
LOT 75 5000 SF
LOT 76 5000 SF
LOT 77 5000 SF
LOT 78 5000 SF
LOT 79 5000 SF
LOT 80 12292 SF
OUTLOT 'Y' 62913 SF (DETENTION)
OUTLOT 'Z' 324432 SF (FUTURE PLAT)
N53°01'58"E
N47°16'19"E
N42°34'19"E
S42°34'19"W
S42°34'19"W 32.50'
N47°25'41"W 435.67'
N47°25'41"W 480.11'
S47°25'41"E 426.50'
N47°25'41"W 280.00'
N43°06'02"E
N53°37'42"E
S64°14'47"W
125.00'
45.00'
40.00'
40.01'
70.30'
14.99'
7.37'
33.58'
34.99'
37.99'
(XXXX)
30' SETBACK
C12
C13
C14
C15
C16
C17
C18
C1
C19
C20
15.00' WATER MAIN EASEMENT
15.00' SANITARY SEWER EASEMENT
10.00' P.U.E.
40.00' OVERLAND FLOWAGE EASEMENT
N47°25'03"W 39.58'
S47°25'03"E 37.56'
N41°38'08"W 31.74'
S41°38'08"E 26.02'
S31°03'46"E 28.31'
N31°03'46"W 32.01'
N58°56'14"E 40.00'
25.00' LANDSCAPE BUFFER EASEMENT
S73°27'50"W 17.50'
15.00' WATER MAIN EASEMENT
15.00' SANITARY SEWER EASEMENT
10.00' P.U.E.
N79°29'13"W 65.19'
20.00' STORM SEWER EASEMENT
S00°04'55"E 167.07'
S00°05'51"E 280.42'(M)
S00°16'55"W 280.31'(R)
44.44'
206.90'
156.64'
192.14'
S00°04'55"E 600.12'(M)
S00°16'55"W 600.33'(R)
N 280.6' OF THE E 621' OF THE S 941.6' SE1/4 SE1/4 SEC 20-79-26
940.54'
45.00' OFF-SITE TEMPORARY CONSTRUCTION EASEMENT
ROW ACQUISITION BK____ PG____
15.00' OFF-SITE WATER MAIN EASEMENT
PT. PARCEL 21-22 BK 2021 PG 8681
10.00' OFF-SITE P.U.E.
20.00' OFF-SITE STORM SEWER EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
EX. 15.00' P.U.E. (BK. 2021, PG. 28472)
SW COR PARCEL 21-23 FND 3/4" PIPE W/YELLOW PLASTIC CAP #14775
FND 3/4" PIPE W/YELLOW PLASTIC CAP #14775
15.00' P.U.E.
N84°17'55"W 150.75'(M)
N83°55'55"W 150.75'(R)
S89°59'28"W 491.70'(M)
N89°38'33"W 491.85'(R)
60.03'
60.00' HALF ROW
N00°11'19"W 75.00'(M)
N00°10'23"E 75.00'(R)
S89°59'28"W 54.94'(M)
N89°38'33"W 54.88'(R)
SE COR PARCEL 21-23 POINT OF BEGINNING FND 3/4" PIPE W/ CAP #14775
NW DOUGLAS PARKWAY
S89°59'28"W 1317.89'(M&R)
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
N
SCALE
0'
25'
50'
100'
1" = 50' (FULL SIZE)

FILE: H:\2020\2010553\DWG\2010553-FINAL PLAT.DWG
FILE DATE: 7/28/23 DATE PLOTTED: 7/31/2023 8:45 AM
PLOTTED BY: JON ERDAHL TECH:
COMMENT:
ENG:

DATE
00/00/00
REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

WAUKEE, IOWA

3/3

2010.553