

# FOX VALLEY PLAT 1

## FINAL PLAT

### INDEX LEGEND

LOCATION: SEC 21-79-26, PT. SE1/4 NE1/4  
SEC 21-79-26, PT. SW1/4 NE1/4

REQUESTOR: FOX VALLEY DEVELOPMENT, LLC

PROPRIETOR: FOX VALLEY DEVELOPMENT, LLC  
234 SUNRISE DR  
WAUKEE IA 50263

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

### DATE OF SURVEY

APRIL 22, 2022

### DEVELOPER / APPLICANT

ELEMENT 119  
CONTACT: BRAD STANBROUGH  
10888 HICKMAN ROAD, SUITE 3A  
CLIVE, IA 50325  
PH: (515)-202-3030

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

### ZONING

R-2/PD-1 AND R-2

### BULK REGULATIONS

LOTS 1-12 AND 47-54

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

- MINIMUM LOT AREA: 7,000 SF (R-2: 8,000 SF)
- MINIMUM LOT WIDTH: 55 FEET (R-2: 65 FEET)
- FRONT YARD SETBACK: 30 FEET (R-2: 30 FEET)
- SIDE YARD SETBACK: TOTAL 10 FEET - MINIMUM 5 FEET ON EACH SIDE (R-2: 15 FEET)
- REAR YARD SETBACK: 30 FEET (R-2: 30 FEET)
- VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH (102 MM) TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

LOTS 13-46

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

### 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	---	

### PLAT DESCRIPTION

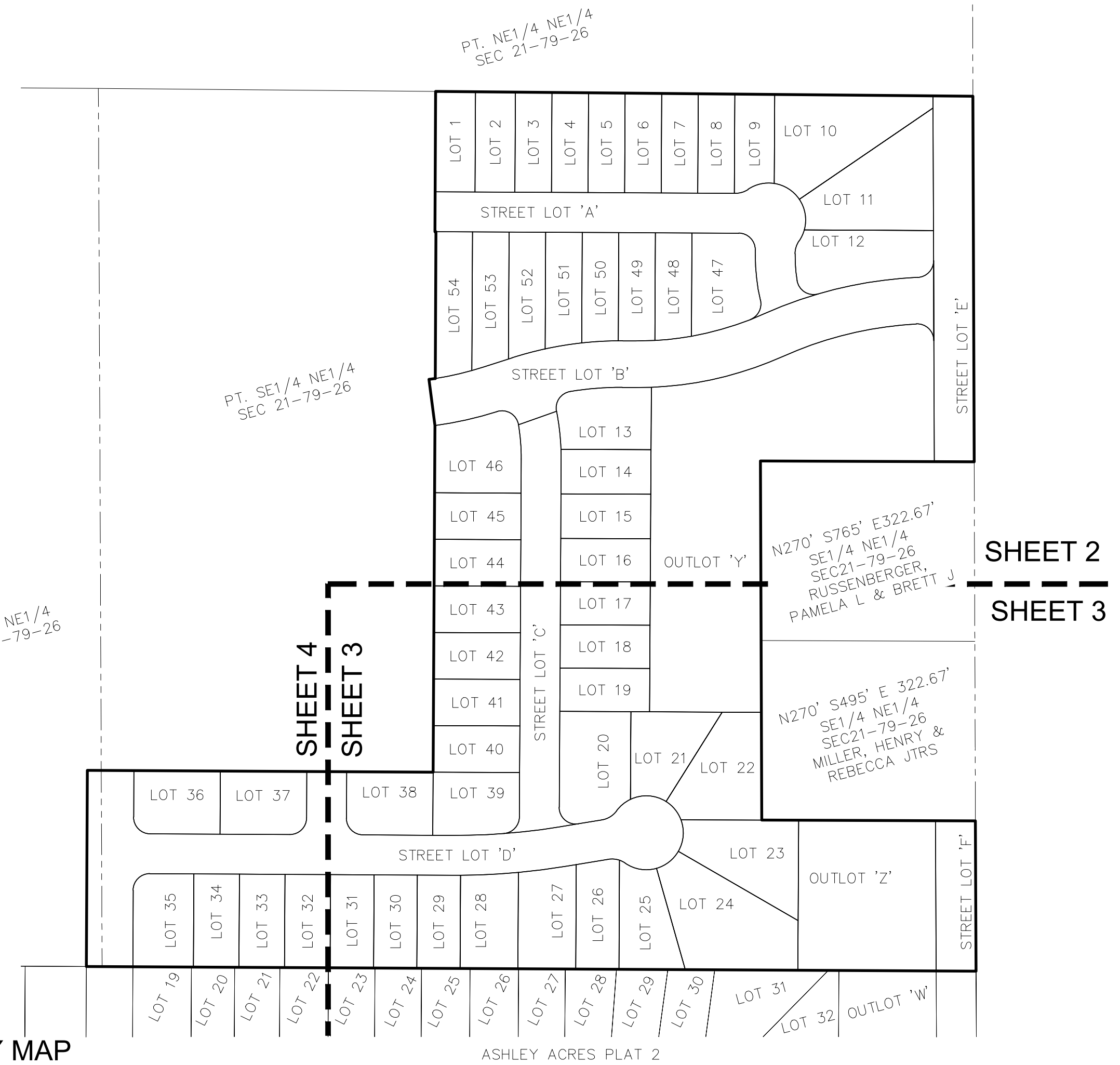
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 549.71 FEET TO THE NORTHEAST CORNER OF THE NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°48'12" WEST ALONG THE NORTH LINE OF SAID NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 321.42 FEET TO THE NORTHWEST CORNER OF SAID NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG THE WEST LINE OF SAID NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF THE NORTH 270 FEET OF THE SOUTH 495 FEET OF THE EAST 322.67 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 540.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 270 FEET OF THE SOUTH 495 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 321.42 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG SAID EAST LINE, 226.02 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF ASHLEY ACRES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°41'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1337.89 FEET; THENCE NORTH 00°18'13" EAST, 295.00 FEET; THENCE SOUTH 89°41'47" EAST, 520.00 FEET; THENCE NORTH 00°18'13" EAST, 521.21 FEET; THENCE NORTH 07°26'13" WEST, 70.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 9.53 FEET AND WHOSE CHORD BEARS NORTH 81°58'34" EAST, 9.53 FEET; THENCE NORTH 00°18'13" EAST, 220.71 FEET; THENCE NORTH 89°41'47" WEST, 1.71 FEET; THENCE NORTH 00°18'13" EAST, 210.89 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°29'36" EAST ALONG SAID NORTH LINE, 808.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.11 ACRES (1,050,157 SQUARE FEET).

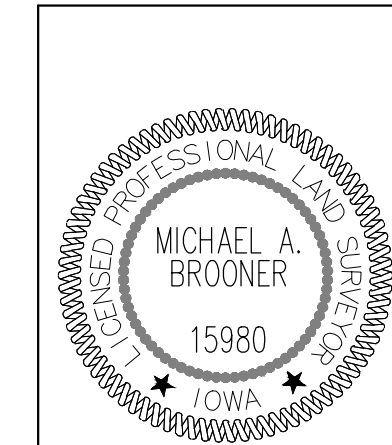
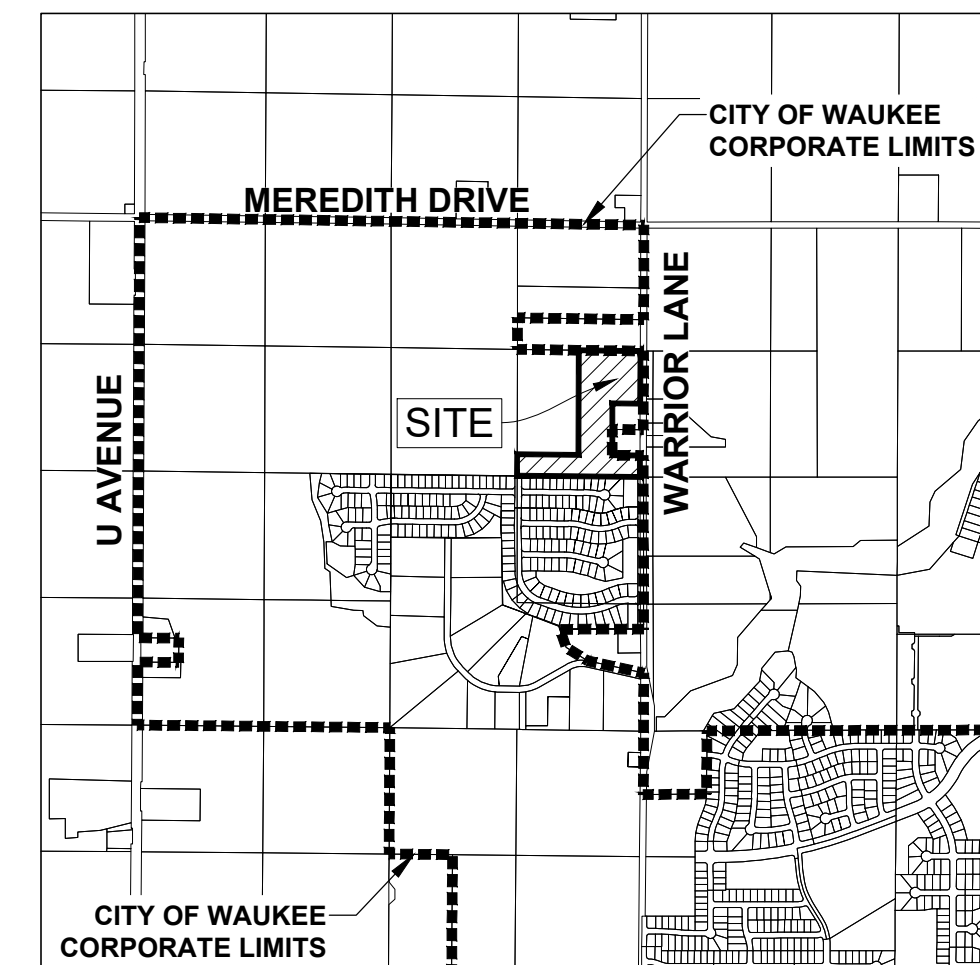
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	21°44'51"	250.00'	94.89'	S10°34'12"E	94.32'	C36	34°07'44"	34.50'	20.55'	N17°22'05"E	20.25'
C2	21°00'30"	600.00'	220.00'	N79°03'37"E	218.77'	C37	9°50'18"	220.00'	37.78'	N04°36'56"W	37.73'
C3	2°42'34"	600.00'	28.37'	N67°12'05"E	28.37'	C38	96°45'47"	25.00'	42.22'	N57°54'59"W	37.38'
C4	24°27'25"	500.00'	213.43'	N78°04'31"E	211.81'	C39	13°42'46"	635.00'	151.98'	S80°33'31"W	151.61'
C5	16°42'32"	500.00'	145.81'	N81°56'57"E	145.30'	C40	87°36'56"	25.00'	38.23'	S43°36'26"W	34.61'
C6	10°22'43"	500.00'	90.57'	N77°22'25"E	90.45'	C41	92°54'53"	25.00'	40.54'	S46°39'29"E	36.24'
C7	16°42'32"	333.00'	97.11'	S08°03'03"E	96.77'	C42	1°00'42"	565.00'	9.98'	S86°22'44"W	9.98'
C8	2°03'35"	1000.00'	35.95'	N81°43'33"E	35.95'	C43	21°02'16"	565.00'	207.46'	N76°21'56"E	206.29'
C9	7°32'53"	1000.00'	131.74'	N86°31'47"E	131.64'	C44	1°44'37"	535.00'	16.28'	N66°43'07"E	16.28'
C10	90°00'00"	25.00'	39.27'	N44°41'47"W	35.36'	C45	21°55'22"	535.00'	204.70'	N76°48'29"E	203.46'
C11	90°00'00"	25.00'	39.27'	S45°18'13"W	35.36'	C46	2°32'03"	535.00'	23.66'	N89°02'12"E	23.66'
C12	90°00'00"	25.00'	39.27'	N44°41'47"W	35.36'	C47	9°44'28"	465.00'	79.06'	N85°25'59"E	78.96'
C13	4°38'05"	970.00'	78.46'	S87°59'11"W	78.44'	C48	91°43'34"	25.00'	40.02'	N34°41'59"E	35.88'
C14	85°21'55"	25.00'	37.25'	S42°59'11"W	33.90'	C49	9°05'27"	363.00'	57.60'	N06°37'05"W	57.53'
C15	9°47'40"	303.00'	51.80'	S04°35'37"E	51.73'	C50	2°22'34"	363.00'	15.05'	N00°53'04"W	15.05'
C16	98°12'03"	25.00'	42.85'	S58°35'29"E	37.79'	C51	99°36'27"	25.00'	43.46'	N49°30'01"W	38.19'
C17	10°15'17"	535.00'	95.75'	N77°26'08"E	95.63'	C52	44°13'12"	34.50'	26.63'	S58°35'10"W	25.97'
C18	6°56'34"	465.00'	56.35'	S77°55'03"W	56.31'	C53	27°52'00"	55.50'	26.99'	S50°24'33"W	26.73'
C19	2°15'43"	465.00'	18.36'	S73°18'55"W	18.36'	C54	57°46'53"	55.50'	55.97'	N86°46'01"W	53.63'
C20	5°31'12"	535.00'	51.54'	S74°56'40"W	51.52'	C55	37°10'13"	55.50'	36.01'	N39°17'28"W	35.38'
C21	5°58'36"	535.00'	55.81'	S80°41'34"W	55.78'	C56	50°44'54"	55.50'	49.16'	N04°40'05"E	47.57'
C22	5°54'18"	535.00'	55.14'	S86°38'01"W	55.11'	C57	44°03'07"	55.50'	42.67'	N52°04'06"E	41.63'
C23	0°43'04"	535.00'	6.70'	S89°56'41"W	6.70'	C58	50°49'18"	55.50'	49.23'	S80°29'41"E	47.63'
C24	3°31'59"	465.00'	28.67'	S88°32'14"W	28.67'	C59	16°03'38"	34.50'	9.67'	S63°06'51"E	9.64'
C25	6°49'52"	465.00'	55.44'	S83°21'18"W	55.41'	C60	28°09'34"	34.50'	16.96'	S85°13'27"E	16.79'
C26	11°21'54"	465.00'	92.24'	S74°15'25"W	92.08'	C61	4°00'58"	1030.00'	72.20'	N82°42'15"E	72.18'
C27	1°01'39"	465.00'	8.34'	N69°05'18"E	8.34'	C62	1°54'32"	1030.00'	34.31'	N83°45'28"E	34.31'
C28	82°09'57"	25.00'	35.85'	S27°29'30"W	32.86'	C63	4°50'54"	1030.00'	87.16'	N87°08'11"E	87.13'
C29	13°53'42"	280.00'	67.90'	S06°38'38"E	67.74'	C64	0°44'35"	1030.00'	13.36'	N89°55'56"E	13.36'
C30	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'	C65	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C31	34°07'44"	34.50'	20.55'	S73°14'21"W	20.25'	C66	1°24'37"	500.00'	12.31'	N72°53'23"E	12.31'
C32	42°23'07"	55.50'	41.06'	S77°22'03"W	40.13'	C67	0°36'06"	635.00'	6.67'	S87°06'50"W	6.67'
C33	47°07'15"	55.50'	45.64'	N57°52'46"W	44.37'	C68	7°51'20"	635.00'	87.06'	S69°46'28"W	86.99'
C34	49°38'18"	55.50'	48.08'	N09°30'00"W	46.59'	C69	2°43'40"	465.00'	22.14'	S67°12'38"W	22.14'
C35	19°06'48"	55.50'	18.51'	N24°52'33"E	18.43'	C70	4°58'23"	970.00'	84.19'	S83°10'57"W	84.17'



### 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 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 4

DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

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

TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

FOX VALLEY PLAT 1  
FINAL PLAT

1/4

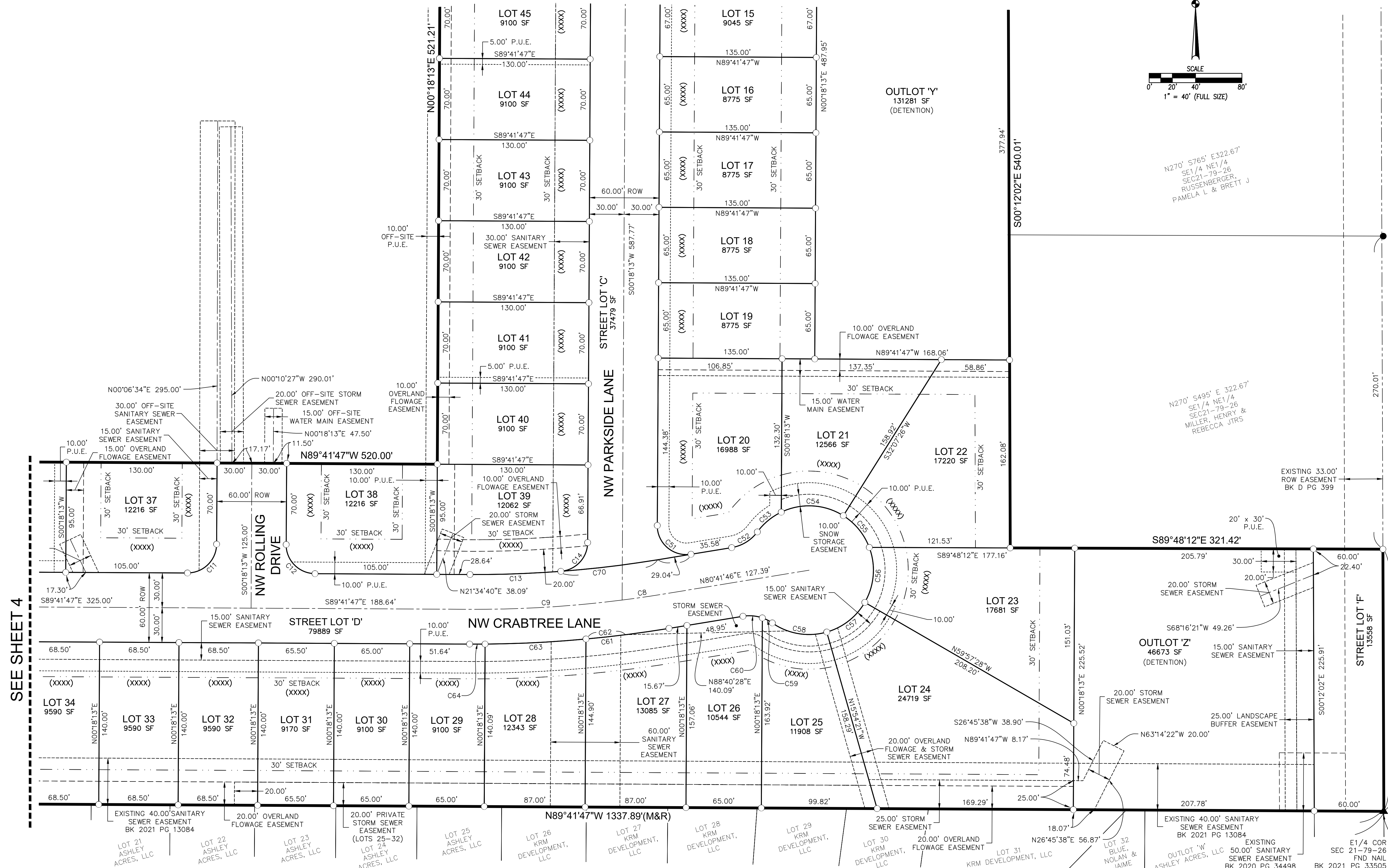
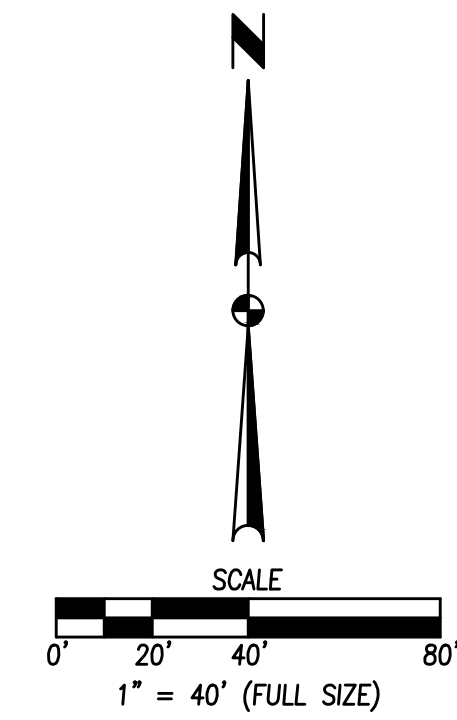
2011.616

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 DATE: 7/27/2023 11:12 AM



# FOX VALLEY PLAT 1

## FINAL PLAT

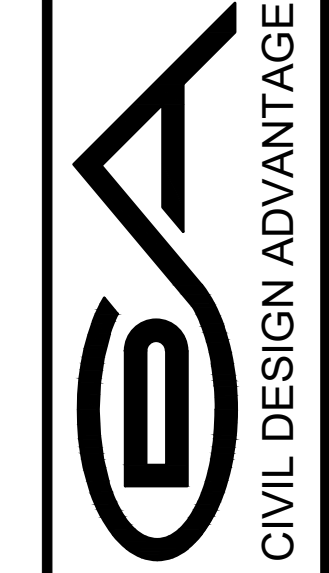


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 DATE PLOTTED: 7/27/2023 11:12 AM  
 DRAWN BY: JAW/ERDAHL  
 CHECKED BY: JAW/ERDAHL

SEE SHEET 4

REVISIONS	DATE

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



WAUKEE, IOWA

# FOX VALLEY PLAT 1

## FINAL PLAT

3  
4  
2011.616

N270° S765' E322.67'  
 SE1/4 NE1/4  
 SEC21-79-26  
 RUSSENBERGER,  
 PAMELA L & BRETT J

N270° S495' E 322.67'  
 SE1/4 NE1/4  
 SEC21-79-26  
 MILLER, HENRY &  
 REBECCA JTRS

OUTLOT 'Z'  
 46673 SF  
 (DETENTION)

EXISTING 40.00' SANITARY  
 SEWER EASEMENT  
 BK 2021 PG 13084

EXISTING 50.00' SANITARY  
 SEWER EASEMENT  
 BK 2020 PG 34498

E1/4 COR  
 SEC 21-79-26  
 FND NAIL  
 BK 2021 PG 33505

