

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. BROOKER
 SURVEY COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-368-4400

FOX VALLEY PLAT 1

FINAL PLAT

2024-00421
 RECORDED: 01/11/2024 10:51:30 AM
 RECORDING FEE: 3372.00
 REVENUE TAX: 9
 RANGE SURVEIL RECORDER
 DALLAS COUNTY, IOWA

FINAL PLAT
 APPROVED BY: Waukee City Council
 DATE: 11/06/2023
 SIGNED: *Michael A. Brooker*

DATE OF SURVEY
 APRIL 22, 2022

DEVELOPER / OWNER
 FOX VALLEY DEVELOPMENT, LLC
 CONTACT: BRAD STANBROUGH
 234 NW SUNRISE DRIVE
 WAUKEE, IA 50263
 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
 - MINIMUM LOT WIDTH: 55 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: TOTAL 10 FEET - MINIMUM 5 FEET ON EACH SIDE
 - REAR YARD SETBACK: 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**
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.

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

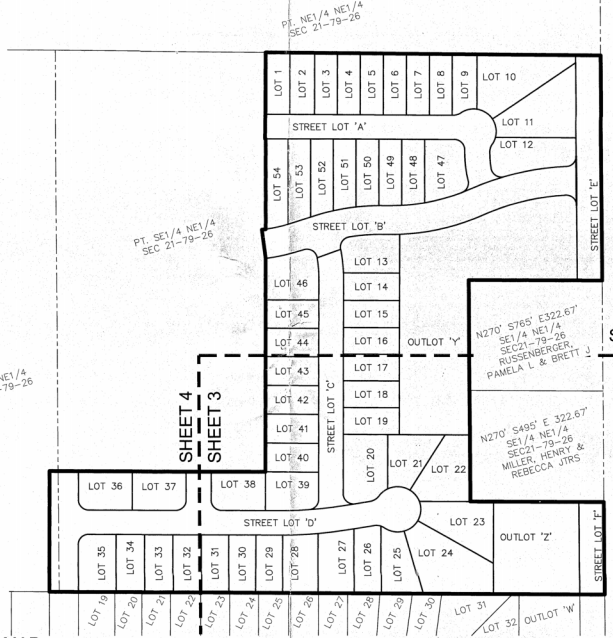
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°48'12" EAST ALONG THE SOUTH LINE OF SAID NORTH 270 FEET OF THE SOUTH 495 FEET OF THE EAST 322.67 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 321.42 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG SAID EAST LINE, 228.02 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 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°28'13" 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 SOUTHWEST 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).

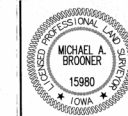
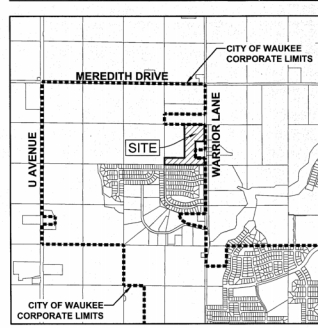
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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'	C37	9°50'18"	220.00'	37.78'	N04°36'56"W	37.73'
C2	21°00'30"	600.00'	220.00'	N79°03'37"E	218.77'	C38	96°45'47"	25.00'	42.22'	N5°75'45"W	37.38'
C3	2°42'34"	600.00'	28.37'	N67°12'05"E	28.37'	C39	13°42'46"	635.00'	151.98'	S03°33'17"W	151.61'
C4	24°27'26"	500.00'	213.43'	N78°04'31"E	211.81'	C40	87°36'56"	25.00'	38.23'	S4°33'26"W	34.61'
C5	16°42'32"	500.00'	145.81'	N81°56'57"E	145.30'	C41	92°54'53"	25.00'	40.54'	S46°39'29"E	36.24'
C6	10°22'43"	500.00'	90.57'	N77°22'25"E	90.45'	C42	1°00'42"	565.00'	9.98'	S86°22'44"W	9.98'
C7	16°42'32"	333.00'	97.11'	S08°03'03"E	96.77'	C43	21°02'16"	565.00'	207.46'	N76°21'56"E	206.29'
C8	2°03'35"	1000.00'	35.95'	N81°43'33"E	35.95'	C44	20°10'45"	535.00'	188.42'	N77°40'48"E	187.45'
C9	7°32'53"	1000.00'	131.74'	N86°31'47"E	131.64'	C45	21°55'22"	535.00'	204.70'	N76°48'29"E	203.46'
C10	90°00'00"	25.00'	39.27'	N44°41'47"W	35.36'	C46	2°32'03"	535.00'	23.66'	N89°02'12"E	23.66'
C11	90°00'00"	25.00'	39.27'	S45°18'13"W	35.36'	C47	9°44'28"	465.00'	79.06'	N85°25'59"E	78.96'
C12	90°00'00"	25.00'	39.27'	N44°41'47"W	35.36'	C48	91°43'34"	25.00'	40.02'	N34°41'59"E	35.88'
C13	4°38'05"	970.00'	78.46'	S87°59'11"W	78.44'	C49	9°05'27"	363.00'	57.60'	N06°37'05"W	57.53'
C14	85°21'55"	25.00'	37.25'	S42°59'11"W	33.90'	C50	2°22'34"	15.05'	15.05'	N00°53'04"W	15.05'
C15	9°47'40"	303.00'	51.80'	S04°35'37"E	51.73'	C51	99°56'27"	25.00'	43.46'	N49°30'01"W	38.19'
C16	98°21'03"	25.00'	42.85'	S58°35'29"E	37.79'	C52	44°13'12"	34.50'	26.63'	S58°35'10"W	25.97'
C17	101°51'17"	535.00'	95.75'	N77°26'08"E	95.63'	C53	27°52'00"	55.50'	26.99'	S50°24'33"W	26.73'
C18	6°56'34"	465.00'	56.35'	S77°55'03"W	56.31'	C54	57°46'53"	55.50'	55.97'	N86°46'01"W	53.63'
C19	21°5'43"	465.00'	18.36'	S73°18'55"W	18.36'	C55	37°10'13"	55.50'	36.01'	N39°17'28"W	35.38'
C20	5°31'12"	535.00'	51.54'	S74°56'40"W	51.52'	C56	50°44'54"	55.50'	49.16'	N04°40'05"E	47.57'
C21	5°58'36"	535.00'	55.81'	S80°41'34"W	55.78'	C57	44°03'07"	55.50'	42.67'	N52°04'06"E	41.63'
C22	5°54'18"	535.00'	55.14'	S86°38'01"W	55.11'	C58	50°49'18"	55.50'	49.23'	S80°29'41"E	47.63'
C23	0°43'04"	535.00'	6.70'	S89°56'41"W	6.70'	C59	16°03'38"	34.50'	9.67'	S63°06'51"E	9.64'
C24	3°31'59"	465.00'	28.67'	S88°32'14"W	28.67'	C60	28°09'34"	34.50'	16.96'	S85°13'27"E	16.79'
C25	6°49'52"	465.00'	55.44'	S83°21'18"W	55.41'	C61	4°00'58"	1030.00'	72.20'	N82°42'15"E	72.18'
C26	11°21'54"	465.00'	92.24'	S74°15'25"W	92.08'	C62	1°54'32"	1030.00'	34.31'	N83°45'28"E	34.31'
C27	1°01'39"	465.00'	8.34'	N69°05'18"E	8.34'	C63	4°50'54"	1030.00'	87.16'	N87°08'11"E	87.13'
C28	82°09'57"	25.00'	35.85'	S27°29'30"W	32.86'	C64	0°44'35"	1030.00'	13.36'	N89°55'56"E	13.36'
C29	1°35'42"	280.00'	67.90'	S06°38'38"E	67.74'	C65	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C30	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'	C66	1°24'37"	500.00'	12.31'	N72°33'23"E	12.31'
C31	34°07'44"	34.50'	20.55'	S73°14'21"W	20.25'	C67	0°36'06"	635.00'	6.67'	S87°06'50"W	6.67'
C32	422°37'07"	55.50'	41.06'	S77°22'03"W	40.13'	C68	7°51'20"	635.00'	87.06'	S89°46'28"W	86.99'
C33	47°07'15"	55.50'	45.64'	N57°52'46"W	44.37'	C69	2°43'40"	465.00'	22.14'	S87°12'38"W	22.14'
C34	49°38'18"	55.50'	48.08'	N09°30'00"W	46.59'	C70	4°58'23"	970.00'	84.19'	S83°10'57"W	84.17'
C35	19°06'48"	55.50'	18.51'	N24°52'33"E	18.43'	C71	6°53'04"	481.50'	57.85'	S86°00'19"W	57.82'
C36	34°07'44"	34.50'	20.55'	N17°22'05"E	20.25'						



VICINITY MAP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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. Brooker 11-8-2023
 MICHAEL A. BROOKER, P.L.S.
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 4

DATE	REVISIONS	FINAL SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 368-4400

REVIEW: _____
 TECH: _____
 ENGINEER: _____



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

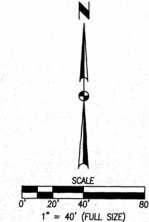
FOX VALLEY PLAT 1

FINAL PLAT

FOX VALLEY PLAT 1 FINAL PLAT

NE COR SEC 21-79-26
FND NAIL
BK 2021 PG 33505

NE COR SE 1/4 NE 1/4
SEC 21-79-26
POINT OF BEGINNING



DATE	REVISIONS
11/07/22	FINAL SUBMITTAL

REVISIONS	REVIEW:

4121 NW URBANDALE DRIVE
GRANDVIEW, MO 64032
PHONE: (616) 869-4400

ENGINEER:

TECH:



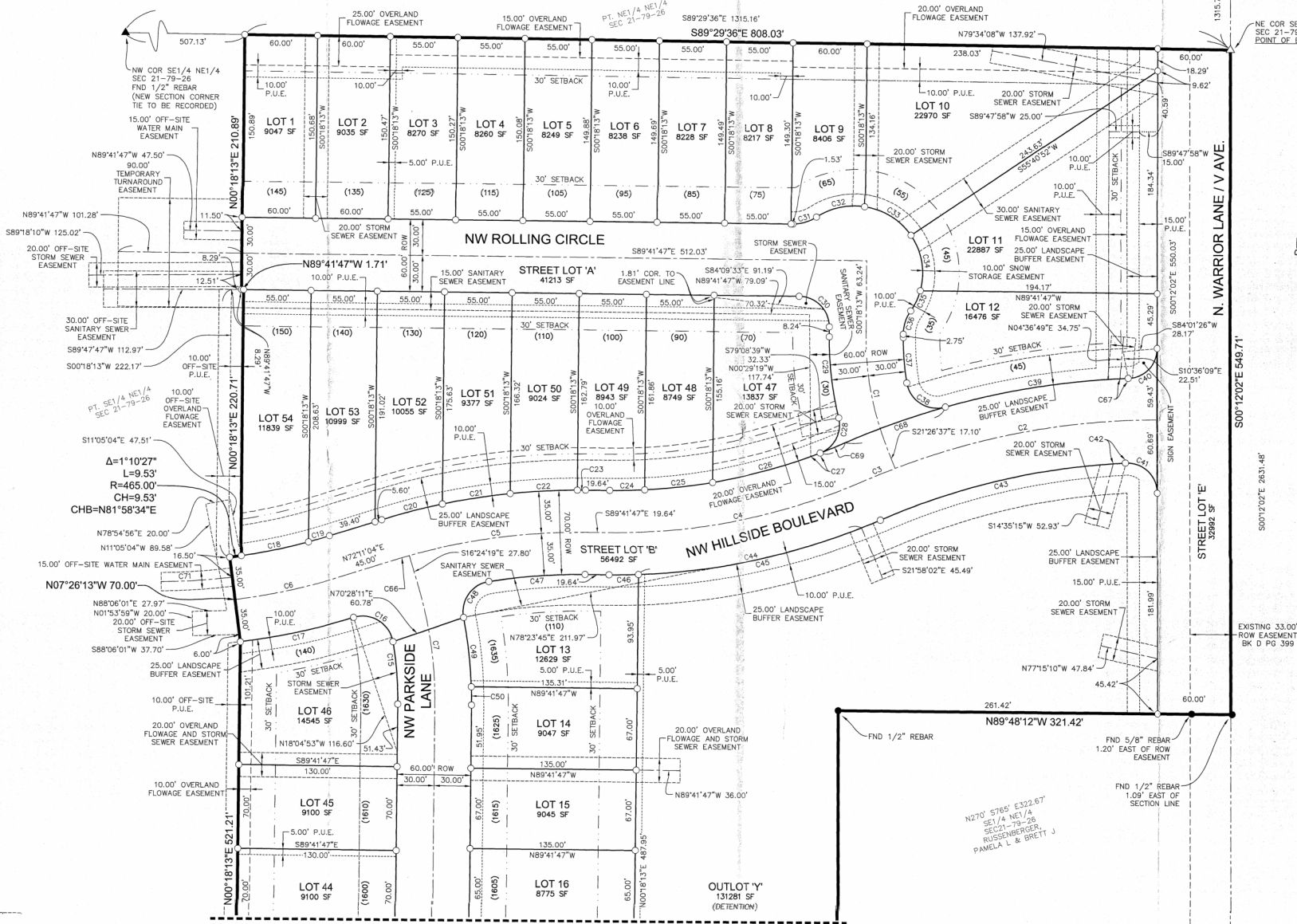
WALKEE, IOWA
CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1 FINAL PLAT

2
4

2011.616

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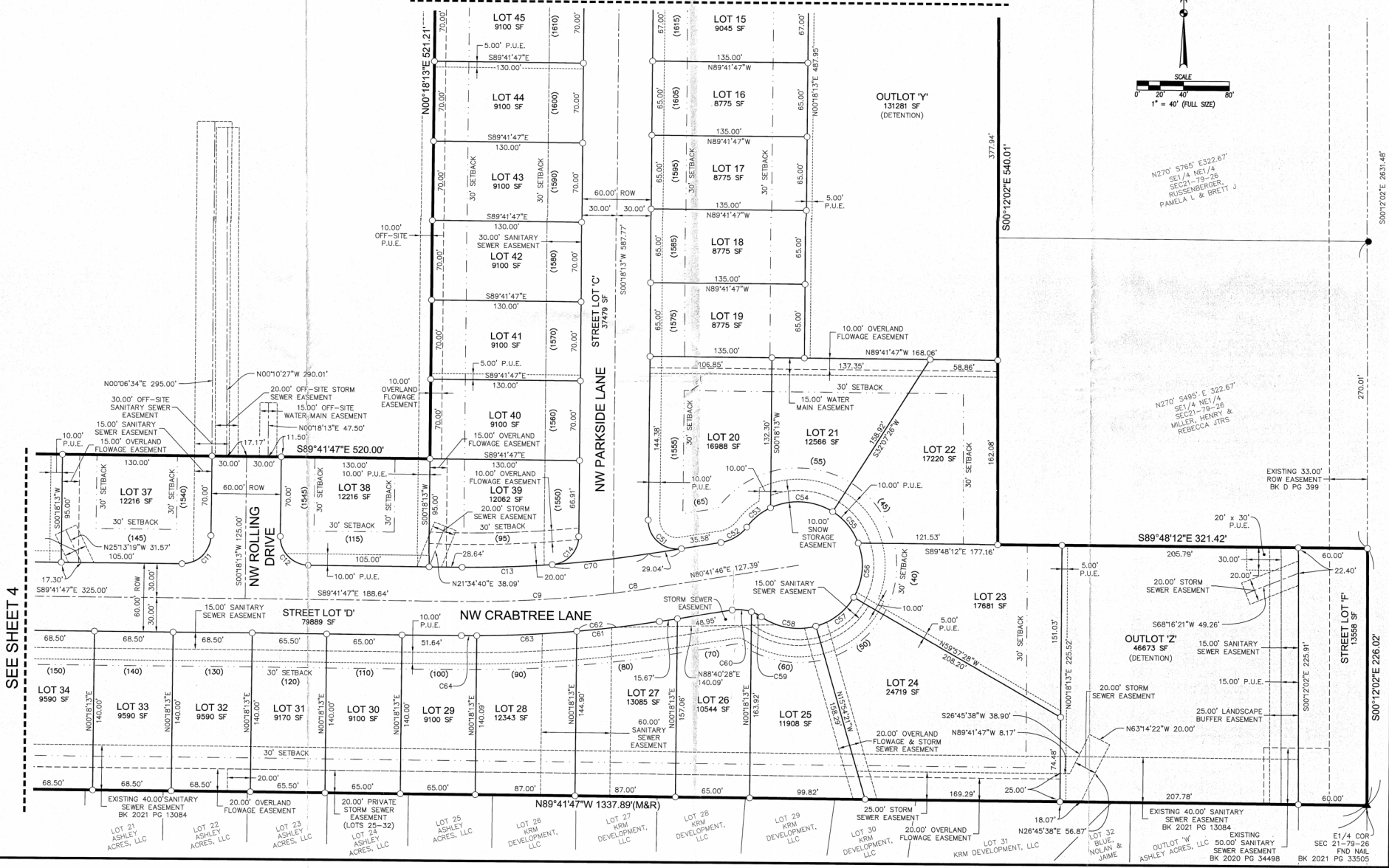
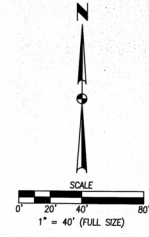


SEE SHEET 3

FOX VALLEY PLAT 1

FINAL PLAT

SEE SHEET 2



N27°0'57.65\"/>

N27°0'54.95\"/>

DATE	
REVISIONS	
FINAL SUBMITTAL	11/07/23

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

FOX VALLEY PLAT 1
 FINAL PLAT

3
 4
 2011 616

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

DATE PLOTTED: 11/07/23 3:34 PM
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO: 23-000-0000

SEE SHEET 4

2021 PG 34498
 BK 2021 PG 33505

