

FOX VALLEY PLAT 2

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 NW SUNRISE DRIVE
 WAUKEE, IA 50263

SURVEYOR: JONATHAN A. ERDAHL

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 28, 2022

DEVELOPER / APPLICANT

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
 (PD DOCUMENT RECORDED IN BOOK 2021, PAGE 9438)

BULK REGULATIONS

LOTS 1-26

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 27-54

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.
3. STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
4. 10-FT WIDE TRAIL SHALL BE INSTALLED ALONG SOUTH SIDE OF NW HILLSIDE BOULEVARD WITH INDIVIDUAL LOT DEVELOPMENT OF LOTS 27, 40, 41 AND 54.
5. 5-FT WIDE SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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

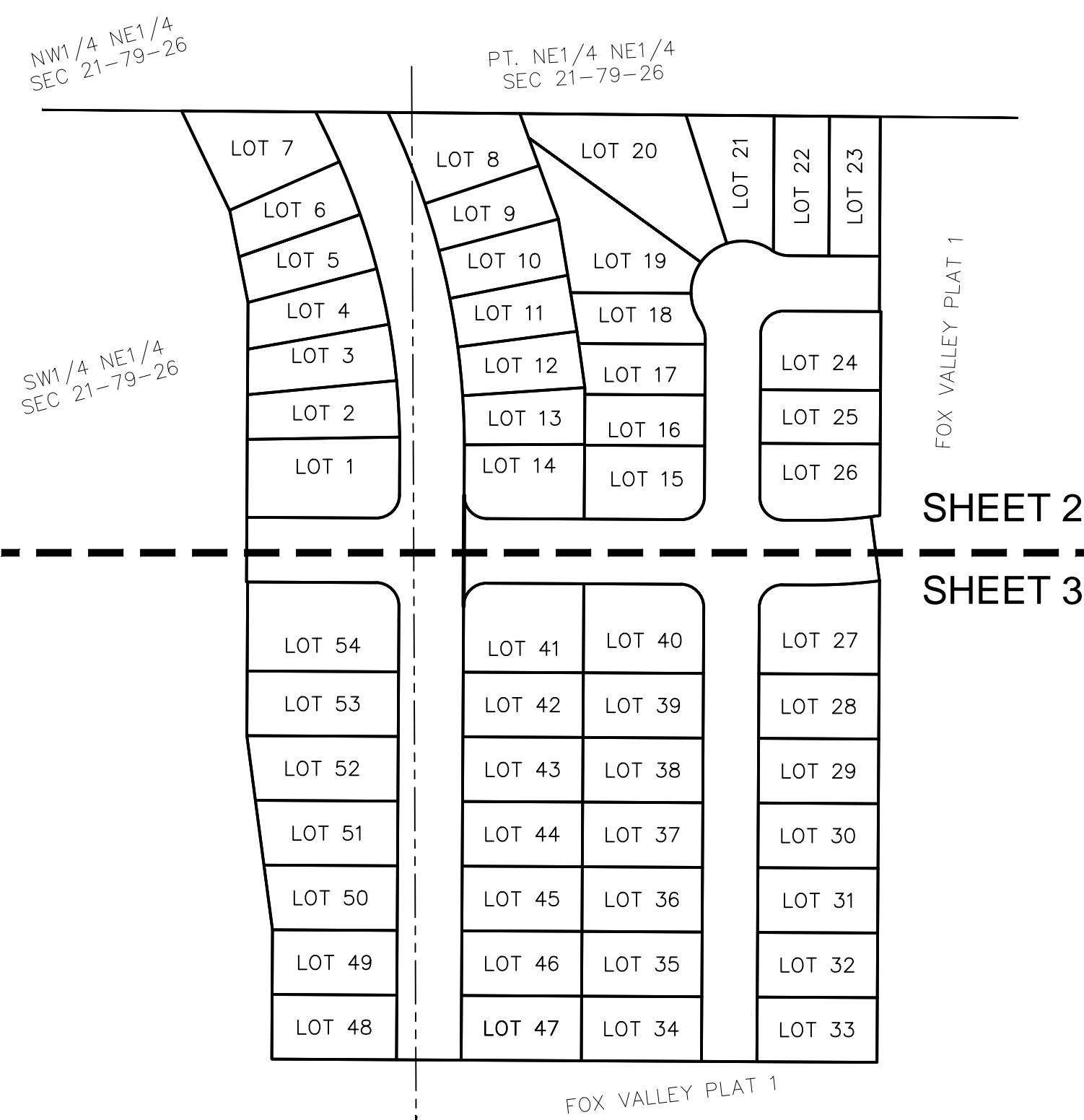
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°29'36" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 507.13 FEET TO THE NORTHWEST CORNER OF FOX VALLEY PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 00°18'13" WEST ALONG THE WESTERLY LINE OF SAID FOX VALLEY PLAT 1, A DISTANCE OF 210.89 FEET; THENCE SOUTH 89°41'47" EAST ALONG SAID WESTERLY LINE, 1.71 FEET; THENCE SOUTH 00°18'13" WEST ALONG SAID WESTERLY LINE, 220.71 FEET; THENCE WESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 9.53 FEET AND WHOSE CHORD BEARS SOUTH 81°58'34" WEST, 9.53 FEET; THENCE SOUTH 07°26'13" EAST ALONG SAID WESTERLY LINE, 70.00 FEET; THENCE SOUTH 00°18'13" WEST ALONG SAID WESTERLY LINE, 521.21 FEET; THENCE NORTH 89°41'47" WEST ALONG SAID WESTERLY LINE AND IT'S WESTERLY EXTENSION, 655.00 FEET; THENCE NORTH 00°18'13" EAST, 140.00 FEET; THENCE NORTH 07°32'10" WEST, 211.98 FEET; THENCE NORTH 00°18'13" EAST, 166.33 FEET; THENCE NORTH 89°41'47" WEST, 1.24 FEET; THENCE NORTH 00°18'13" EAST, 302.58 FEET; THENCE NORTH 11°10'18" WEST, 100.82 FEET; THENCE NORTH 25°46'03" WEST, 120.45 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°34'14" EAST ALONG SAID NORTH LINE, 249.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.06 ACRES (699,698 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

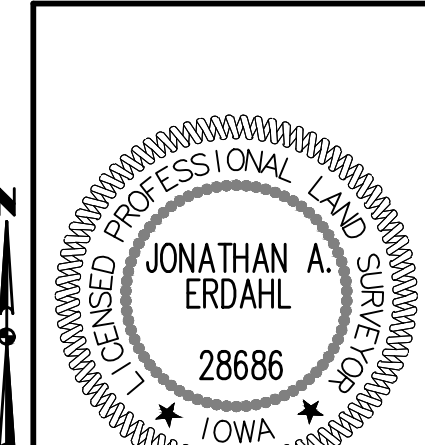
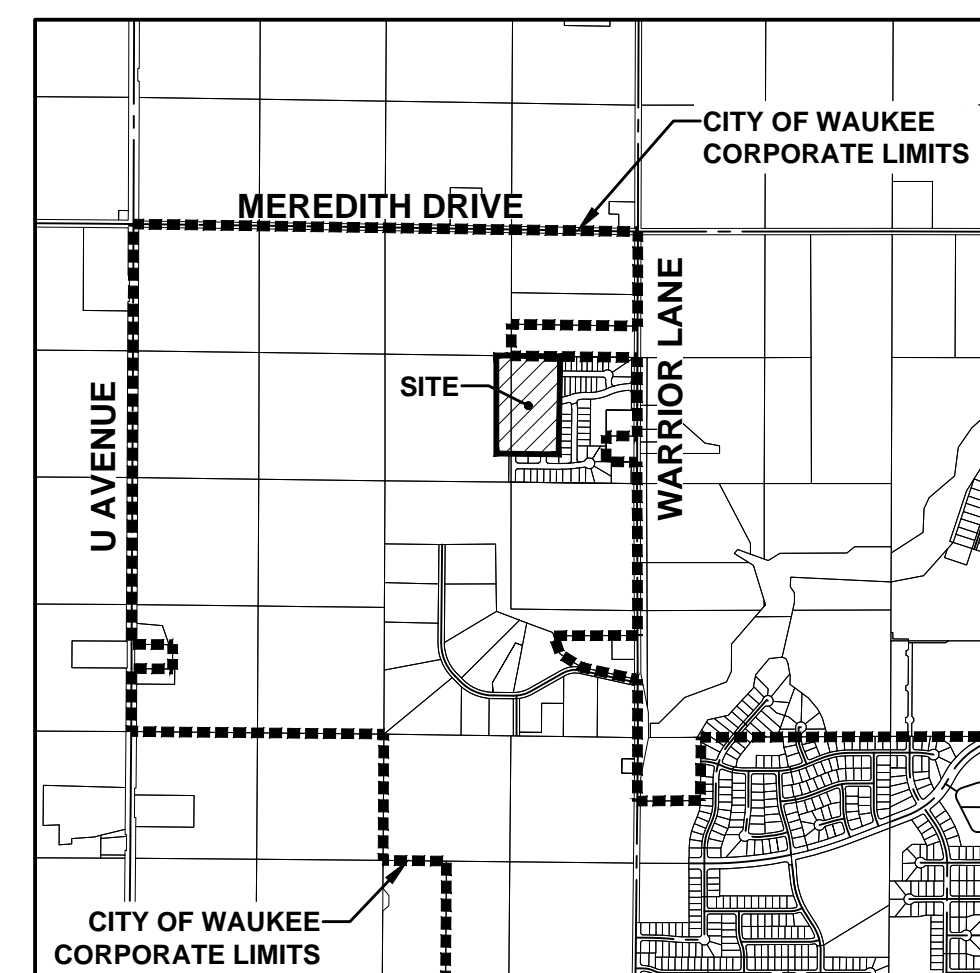
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S45°18'13"W	35.36'	C19	36°27'50"	55.50'	35.32'	S54°06'29"W	34.73'
C2	4°36'06"	765.00'	61.44'	S03°08'32"E	61.42'	C20	52°05'33"	55.50'	50.46'	N81°36'49"W	48.74'
C3	4°36'06"	765.00'	61.44'	S07°44'38"E	61.42'	C21	4°12'29"	34.50'	2.53'	N57°40'17"W	2.53'
C4	4°36'06"	765.00'	61.44'	S12°20'44"E	61.42'	C22	29°55'15"	34.50'	18.02'	N74°44'09"W	17.81'
C5	4°36'06"	765.00'	61.44'	S16°56'50"E	61.42'	C23	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C6	4°36'06"	765.00'	61.44'	S21°32'56"E	61.42'	C24	90°00'00"	25.00'	39.27'	N44°41'47"W	35.36'
C7	2°09'29"	765.00'	28.81'	S24°55'43"E	28.81'	C25	8°54'53"	465.00'	72.35'	S85°50'47"W	72.28'
C8	7°18'45"	835.00'	106.57'	N22°05'17"W	106.50'	C26	7°44'26"	535.00'	72.28'	N86°26'00"E	72.22'
C9	3°38'37"	835.00'	53.10'	N16°36'36"W	53.09'	C27	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C10	3°38'37"	835.00'	53.10'	N12°57'59"W	53.09'	C28	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'
C11	3°39'29"	835.00'	53.31'	N09°18'56"W	53.30'	C29	90°00'00"	25.00'	39.27'	N45°18'13"E	35.36'
C12	3°38'37"	835.00'	53.10'	N05°39'53"W	53.09'	C30	90°00'00"	25.00'	39.27'	S44°41'47"E	35.36'
C13	3°38'37"	835.00'	53.10'	N02°01'16"W	53.09'	C31	26°18'41"	800.00'	367.38'	S12°51'07"E	364.16'
C14	90°00'00"	25.00'	39.27'	N44°41'47"W	35.36'	C32	7°44'26"	500.00'	67.55'	N86°26'00"E	67.50'
C15	90°00'00"	25.00'	39.27'	S45°18'13"W	35.36'	C33	0°20'35"	835.00'	5.00'	N18°15'37"W	5.00'
C16	34°07'44"	34.50'	20.55'	S16°45'39"E	20.25'	C34	1°50'09"	835.00'	26.75'	N19°20'59"W	26.75'
C17	32°45'19"	55.50'	31.73'	S17°26'51"E	31.30'	C35	1°08'43"	765.00'	15.29'	S00°16'08"E	15.29'
C18	36°56'46"	55.50'	35.79'	S17°24'11"W	35.17'						

SHEET INDEX



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.

JONATHAN A. ERDAHL, P.L.S. _____ DATE _____

LICENSE NUMBER 28686
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

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 PLOTTED BY: JARED MURRAY
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 COMMENT: ENCL

REVISIONS
 4TH SUBMITTAL 01/16/26
 3RD SUBMITTAL 12/02/25
 2ND SUBMITTAL 10/27/25
 1ST SUBMITTAL 10/08/25

DATE

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

REVIEW:

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE

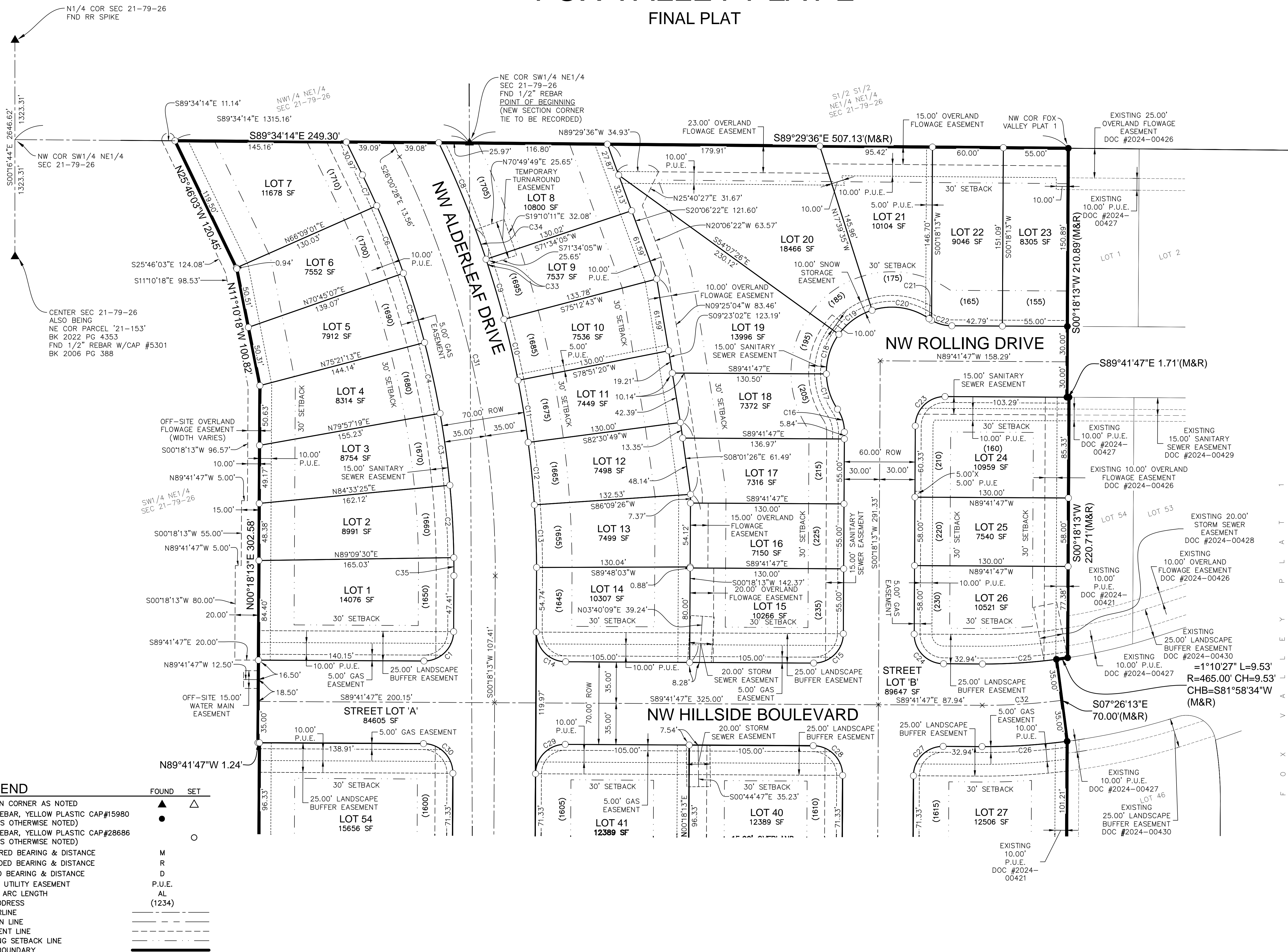
WAUKEE, IOWA

FOX VALLEY PLAT 2
 FINAL PLAT

1 / 3
 2011.617

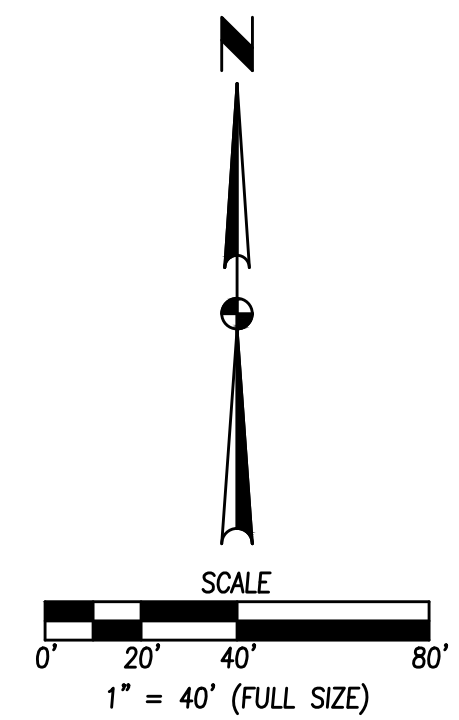
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FINAL PLAT



LEGEND

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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	---	
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PLAT BOUNDARY	---	

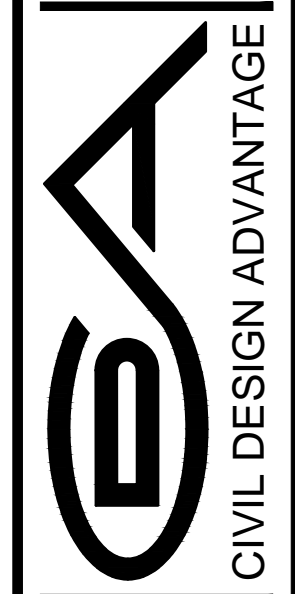


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DATE	REVISIONS
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12/02/23	3RD SUBMITTAL
10/27/23	2ND SUBMITTAL
10/09/23	1ST SUBMITTAL

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

TECH: REVIEW: ENGINEER:



WAUKEE, IOWA

FOX VALLEY PLAT 2

FINAL PLAT

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FINAL PLAT



SW 1/4 NE 1/4
SEC 21-79-26

EXISTING
25.00' LANDSCAPE
BUFFER EASEMENT
DOC #2024-00430
=1°10'27" L=9.53'
R=465.00' CH=9.53'
CHB=S81°58'34"W
(M&R)

EXISTING 20.00'
OVERLAND FLOWAGE &
STORM SEWER EASEMENT
DOC #2024-00426
LOT 45

EXISTING 5.00' P.U.E.
DOC #2024-00427
LOT 44

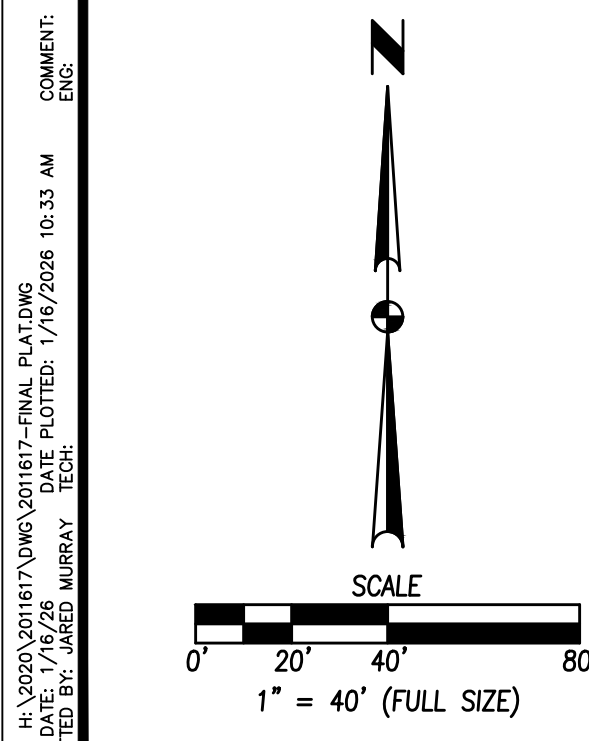
EXISTING 10.00'
OVERLAND FLOWAGE
EASEMENT
BK 2024 PG 00426
LOT 42

EXISTING 10.00'
P.U.E.
DOC #2024-
00421
LOT 41

EXISTING 5.00' P.U.E.
BK 2024
PG 00427
LOT 40

LEGEND

	FOUND	SET
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DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
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COMPUTED BY: JARED MURRAY
DATE: 10/27/25
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PLOTTER: E-PLOTTED BY: JARED MURRAY
DATE: 10/27/25

REVISIONS	DATE
1ST SUBMITTAL	10/27/25
2ND SUBMITTAL	10/27/25
3RD SUBMITTAL	10/27/25
4TH SUBMITTAL	01/16/26
	10/08/25

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TECH:
REVIEW:

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WAUKEE, IOWA

FOX VALLEY PLAT 2 FINAL PLAT

2011.617