

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

REQUESTOR: FOX VALLEY DEVELOPMENT LLC

PRIORITOR: 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

APRIL 28, 2022

FOX VALLEY DEVELOPMENT LLC
CONTACT: BRAD STANBROUGH
234 NW SUNRISE DRIVE
WAUKEE, IA 50263
PH: (515)-202-3030

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

R-2/PD-1 AND R-2
(PD DOCUMENT RECORDED IN BOOK 2021, PAGE 9438)

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 EQUIVALENT 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

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	_____	_____

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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°29'36" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 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	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'						

The map shows the City of Waukegan with its corporate limits marked by a dashed line. The site is located at the intersection of Meredith Drive and Warrior Lane. The map includes labels for U Avenue, Meredith Drive, Warrior Lane, and the City of Waukegan Corporate Limits. The site is highlighted with a solid line and labeled 'SITE'.

WAUKEE, IOWA

NW1/4 NE1/4
SEC 21-79-26

PT. NE1/4 NE1/4
SEC 21-79-26

SW1/4 NE1/4
SEC 21-79-26

LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

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LOT 29
LOT 30
LOT 31
LOT 32
LOT 33

FOX VALLEY PLAT 1

FOX VALLEY PLAT 2

SHEET 2

SHEET 3

SHEET 3

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

ENGINEER:

TECH:

REVIEW:

FOX VALLEY PLAT 2
FINAL PLAT

MAINTAINING IOWA

1/3
2011.617

2011.617

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.

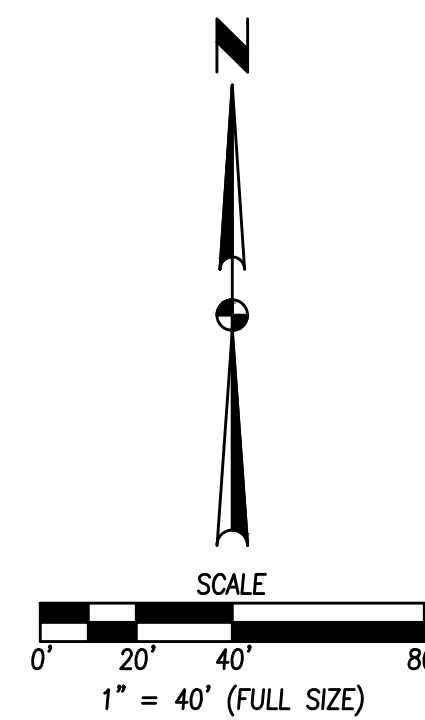
JONATHAN A. ERDAHL, P.L.S.

09-10-2026

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

SHEETS 1 THROUGH 3

FINAL PLAT

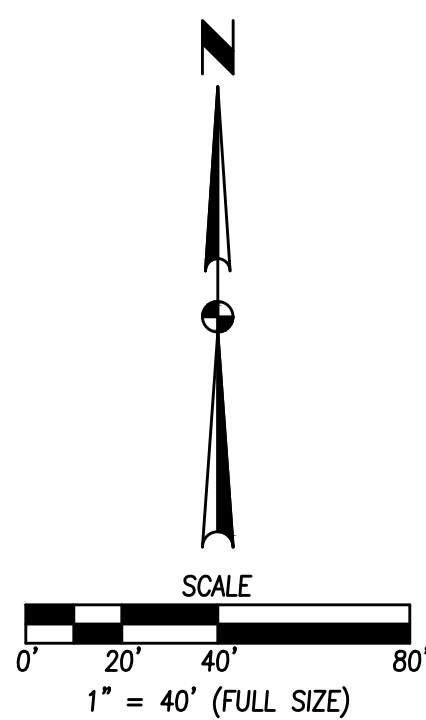
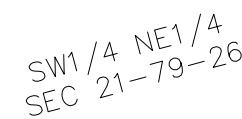


FOX VALLEY PLAT 2
FINAL PLAT

2 / **3**
2011.617

FILE: H:\2020\2011617\DWG\2011617-FINAL PLAT.DWG
 FILE DATE: 1/16/26
 DATE PLOTTED: 9/9/2026 9:12 AM
 PLOTTED BY: JON EROUNI
 TECH:
 COMMENT: ENC.

FINAL PLAT



FILE: H:\2020\2011617\DWG\2011617-FINAL PLAT.DWG
FILE DATE: 1/16/26 DATE PLOTTED: 9/9/2026 9:12 AM
PLOTTED BY: JON ERDAHL TECH:



2011.617

3 / **3**

FOX VALLEY PLAT 2

FINAL PLAT



CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		ENGINEER: _____ TECH: _____ REVIEW: _____	
REVISIONS	DATE		
FINAL SUBMITTAL	09/09/26		
4TH SUBMITTAL	01/16/26		
3RD SUBMITTAL	12/02/25		
2ND SUBMITTAL	10/27/25		
1ST SUBMITTAL	10/08/25		

FOX VALLEY PLAT 2

FINAL PLAT

3 / 3
2011.617
GA