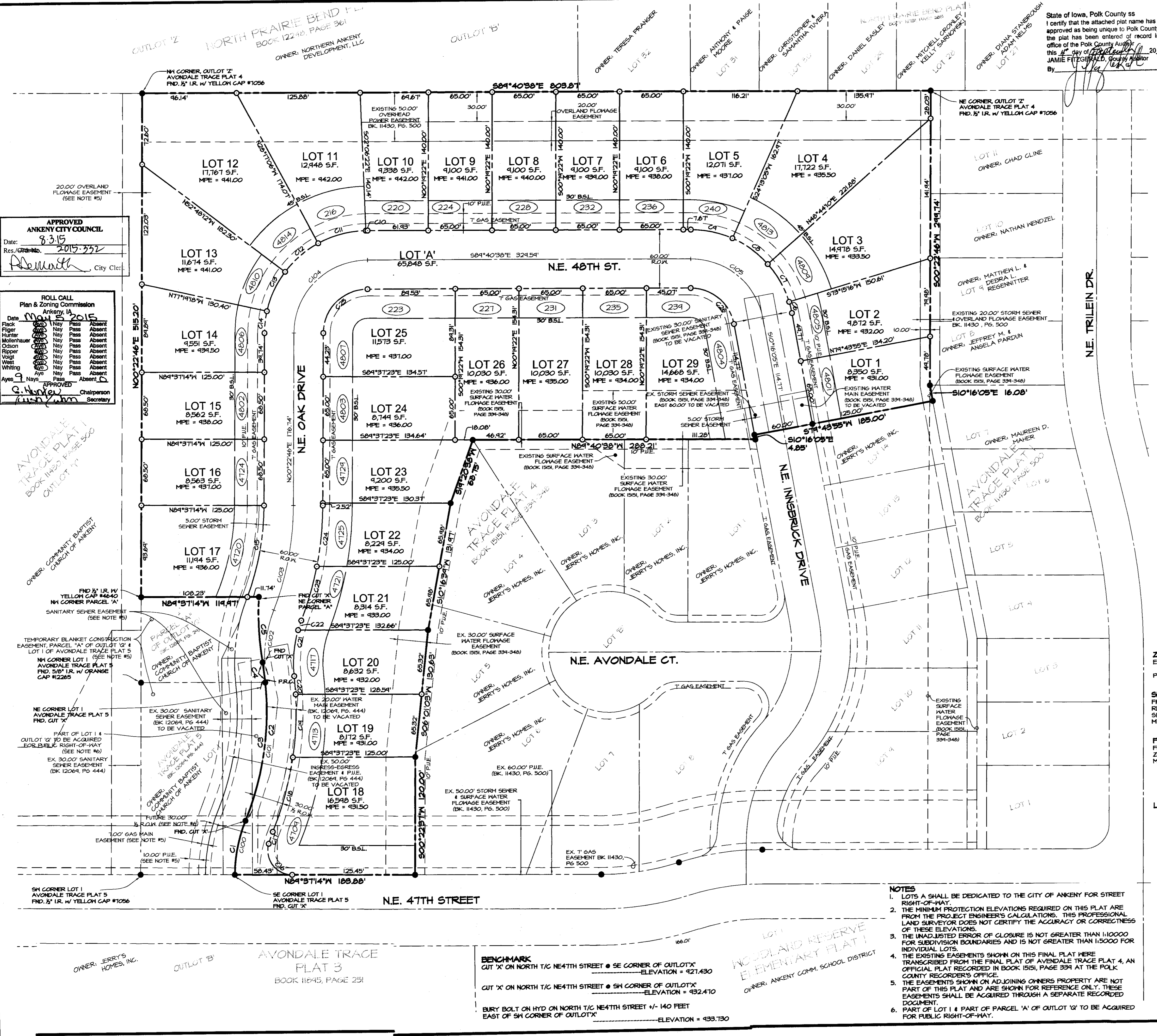


Q:\E-FILES\17000E7198\_C3D Drawings\Plan\1700E7198.FP.dwg, 11/25/2014 2:18:45 PM, plotname: 1:1



APPROVED ANKENY CITY COUNCIL  
Date: 8.3.15  
Res. Ord. No. 2015-332  
City Clerk: [Signature]

ROLL CALL Plan & Zoning Commission Ankeny, IA  
Date: Nov 5, 2015

Flack	Present
Hunter	Present
Mollenhauer	Present
Osion	Present
Ripper	Present
Voigt	Present
Whiting	Present
Ayes	9
Nays	0
Abst.	0

Chairperson: [Signature]  
Secretary: [Signature]

LEGAL DESCRIPTION  
OUTLOT 2, AVONDALE TRACE PLAT 4, AN OFFICIAL PLAT, RECORDED IN BOOK 1515, PAGE 334-348, CITY OF ANKENY, POLK COUNTY, IOWA, CONTAINING 0.202 ACRES.  
Doc ID: 03004330008 Type: PLT  
Kind: PLAT  
Recorded: 09/04/2015 at 09:30:16 AM  
Page: 1 of 9  
Filed: 09/04/2015 at 09:30:16 AM  
JULIE H. HAGBERTY RECORDER  
FILE# 2015-00184067  
BK 15723 PG 184-192

PREPARED FOR:  
JERRY'S HOMES, INC.  
10430 NEW YORK AVE, SUITE C  
URBANDALE, IOWA 50322  
515-276-5942

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	21°51'51"	148.00'	56.45'	28.57'	56.11'	N11°18'35"E
C2	31°35'04"	300.00'	165.38'	84.85'	163.24'	N06°26'40"E
C3	28°15'21"	300.00'	147.45'	75.51'	146.45'	N08°06'32"E
C4	31°41'41"	300.00'	17.43'	8.72'	17.42'	N07°41'01"W
C5	12°42'56"	300.00'	66.58'	33.43'	66.44'	N02°54'24"W
C6	6°28'34"	105.00'	11.87'	5.94'	11.86'	N13°30'24"W
C7	24°31'06"	105.00'	44.43'	22.82'	44.54'	N24°00'17"W
C8	24°31'06"	105.00'	44.43'	22.82'	44.54'	N53°31'22"W
C9	23°53'43"	105.00'	43.74'	22.22'	43.47'	N71°43'47"W
C10	0°59'07"	105.00'	1.81'	0.90'	1.81'	S84°44'44"W
C11	21°31'22"	105.00'	50.62'	25.81'	50.13'	S75°31'35"W
C12	24°31'06"	105.00'	44.43'	22.82'	44.54'	S44°21'21"W
C13	24°31'06"	105.00'	44.43'	22.82'	44.54'	S24°56'15"W
C14	12°17'56"	105.00'	22.54'	11.31'	22.50'	S06°31'44"W
C15	20°18'10"	210.00'	95.68'	48.34'	95.18'	S10°31'52"W
C16	10°53'55"	25.00'	46.08'	32.44'	34.83'	S36°44'15"E
C17	6°15'24"	118.00'	12.84'	6.45'	12.88'	S14°02'28"W
C18	13°42'24"	330.00'	78.44'	34.66'	78.76'	S15°23'01"W
C19	11°18'53"	330.00'	65.17'	32.64'	65.06'	S02°52'22"W
C20	31°41'04"	330.00'	18.63'	9.32'	18.63'	S04°24'06"E
C21	22°23'33"	120.00'	46.40'	23.75'	46.80'	S05°10'38"W
C22	4°54'30"	120.00'	10.28'	5.14'	10.28'	S18°44'40"W
C23	4°54'16"	330.00'	57.53'	28.84'	57.45'	S16°17'18"W
C24	10°54'53"	330.00'	62.86'	31.53'	62.77'	S05°50'13"W
C25	84°56'36"	45.00'	70.64'	44.96'	63.61'	S45°21'04"W
C26	74°24'33"	45.00'	62.37'	37.37'	57.44'	N44°58'22"W

CENTERLINE CURVE DATA

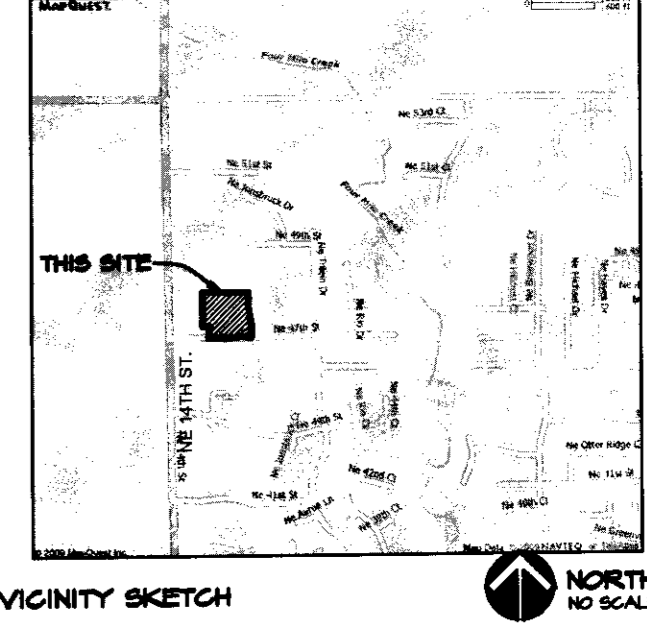
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	21°51'51"	148.00'	56.45'	28.57'	56.11'	N11°18'35"E
C101	28°15'21"	300.00'	147.45'	75.51'	146.45'	N08°06'32"E
C102	21°18'04"	150.00'	71.47'	36.43'	70.80'	N07°31'54"E
C103	20°54'04"	300.00'	104.45'	55.34'	108.84'	N10°44'51"E
C104	84°56'36"	75.00'	117.74'	74.93'	106.01'	N45°21'04"E
C105	74°24'33"	75.00'	103.45'	62.28'	95.82'	S44°58'22"W

ZONING  
EXISTING: AVONDALE TRACE PLANNED UNIT DEVELOPMENT (P.U.D.)  
PROPOSED: SAME

SETBACK REQUIREMENT  
FRONT 30'  
REAR 35'  
SIDE 30'  
MINIMUM LOT AREA 7500 S.F.

FLOOD ZONE DESIGNATION  
FEMA FLOOD INSURANCE RATE MAP, ZONE 10 PANEL 140101-0034-B REVISED MARCH 1, 1984

CERTIFICATION  
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
DATE: 11/25/2014  
PATRICK J. SHEPARD  
12265  
THIS SHEET ONLY



LEGEND  
--- PLAT BOUNDARY  
--- SECTION LINES  
--- LOT LINES  
--- CENTERLINE  
--- EASEMENT LINES  
--- BUILDING SETBACK LINE  
O FOUND PROPERTY CORNER 6 1/2" IR. W/ YELLOW CAP #1056 (UNLESS OTHERWISE NOTED)  
O SET PROPERTY CORNER 6 1/2" IR. W/ ORANGE CAP #12265 (UNLESS OTHERWISE NOTED)  
M MEASURED BEARING AND DISTANCE  
P PREVIOUSLY RECORDED BEARING AND DISTANCE  
I.R. IRON ROD  
M.P.E. MINIMUM PROTECTION ELEVATION  
P.O.B. POINT OF BEGINNING  
B.S.L. BUILDING SETBACK LINE  
R.O.H. RIGHT-OF-WAY  
P.U.E. PUBLIC UTILITY EASEMENT  
BK. XX, PG. XXX COUNTY RECORDER'S INDEX BOOK & PAGE  
1234 ADDRESS

NOTES  
1. LOTS 1 SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.  
2. THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS PROFESSIONAL LAND SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.  
3. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.  
4. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSFERRED FROM THE FINAL PLAT OF AVONDALE TRACE PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 1515, PAGE 334 AT THE POLK COUNTY RECORDER'S OFFICE.  
5. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.  
6. PART OF LOT 1 & PART OF PARCEL 'A' OF OUTLOT 'Q' TO BE ACQUIRED FOR PUBLIC RIGHT-OF-WAY.

BENCHMARK  
CUT 'X' ON NORTH 1/4 NE4TH STREET @ SE CORNER OF OUTLOT 'X' ELEVATION = 421.430  
CUT 'X' ON NORTH 1/4 NE4TH STREET @ SW CORNER OF OUTLOT 'X' ELEVATION = 432.410  
BURY BOLT ON HYD ON NORTH 1/4 NE4TH STREET +/- 140 FEET EAST OF SW CORNER OF OUTLOT 'X' ELEVATION = 433.730

Civil Engineering Consultants, Inc.  
2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

**CEC**

DATE	REVISIONS	COMMENTS
10/24/2014	1	11/21/2014
	2	11/25/2014
	3	
	4	
	5	
	6	

DATE: 11/25/2014  
NOV 2 8 2014  
CITY OF ANKENY  
AVONDALE TRACE PLAT 6  
ANKENY, IOWA  
FINAL PLAT  
SHEET 1 OF 1  
ET148