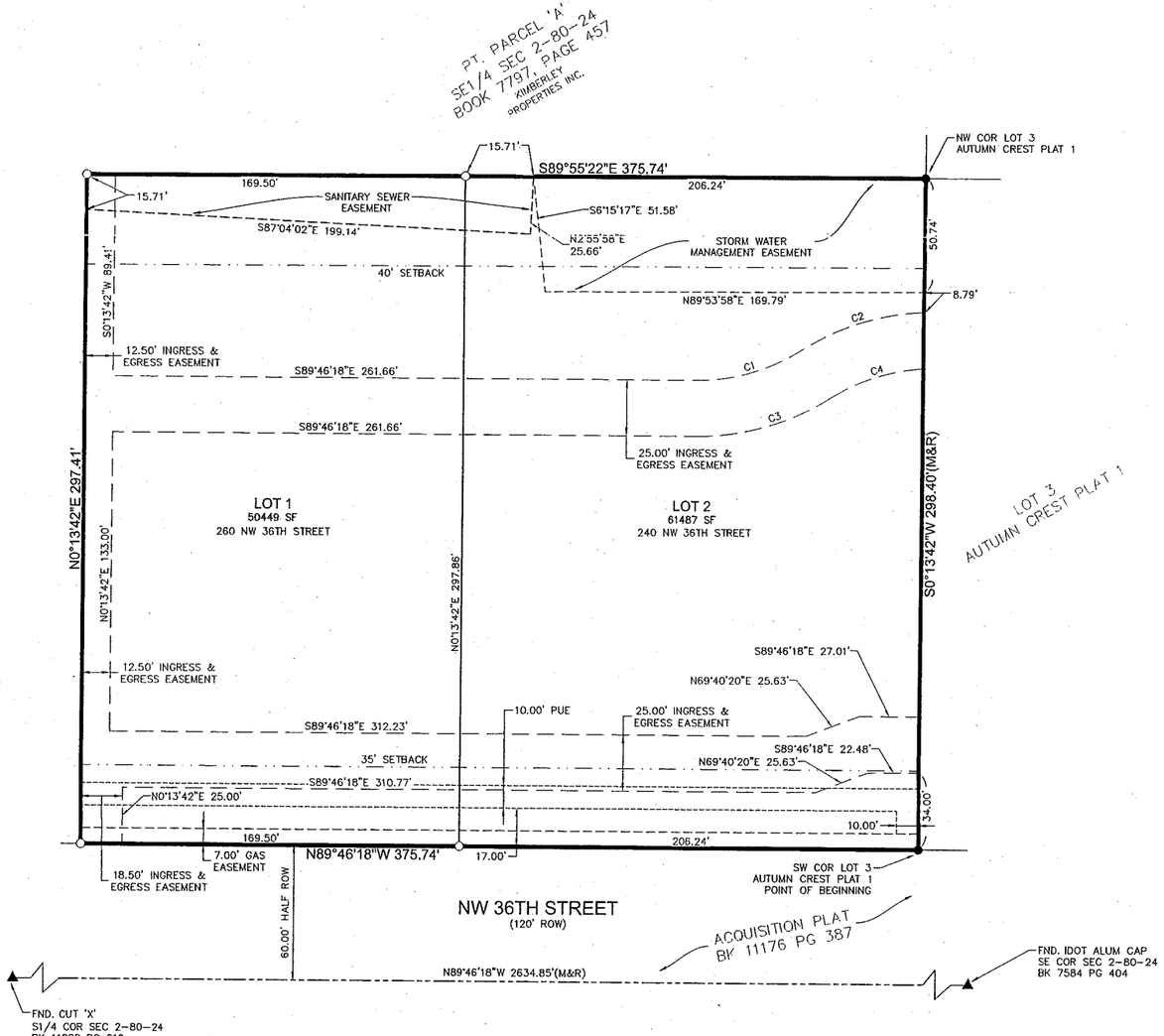
AUTUMN CREST PLAT 6

FINAL PLAT



OWNER/DEVELOPER:

KIMBERLEY PROPERTIES INC.
P.O. BOX 369
ANKENY, IOWA 50021
PH: (515)-963-8335

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515)-369-4400

DATE OF SURVEY:

JULY 14, 2016

PLAT DESCRIPTION:

A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7797 PAGE 457 IN SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, AUTUMN CREST PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°46'18" WEST ALONG THE NORTH RIGHT OF WAY LINE OF NW 36TH STREET AND THE NORTH LINE OF THE ACQUISITION PLAT RECORDED IN BOOK 11176 PAGE 387, POLK COUNTY, IOWA, 375.74 FEET; THENCE NORTH 0°09'33" EAST, 297.41 FEET; THENCE SOUTH 89°55'22" EAST, 376.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 0°13'42" WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 298.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.57 ACRES (111,990 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING:

C-2 GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

BULK REGULATIONS:

C-2 COMMERCIAL
- FRONT YARD SETBACK: 35 FT
- SIDE YARD SETBACK (ADJOINING R DISTRICT): 25 FT
- REAR YARD SETBACK: 40 FT
- MAXIMUM HEIGHT: 45 FT
- MAXIMUM NUMBER OF STORIES: 3

NOTE:

- THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE 5' WIDE SIDEWALK ALONG NW 36TH STREET.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS ALONG NW 36TH STREET.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	32°19'41"	87.50'	49.37'	N74°03'51"E	48.72'
C2	29°35'35"	112.50'	58.11'	N72°41'48"E	57.46'
C3	32°19'41"	112.50'	63.48'	N74°03'51"E	62.64'
C4	28°48'39"	87.50'	44.00'	S72°18'20"W	43.54'

RECEIVED
AUG 24 2016
CITY OF ANKENY

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

N

SCALE 1"=30'
0 30 60

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.

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL E. VOSS
16747
IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL E. VOSS DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
1ST SUBMITTAL	07/29/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

AUTUMN CREST PLAT 6
FINAL PLAT

1/1
1601.023

FILE: H:\2016\1601023\DWG\1601023-FINAL PLAT.DWG
PLT DATE: 7/29/16 PLOTTED: 7/29/2016 8:49 AM
PLOTTED BY: JOHN STOHL COMMENT: BW