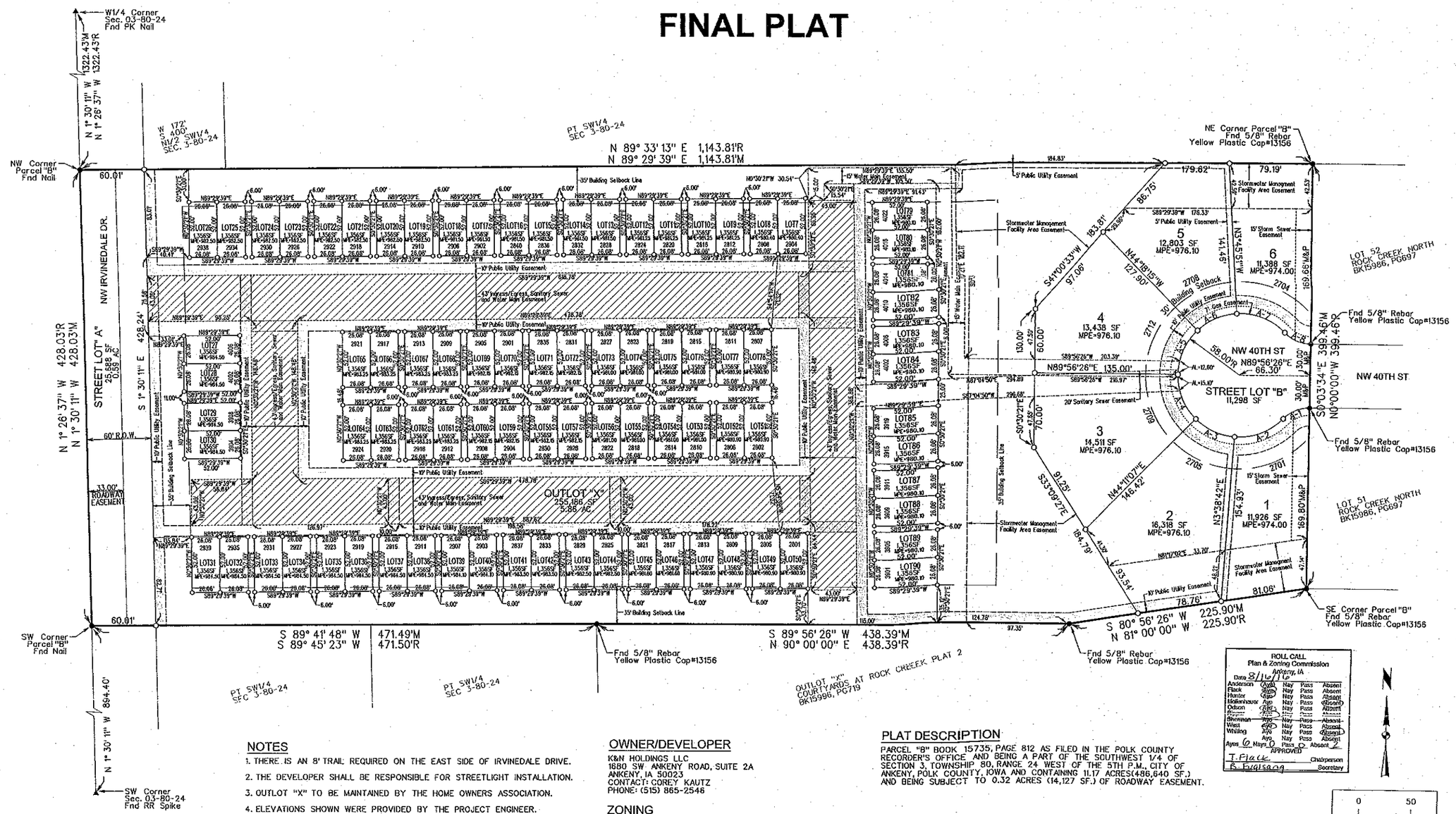
VILLAGE AT ROCK CREEK PLAT 1

FINAL PLAT



REV	REVISION	DATE	BY
2	REVISED AS PER CITY COMMENTS	08/23/16	JWM
1	REVISED AS PER CITY COMMENTS	08/05/16	JWM

MARK	Engineer: EDC	Checked By: EDG	Scale: 1"= 50'
	Technician: JWM	Date: 08-24-16	Field Bk: Pg:

Project No: 116.0231 — Sheet 1 of 1

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date 8/16/16

Anderson	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Mokenhouse	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Sherman	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Welling	Aye	Nay	Pass	Absent

Ayes 6 Nays 0 Pass 0 Absent 2
APPROVED
T. Flack Chairperson
B. Fuglsang Secretary

NOTES

1. THERE IS AN 8' TRAIL REQUIRED ON THE EAST SIDE OF IRVINEDALE DRIVE.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
3. OUTLOT "X" TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. ELEVATIONS SHOWN WERE PROVIDED BY THE PROJECT ENGINEER.

OWNER/DEVELOPER

K&N HOLDINGS LLC
1680 SW ANKENY ROAD, SUITE 2A
ANKENY, IA 50023
CONTACT: COREY KAUTZ
PHONE: (515) 865-2546

ZONING

R-3

BULK REGULATIONS

MINIMUM LOT AREA = 8,000 SF
MINIMUM LOT WIDTH = 65'
FRONT YARD SETBACK = 30' (CONDITION)
REAR YARD SETBACK = 35'
SIDE YARD SETBACK
ONE STORY = 7' MIN. / 15' TOTAL
GREATER THAN ONE STORY = 8' MIN. / 17' TOTAL

PLAT DESCRIPTION

PARCEL "B" BOOK 15735, PAGE 812 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 80, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 11.17 ACRES(486,640 SF.) AND BEING SUBJECT TO 0.32 ACRES (14,127 SF.) OF ROADWAY EASEMENT.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	45° 47' 22" RT	34.50'	27.57'	14.57'	N 67° 02' 45" E 26.84'
A-2	49° 29' 38" RT	58.00'	50.10'	26.73'	S 68° 53' 53" W 48.56'
A-3	40° 32' 25" RT	58.00'	41.04'	21.42'	N 66° 05' 06" W 40.19'
A-4	45° 45' 19" RT	58.00'	46.32'	24.47'	N 22° 56' 14" W 45.10'
A-5	45° 45' 19" RT	58.00'	46.32'	24.47'	N 22° 49' 05" E 45.10'
A-6	40° 32' 25" RT	58.00'	41.04'	21.42'	N 65° 57' 57" E 40.19'
A-7	49° 29' 38" RT	58.00'	50.10'	26.73'	S 69° 01' 01" E 48.56'
A-8	45° 47' 22" RT	34.50'	27.57'	14.57'	N 67° 09' 53" W 26.84'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/ Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker		
ROW Rail	■	□
ControlPoint	H	
Bench Mark	⊙CP	
Platted Distance	Φ	
Measured Bearing & Distance	P	
Recorded As	M	
Deed Distance	R	
Calculated Distance	D	
Minimum Protection Elevation	C	
Centerline	MPE	
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

0 50
SCALE (FEET)

LICENSED PROFESSIONAL LAND SURVEYOR ERIN D. GRIFFIN 19710 IOWA

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.

Erin D. Griffin PLS 8/23/16 Date

License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheet 1

VILLAGE AT ROCK CREEK PLAT 1
FINAL PLAT
ANKENY, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 116.0231
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