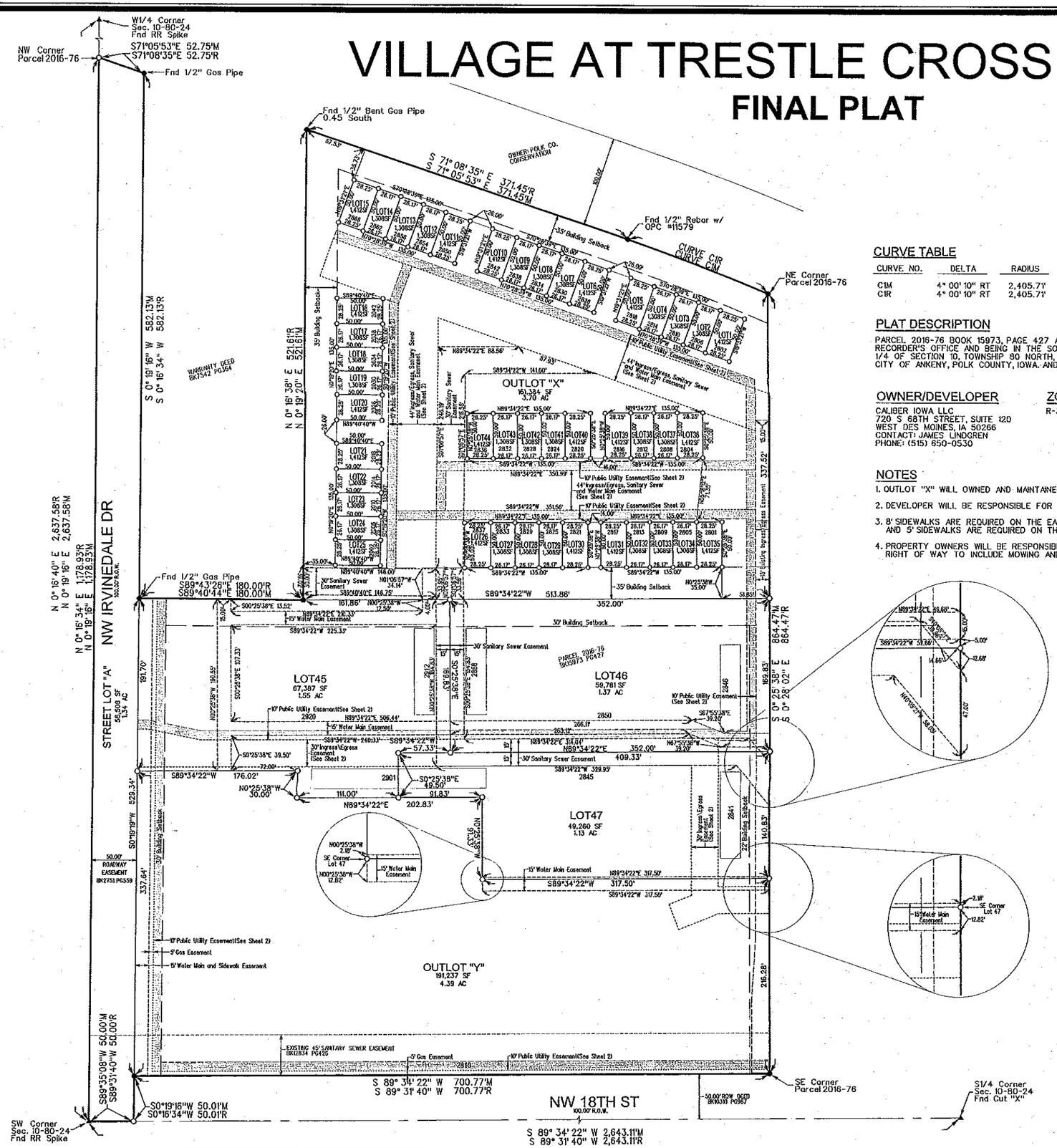
VILLAGE AT TRESTLE CROSSING PLAT 1

FINAL PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1M	4° 00' 10" RT	2,405.71'	168.06'	84.07'	S 69° 06' 21" E 168.03'
C1R	4° 00' 10" RT	2,405.71'	168.06'	84.07'	S 69° 09' 03" E 168.03'

PLAT DESCRIPTION

PARCEL 2016-76 BOOK 15973, PAGE 427 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA. AND CONTAINING 14.85 ACRES.

OWNER/DEVELOPER

CALIBER IOWA LLC
720 S 68TH STREET, SUITE 120
WEST DES MOINES, IA 50266
CONTACT: JAMES LINDGREN
PHONE: (515) 650-0530

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

NOTES

1. OUTLOT "X" WILL OWNED AND MAINTAINED BY TOWN HOME ASSOCIATION.
2. DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
3. 8' SIDEWALKS ARE REQUIRED ON THE EAST SIDE OF NW IRVINEDALE DR. AND 5' SIDEWALKS ARE REQUIRED ON THE NORTH SIDE OF NW 18TH STREET.
4. PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT OF WAY TO INCLUDE MOWING AND SIDEWALK SNOW REMOVAL.

RECEIVED
SEP 9 2016
CITY OF ANKENY

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar w/ Yellow Plastic Cap #19710	●	○
1/2" Rebar w/ Yellow Plastic Cap #16747 (Unless Otherwise Noted)		
ROW Marker	■	□
ROW Rail		
Control Point	⊙CP	
Bench Mark	Φ	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

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 ERIN D. GRIFFIN 19710 IOWA

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
Sheet 1-2

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	09/09/16	JWM

Engineer: EDC | Checked By: EDG | Scale: 1"= 60'
Technician: JWM | Date: 08/23/16 | Field Bk: Pg:
Project No: 116.0593 | Sheet 1 of 2

ANKENY, IOWA

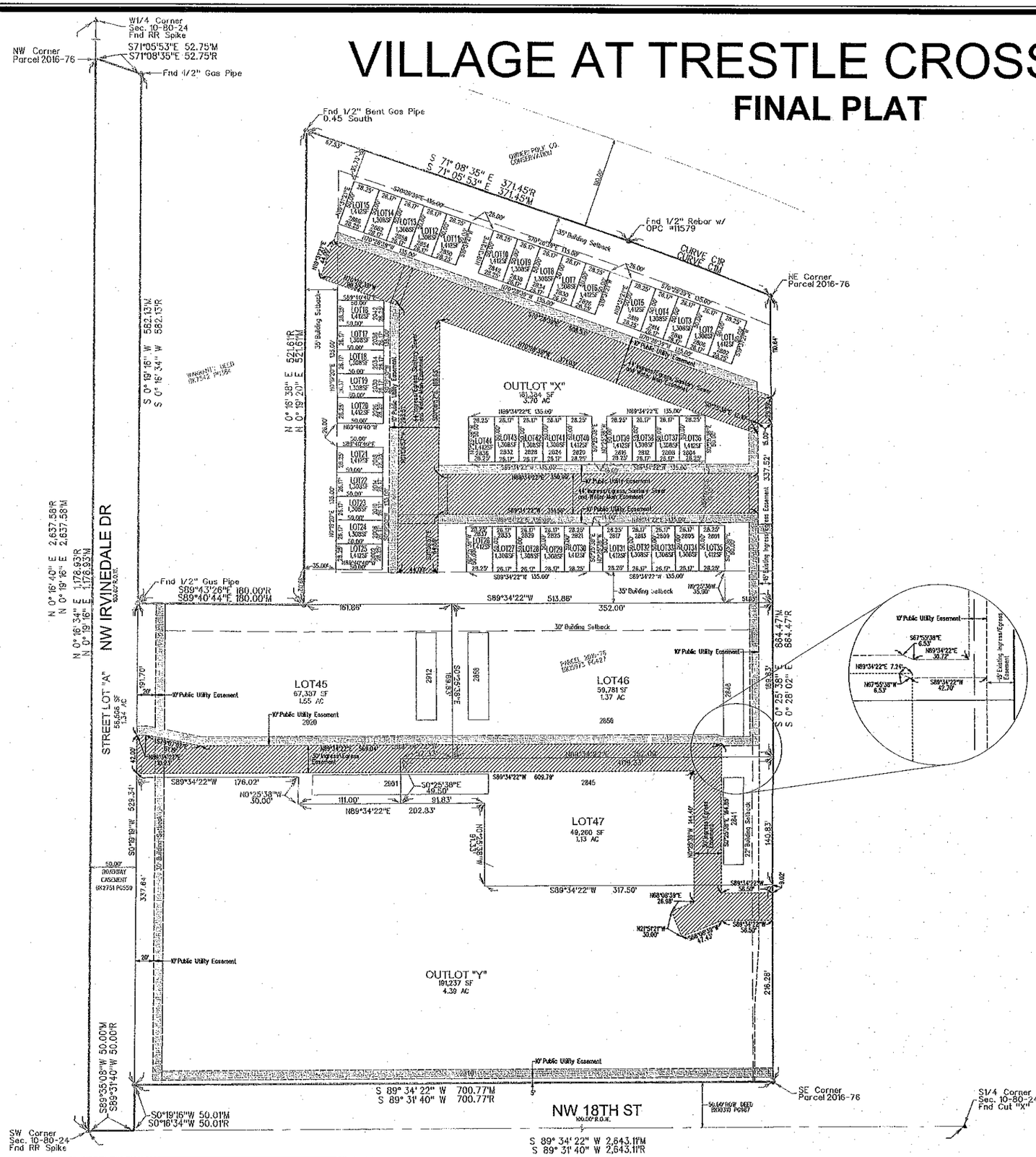
VILLAGE AT TRESTLE CROSSING PLAT 1
FINAL PLAT

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

Project No: 116.0593
Sheet 1 of 2

VILLAGE AT TRESTLE CROSSING PLAT 1

FINAL PLAT



MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	09/09/16	JWM

Engineer: EDC | Checked By: EDG | Scale: 1"= 60'
Technician: JWM | Date: 08/23/16 | Field Bk: Pgs
Project No: 116.0593 | Sheet 2 of 2

ANKENY, IOWA

VILLAGE AT TRESTLE CROSSING PLAT 1

FINAL PLAT

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

Project No: 116.0593

Sheet 2 of 2