PREPARED BY: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

EASEMENT VACATION PLAT

COMMON LOT "A" PUBLIC UTILITY EASEMENT VACATION DESCRIPTION

A PART OF COMMON LOT "A", MILLER'S POINTE PLAT 1 AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID COMMON LOT "A"; THENCE SOUTH 00° 03' 55" WEST ALONG THE EAST LINE OF SAID COMMON LOT "A", A DISTANCE OF 14.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 03' 55" WEST ALONG SAID EAST LINE, 10.73 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 390.50 FEET, WHOSE ARC LENGTH IS 61.64 FEET AND WHOSE CHORD BEARS NORTH 64° 27' 24" WEST, 61.58 FEET; THENCE NORTH 59° 56' 05" WEST, 49.69 FEET TO THE WESTERLY LINE OF SAID OUTLOT "C"; THENCE NORTHERLY ALONG SAID WEST LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 20.00 FEET, WHOSE ARC LENGTH IS 10.16 FEET AND WHOSE CHORD BEARS NORTH 35° 59' 36" EAST, 10.05 FEET; THENCE SOUTH 59° 56' 05" EAST, 48.66 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 380.50 FEET, WHOSE ARC LENGTH IS 56.23 FEET AND WHOSE CHORD BEARS SOUTH 64° 10' 05" EAST, 56.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (1,085 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

MARCH 10, 2016

OWNER

DELAWARE DEVELOPMENT, L.C.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 19710		⬡
1/2" Rebar, Yellow Cap # 11804 (Unless Otherwise Noted)	●	
ROW Marker	■	⊡
ROW Rail	H	H
Control Point	⊙CP	
Bench Mark	⊕	
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		

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 8/11/16 Date

License Number 19710

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

COMMON LOT "A", MILLER'S POINTE PLAT 1
PUBLIC UTILITY EASEMENT VACATION PLAT

SNYDER & ASSOCIATES, INC.
Engineers and Planners

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 2
PN:	105.1083A
PM:	EDG
DATE:	03/28/16
TECH:	SDB

Y:\print_drivers\Black_Gray\DirectBWHalfWeight.pltcfg
Y:\pen\date.tbl
Snyder

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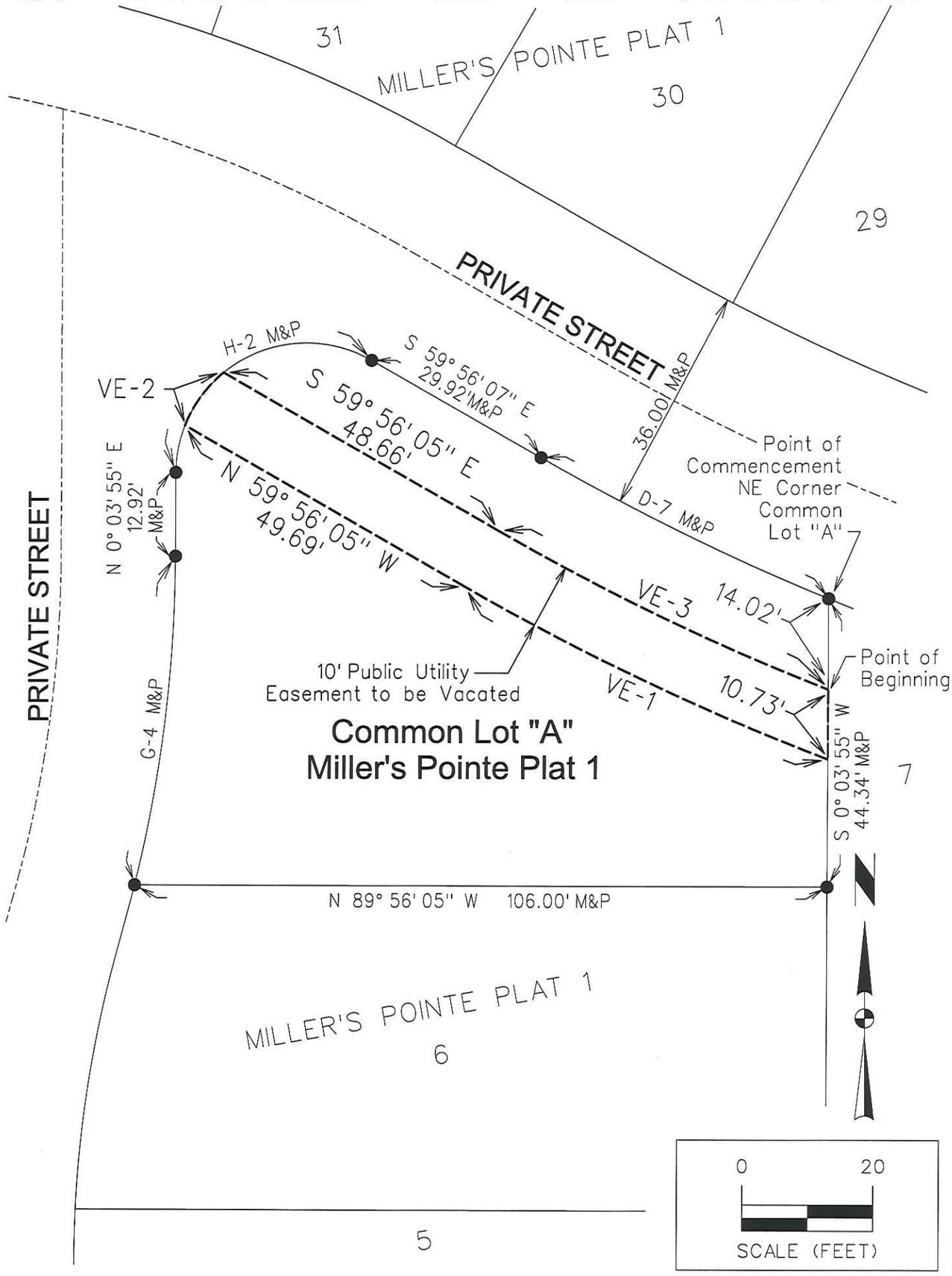
3/28/2016
SDB

EASEMENT VACATION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
G-4 M&P	13° 29' 11" LT	217.50'	51.20'	25.72'	N 6° 48' 31" E 51.08'
D-7 M&P	7° 39' 51" LT	367.50'	49.16'	24.62'	S 63° 46' 03" E 49.12'
H-2 M&P	119° 59' 58" RT	20.00'	41.89'	34.64'	N 60° 03' 54" E 34.64'
VE-1	9° 02' 40" RT	390.50'	61.64'	30.89'	N 64° 27' 24" W 61.58'
VE-2	29° 06' 51" RT	20.00'	10.16'	5.19'	N 35° 59' 36" E 10.05'
VE-3	8° 27' 59" LT	380.50'	56.23'	28.16'	S 64° 10' 05" E 56.17'



COMMON LOT "A", MILLER'S POINTE PLAT 1

PUBLIC UTILITY EASEMENT VACATION PLAT

SNYDER & ASSOCIATES, INC.
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SHEET	2 OF 2
PN:	105.1083A
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3/28/2016
SDB