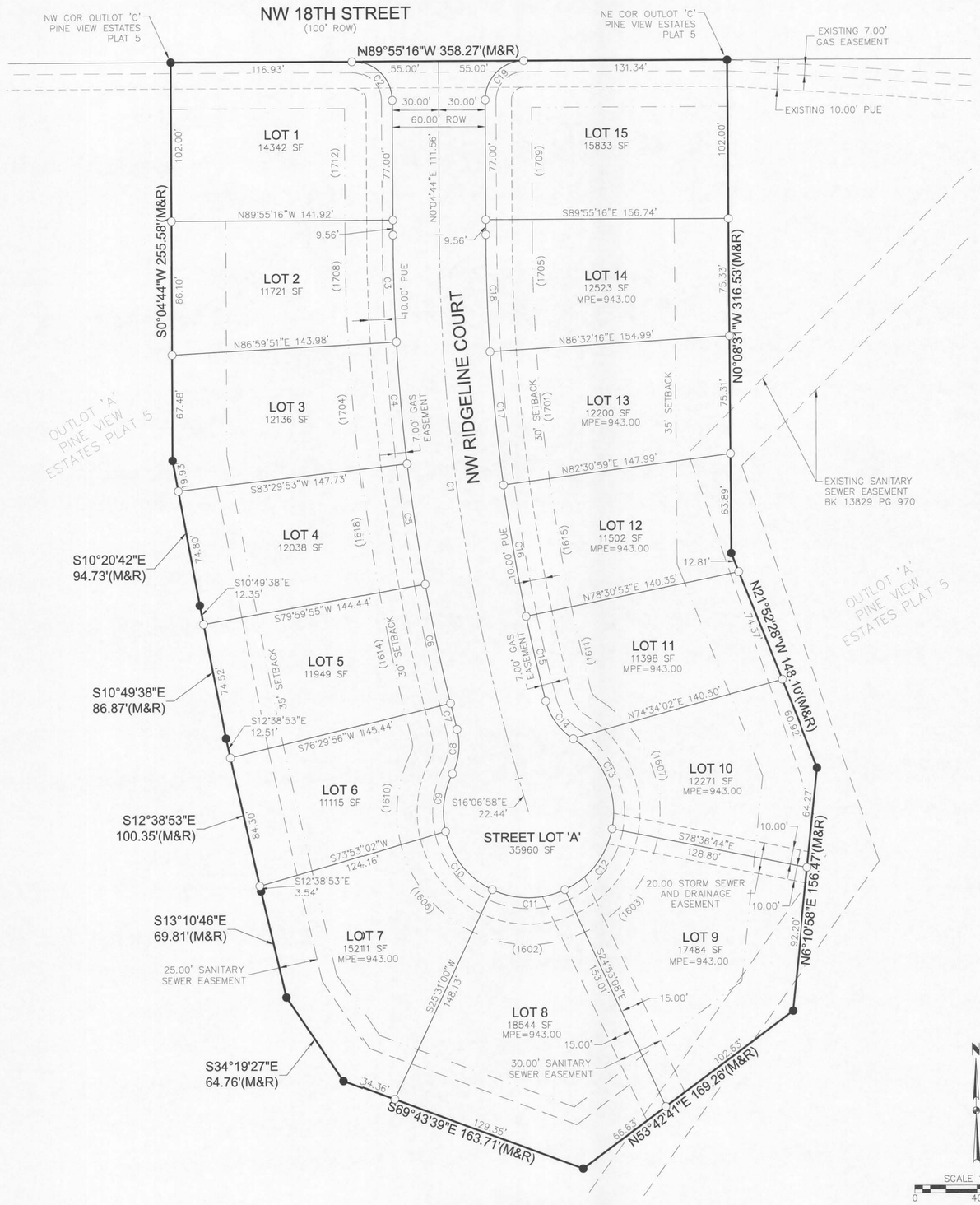
PINE VIEW ESTATES PLAT 6

FINAL PLAT



ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER:

DIAMOND DEVELOPMENT LLC
CONTACT: DARRYL BRESSON
309 E. 1ST STREET
ANKENY, IA 50021
PH: (515) 963-4388

DATE OF SURVEY:

APRIL 25, 2016

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°11'42"	1250.00'	353.32'	N8°01'07"W	352.14'
C2	90°00'00"	25.00'	39.27'	N44°55'16"W	35.36'
C3	3°04'52"	1280.00'	68.84'	N1°27'43"W	68.83'
C4	3°29'58"	1280.00'	78.18'	N4°45'08"W	78.17'
C5	3°29'58"	1280.00'	78.18'	N8°15'06"W	78.17'
C6	3°29'58"	1280.00'	78.18'	N11°45'05"W	78.17'
C7	0°46'09"	1280.00'	17.18'	N13°53'08"W	17.18'
C8	41°17'55"	40.00'	28.83'	N6°22'45"E	28.21'
C9	39°40'13"	55.00'	38.08'	N7°11'35"E	37.32'
C10	51°50'29"	55.00'	49.76'	N38°33'46"W	48.08'
C11	50°24'08"	55.00'	48.38'	N89°41'04"W	46.84'
C12	53°43'36"	55.00'	51.57'	S38°15'04"W	49.71'
C13	69°35'42"	55.00'	66.81'	S23°24'32"E	62.77'
C14	43°37'23"	40.00'	30.45'	S35°56'12"E	29.72'
C15	2°37'11"	1220.00'	55.78'	S12°48'55"E	55.78'
C16	4°01'18"	1220.00'	85.63'	S9°29'40"E	85.61'
C17	4°01'18"	1220.00'	85.63'	S5°28'23"E	85.61'
C18	3°32'27"	1220.00'	75.40'	S1°41'30"E	75.38'
C19	90°00'00"	25.00'	39.27'	S45°04'44"W	35.36'

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date 8-11-16

Anderson	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Mollenhauer	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
Sherman	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent

Ayes 7 Nays 0 Pass 0 Absent 2

APPROVED

J. Flack Chairperson

J. Buhr Secretary

ZONING:

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT (RESTRICTED TO ONE-FAMILY RESIDENTIAL)

BULK REGULATIONS:

SETBACKS:
FRONT =30'
REAR =35'
SIDE =17' (>1-STORY - 8' MIIN)
=15' (1-STORY - 7' MINI)

PLAT DESCRIPTION:

OUTLOT 'C', PINE VIEW ESTATES PLAT 5, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 5.42 ACRES (236,228 SQUARE FEET). THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THIE 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.
- DRIVEWAY ACCESS WILL NOT BE ALLOWED OFF OF NW 18TH STREET FOR LOTS 1 AND 15.
- FIVE FOOT SIDEWALKS ARE REQUIRED FOR THIS PLAT.
- FENCES ON LOTS ADJACENT TO NW 18TH STREET SHALL BE SETBACK 20' FROM THE NW 18TH STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 18TH STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW 18TH STREET RIGHT-OF-WAY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
- PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT-OF-WAY.

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		

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL D. LEE
16747
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.

Michael D. Lee 8-24-16
MICHAEL D. LEE, P.L.S. DATE

MY LICENISE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OIR SHEETS COVERED BY THIS SEAL:
THISI SHEET

REVISIONS	DATE
FINAL SUBMITTAL	06/14/16
SECOND SUBMITTAL	05/31/16
FIRST SUBMITTAL	04/29/16

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

PINE VIEW ESTATES PLAT 6
FINAL PLAT

1512.637

FILE: H:\2015\151637\DWG\151637-FINAL PLAT.DWG
FILE DATE: 8/23/16 DATE PLOTTED: 8/24/2016 2:19 PM COMMENT:
PLOTTED BY: DOUGLAS DOLAN TOPS: DOG