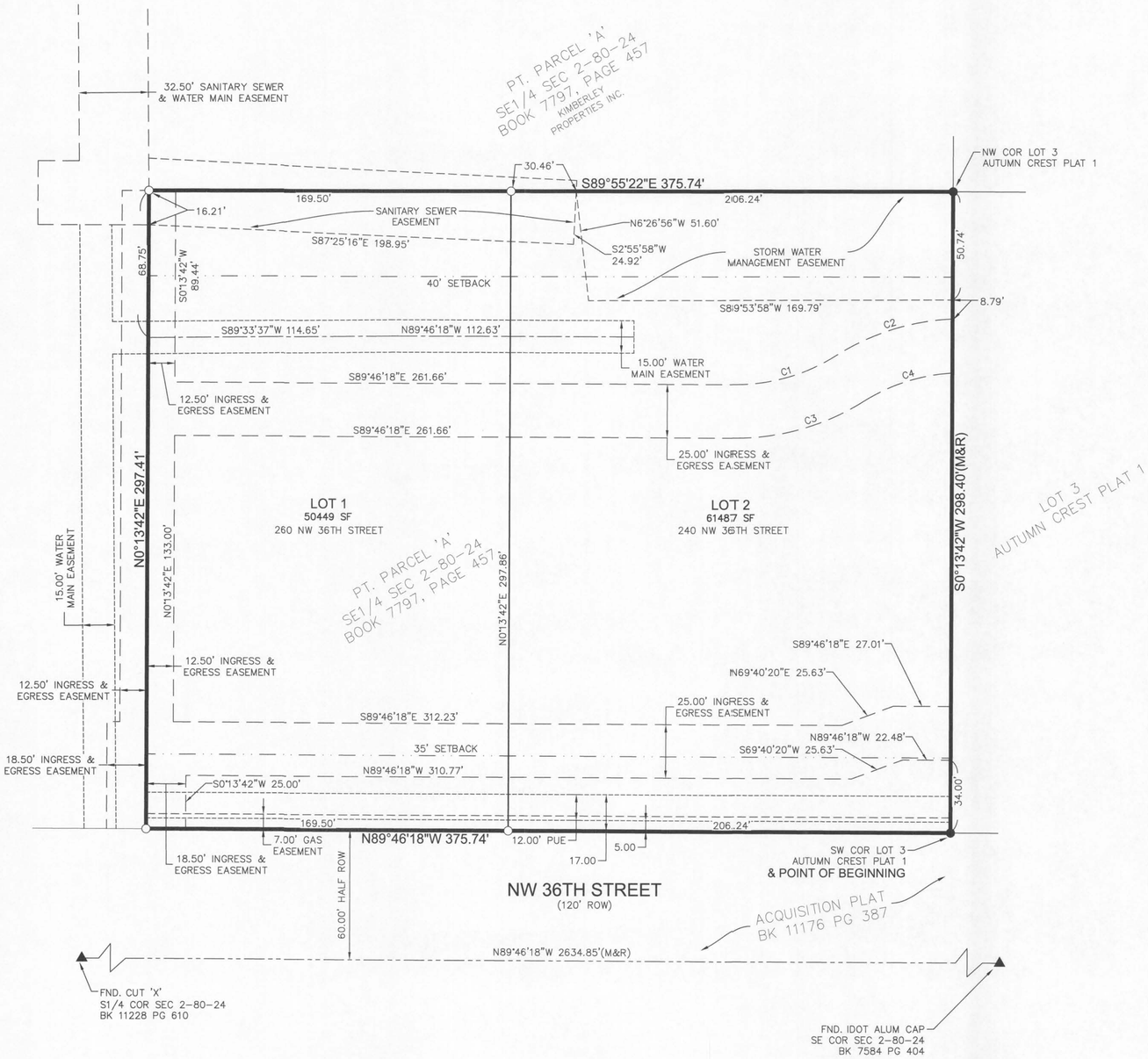
AUTUMN CREST PLAT 6

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' OF THE SOUTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7797 PAGE 457, BEING 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, 375.74 FEET; THENCE NORTH 0°13'42" EAST, 297.41 FEET; THENCE SOUTH 89°55'22" EAST, 375.74 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 (111,936 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#15980 (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		

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'

N

SCALE 1"=30'
0 30 60

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date 9-6-16

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
	Aye	Nay	Pass	Absent

Ayes 7 Nays 0 Pass 0 Absent 0
APPROVED
T. Flack Chairperson
B. Fuglsang Secretary

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
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 Brooner 9-22-2016
MICHAEL A. BROONER, P.L.S. DATE

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

REVISIONS	DATE
3RD SUBMITTAL	09/22/16
2ND SUBMITTAL	08/24/16
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: J:\1601\1601023\DWG\1601023-FINAL PLAT.DWG
FILE DATE: 9/22/16 DATE PLOTTED: 9/22/2016 1:59 PM COMMENT:
PLOTTED BY: JON ERICKAL TECH: END: