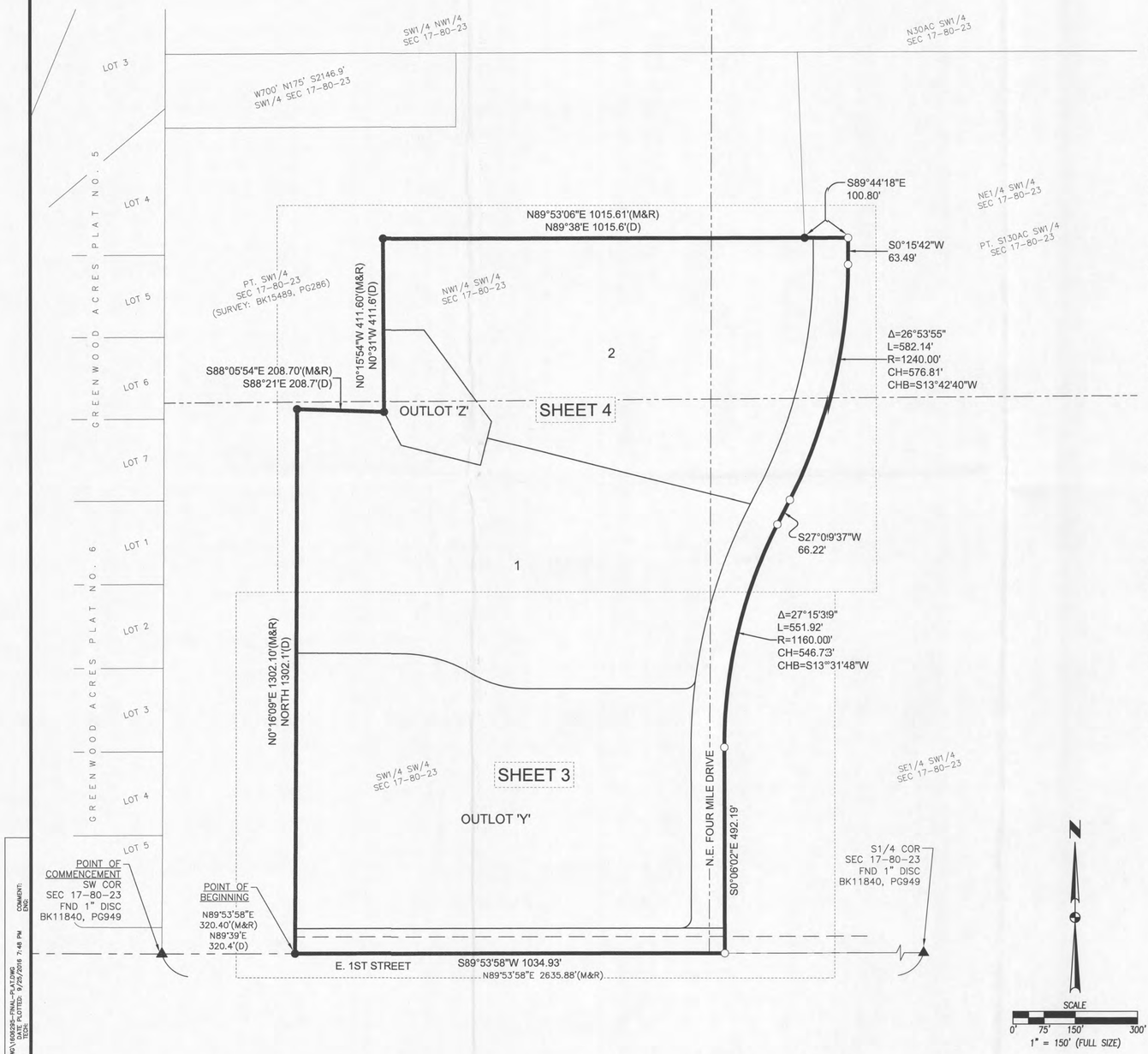
DEER CREEK SOUTH PLAT 1

FINAL PLAT



OWNER / DEVELOPER

DEER CREEK ESTATES LLC
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: 515-208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

DATE OF SURVEY

DECEMBER, 2014

AREA SUMMARY

NW1/4 SW1/4 SEC 17-80-23	=	6.96 ACRES
NE1/4 SW1/4 SEC 17-80-23	=	2.75 ACRES
SW1/4 SW1/4 SEC 17-80-23	=	30.15 ACRES
SE1/4 SW1/4 SEC 17-80-23	=	2.91 ACRES
TOTAL	=	42.77 ACRES

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	27°15'39"	1200.00'	570.95'	N13°31'48"E	565.58'
C2	26°53'55"	1200.00'	563.36'	N13°42'40"E	558.20'
C3	90°00'00"	25.00'	39.27'	N44°53'58"E	35.36'
C4	7°30'17"	1240.00'	162.42'	N3°39'07"E	162.30'
C5	19°45'22"	1240.00'	427.56'	N17°16'56"E	425.45'
C6	26°53'55"	1160.00'	544.59'	N13°42'40"E	539.60'
C7	82°35'45"	25.00'	36.04'	S48°42'08"W	33.00'
C8	30°00'00"	270.00'	141.37'	S75°00'00"E	139.76'
C9	29°42'54"	330.00'	171.15'	N74°51'27"W	169.23'

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANIKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 89°53'58" EAST ALONG THE SOUTH LINE OF SAID SECTION 17, A DISTANCE OF 320.40 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15489, PAGE 286 AND THE POINT OF BEGINNING; THENCE NORTH 0°16'09" EAST ALONG THE EASTERLY LINE OF SAID TRACT OF LAND, 1302.10 FEET; THENCE SOUTH 88°05'54" EAST CONTINUING ALONG SAID EASTERLY LINE, 208.70 FEET; THENCE NORTH 0°15'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 411.60 FEET; THENCE NORTH 89°53'06" EAST CONTINUING ALONG SAID EASTERLY LINE, 1015.61 FEET; THENCE SOUTH 89°44'18" EAST, 100.80 FEET; THENCE SOUTH 0°15'42" WEST, 63.49 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 582.14 FEET AND WHOSE CHORD BEARS SOUTH 13°42'40" WEST, 576.81 FEET; THENCE SOUTH 27°09'37" WEST, 66.22 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1160.00 FEET, WHOSE ARC LENGTH IS 551.92 FEET AND WHOSE CHORD BEARS SOUTH 13°31'48" WEST, 546.73 FEET; THENCE SOUTH 0°06'02" EAST, 492.19 FEET TO SAID SOUTH LINE OF SECTION 17; THENCE SOUTH 89°53'58" WEST ALONG SAID SOUTH LINE, 1034.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.77 ACRES (1,862,964 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING AND BULK REGULATIONS

ZONING: DEER CREEK PUD

BULK REGULATIONS:

LOTS 1-2 (MDR)
FRONT: 35 FEET FROM N.E. FOUR MILE DRIVE IROW
30 FEET FROM INTERNAL PUBLIC STREIET ROW
25 FEET FROM BACK OF CURB, PRIVATE STREET (GARAGE FRONT)
10 FEET FROM BACK OF CURB, PRIVATE STREET (NON-GARAGE FRONT)
REAR: 30 FEET (DECKS MAY EXTEND 12 FEETT INTO REAR YARD)
SIDE: NONE (12 FEET MINIMUM BUILDING SEP'ARATION)
SCREEN: CLASS A ABUTTING SINGLE-FAMILY ARIEAS

DECKS NOT ALLOWED IN THE 35' SETBACK/BUFFIER YARD ALONG N.E. FOUR MILE DRIVE (29TH STREET)

R-3 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

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CITY OF ANKENY

BENCHMARKS

1. FND 1" DISC AT THE SW COR OF SEC 17-80-23. ELEVATION=948.37
2. FND 1" DISC AT THE S1/4 COR OF SEC 17-80-23. ELEVATION=972.44

NOTES

1. IN ANY AREA WHERE A PUBLIC UTILITY EASEMEINT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
2. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTRANCE FEATURES AND OUTLOTS.
3. OUTLOT 'G' MAY BE CONVEYED WITH ADJACENT PROPERTY.
4. ALL OUTLOTS NOT CONVEYED TO ADJACENT PROPERTY OWNERS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
5. STORM WATER DETENTION BASINS LOCATED ON OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
6. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING STREET LIGHTS.
7. THE DEVELOPER IS RESPONSIBLE FOR INSTALLINIG THE 8' SHARED USE PATH ALONG NE FOUR MILE DRIVE. THE CITY WILL COST SHARE FOR THE OVERSIZING.
8. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONISIBLE 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.
9. DEVELOPER SHALL PAY FOR 5' SIDEWALK ALONIG NORTH SIDE OF EAST 1ST STREET AT THE TIME OF FINAL PLATTING.
10. DEVELOPER SHALL PAY FOR AND INSTALL EASTBOUND LEFT TURN LANES ON EAST 1ST STREET (NE 94TH AVENUE) AT EAST 1ST STREET AND NE FOUR MILE DRIVE.
11. DEVELOPER SHALL PAY FOR AND INSTALL TEMPORARY TRAFFIC SIGNALS AT EAST 1ST STREET (NE 94TH AVENUE) AND NE FOUR MILE DRIVE.
12. DEVELOPER SHALL PAY FOR AND INSTALL EASTBOUND LEFT TURN LANES ON EAST 1ST STREET (NE 94TH AVENUE) AT EAST 1ST STREET AND IFULL ACCESS DRIVE LOCATIONS.
13. DEVELOPER SHALL PAY FOR SOUTHBOUND LEFT TURN LANE IMPROVEMENTS ON NE FOUR MILE DRIVE AT NE FOUR MILE DRIVE AND NE 3RD STREET WHEN TURN LANE WARRANTS ARE MET.

I HEREIBY 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.

LOUIS M. [illegible] 18660

LOUIS M. [illegible] DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 2 - 4

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
THIRD SUBMITTAL	9/26/16
SECOND SUBMITTAL	9/12/16
FIRST SUBMITTAL	8/01/16

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ENGINEER: EI: CGW
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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FINAL PLAT

1606.295

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TEMP: 70DEG
COMMENT: NONE

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FINAL PLAT

REVISIONS	DATE
THIRD SUBMITTAL	9/28/16
SECOND SUBMITTAL	9/12/16
FIRST SUBMITTAL	8/01/16

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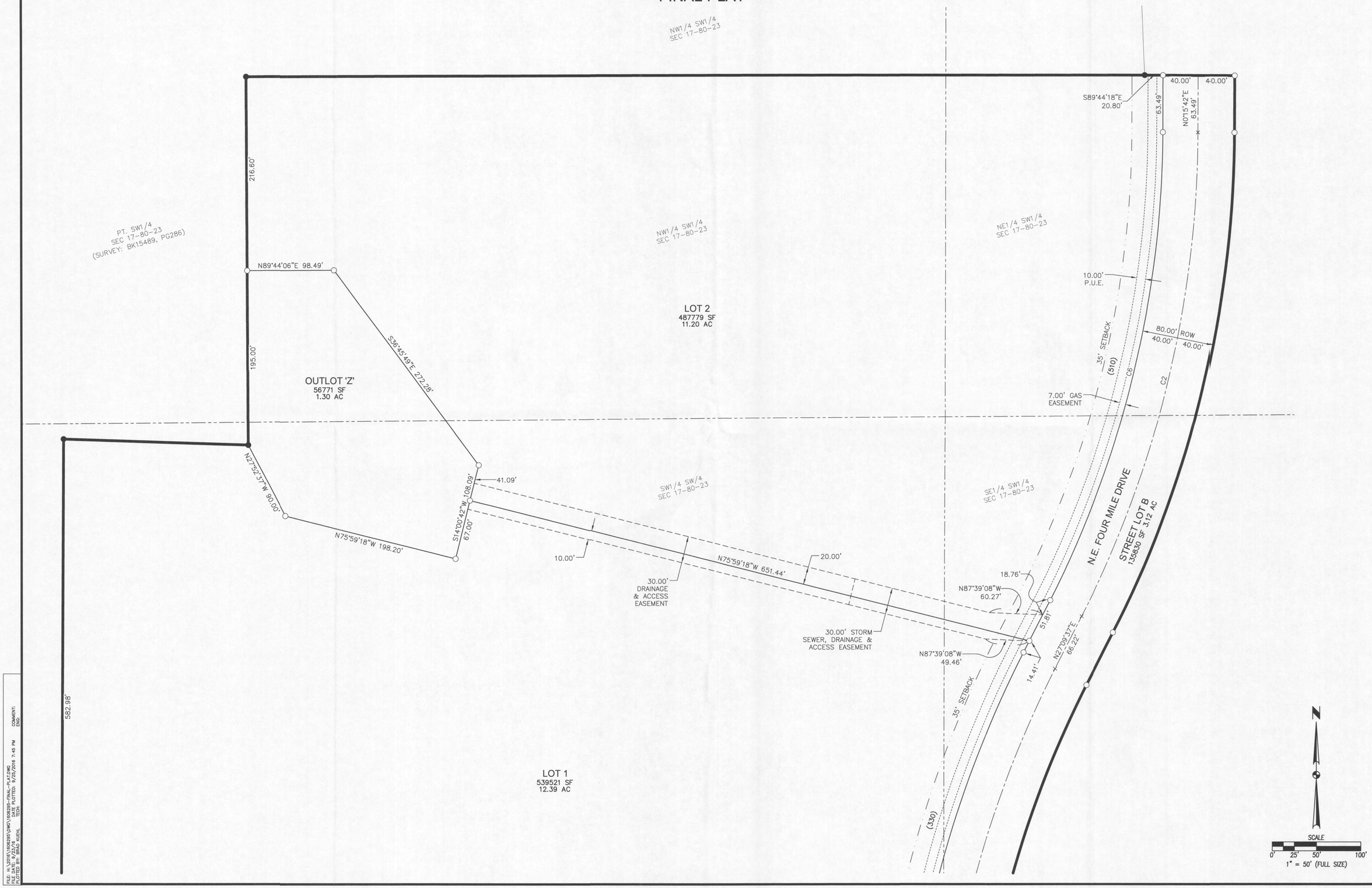

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