

HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2

OWNERS & DEVELOPERS
 DRA Properties, LC Heritage Townhomes at Prairie Trail LLC
 1525 NE 36th Street 6900 Westown Parkway
 Ankeny, Iowa 50021 West Des Moines, Iowa 50266
 Phone: 515-964-9444 Phone: 515-243-3228

REQUESTED BY
 Heritage Townhomes at Prairie Trail LLC
 6900 Westown Parkway
 West Des Moines, Iowa 50266
 Phone: 515-243-3228

PREPARED BY
 Tharen J. Helgerson, P.L.S. No. 18530
 Nilles Associates, Inc.
 1250 SW State Street, Suite A
 Ankeny, Iowa 50023
 Phone: 515-965-0123

- GENERAL NOTES**
- Land area : 5.49 acres
 - Heritage Townhomes at Prairie Trail Plat 2 is part of the City of Ankeny approved, Amended Heritage at Prairie Trail Neighborhood Plan.
 - An ingress / egress easement shall encompass all of Outlot T, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2.
 - Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
 - Outlot V cannot be further developed without being replatted.
 - The north line of the HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1 is assumed to bear South 89°59'16" East.

- BENCHMARKS**
- Sanitary manhole 4' +/- west of the centerline of SW School Street approximately 80' south of SW Magazine Road. Elevation = 969.30 feet (NAVD88)
 - Sanitary manhole in the centerline of SW School Street at the intersection of SW 15th Street. Elevation = 970.50 feet (NAVD88)

LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- Round iron rebar (outside diameter)
- Round iron pipe (outside diameter)
- Minimum Protection Elevation
- Electric Easement
- Public Utility Easement
- Drainage Easement
- Sanitary Sewer Easement
- Storm Sewer Easement
- Surface Water Flowage Easement
- Water main Easement
- Gas Easement
- Record dimension
- Lot Address
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line

****SEE SHEET FP-2 FOR DETAILED LOT INFORMATION ON LOTS 1 - 8 & OUTLOT T**

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	118.87	3527.50	1°55'51"	118.87	S87°50'45"W
C2	70.26	1310.00	3°04'23"	70.26	S88°29'01"W
C2 (R)	70.26	1310.00	3°04'23"	70.26	N88°29'01"E
C3	187.53	327.50	32°48'29"	184.98	S73°32'58"W
C3 (R)	187.53	327.50	32°48'29"	184.98	N73°32'58"E
C4	38.30	25.00	87°46'31"	34.66	N78°58'00"W
C4 (R)	38.30	25.00	87°46'31"	34.66	S78°58'00"E
C5	100.67	1272.50	4°31'59"	100.65	N37°20'44"W
C6	191.91	277.50	39°37'28"	188.11	N19°47'59"W
C7	39.27	25.00	90°00'00"	35.36	N44°59'16"W
C8	432.87	3527.50	7°01'51"	432.60	S89°36'16"E
C9	314.00	3527.50	5°06'00"	313.89	S88°38'19"E
C10	404.16	1272.50	18°11'52"	402.46	N30°30'47"W
C11	303.49	1272.50	13°39'53"	302.77	N28°14'48"W
C12	90.05	3527.50	1°27'46"	90.05	S88°04'48"W
C13	28.82	3527.50	0°28'05"	28.82	S87°06'52"W

HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2 - LEGAL DESCRIPTION

Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, that part of Outlot T and that part of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Beginning at the northwest corner of said Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence South 89 degrees 59 minutes 16 seconds East, along the north line of said HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, a distance of 830.75 feet;

thence South 00 degrees 00 minutes 44 seconds West, a distance of 276.20 feet, to the north line of Lot A, of said HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence southwesterly 118.87 feet along a curve to the left, not tangent to the last described line, along said north line of Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, having a radius of 3527.50 feet, a delta angle of 01 degree 55 minutes 51 seconds and a chord distance of 118.87 feet which bears South 87 degrees 50 minutes 45 seconds West, to the east line of said Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa;

thence southwesterly 70.26 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 1310.00 feet, a delta angle of 03 degrees 04 minutes 23 seconds and a chord distance of 70.26 feet which bears South 88 degrees 29 minutes 01 second West, along the north line of said Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence South 89 degrees 57 minutes 13 seconds West, tangent to the last described curve, along said north line of Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, a distance of 205.60 feet;

thence southwesterly 187.53 feet along a curve to the left, tangent to the last described line, continuing along said north line of Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, having a radius of 327.50 feet, a delta angle of 32 degrees 48 minutes 29 seconds and a chord distance of 184.98 feet which bears South 73 degrees 32 minutes 58 seconds West;

thence South 57 degrees 08 minutes 44 seconds West, tangent to the last described curve, continuing along said north line of Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, a distance of 35.58 feet;

thence northwesterly 38.30 feet along a curve to the right, tangent to the last described line, continuing along said north line of Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 87 degrees 46 minutes 31 seconds and a chord distance of 34.66 feet which bears North 78 degrees 58 minutes 00 seconds West, to the north line of Lot B, of said HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence South 54 degrees 55 minutes 15 seconds West, not tangent to the last described curve, along said north line of Lot B, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, a distance of 55.00 feet, to the west line of said Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence northwesterly 100.67 feet along a curve to the left, not tangent to the last described line, along said west line of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, having a radius of 1272.50 feet, a delta angle of 04 degrees 31 minutes 59 seconds and a chord distance of 100.65 feet which bears North 37 degrees 20 minutes 44 seconds West;

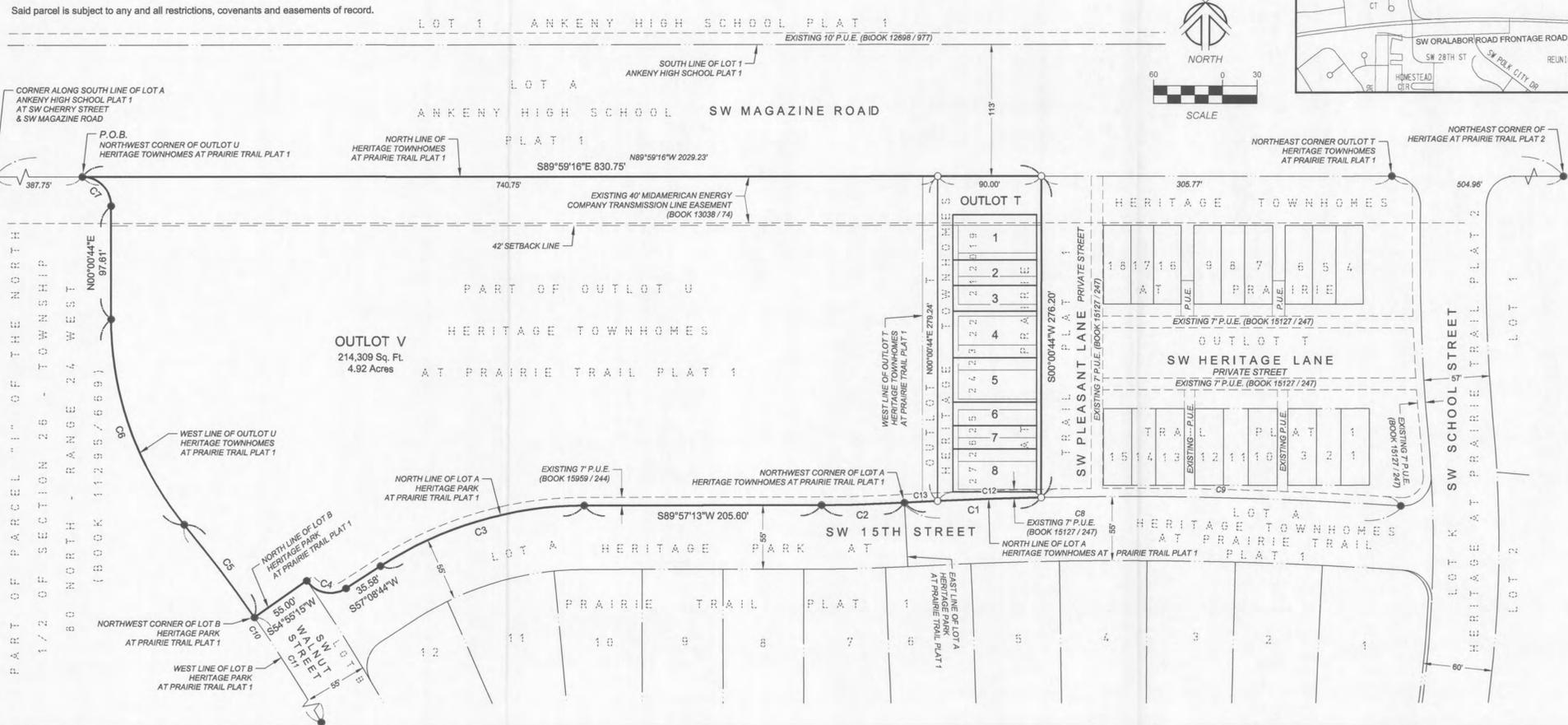
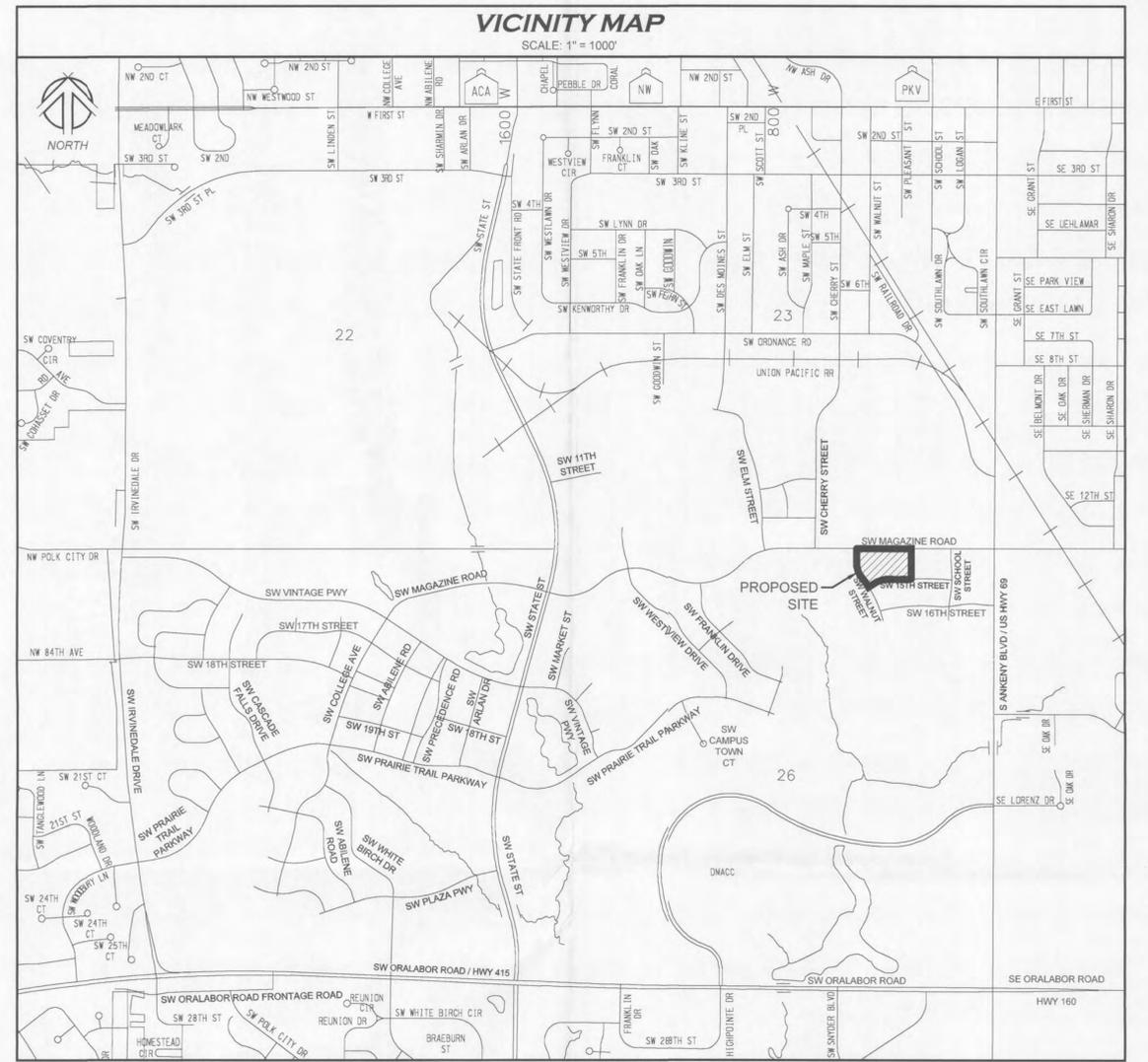
thence northwesterly 191.91 feet along a reverse curve to the right, tangent to the last described curve, continuing along said west line of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, having a radius of 277.50 feet, a delta angle of 39 degrees 37 minutes 28 seconds and a chord distance of 188.11 feet which bears North 19 degrees 47 minutes 59 seconds West;

thence North 00 degrees 00 minutes 44 seconds East, tangent to the last described curve, continuing along said west line of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, a distance of 97.61 feet;

thence northwesterly 39.27 feet along a curve to the left, tangent to the last described line, continuing along said west line of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears North 44 degrees 59 minutes 16 seconds West, to said north line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1 and the Point of Beginning.

Containing 5.49 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.



RECEIVED
 SEP 28 2016
 CITY OF ANKENY

I hereby grant administrative approval of the final plat for Heritage Townhomes at Prairie Trail Plat 2 as set forth in the Amended Heritage at Prairie Trail Neighborhood Plan, Prairie Trail Planned Unit Development

CITY OF ANKENY, IA
 Eric Ankeny, Director
 Planning & Building Department

ATTEST:
 Brenda Fugstad, Date
 Administrative Assistant

CERTIFICATION

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS # FP-1 & FP-2 ONLY

SIGNATURE: *Tharen J. Helgerson* DATE: 09/21/16
 THAREN J. HELGERSON, P.L.S. NO. 18530
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016 DATE OF SURVEY: 04/15/16

1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

NIILES ASSOCIATES

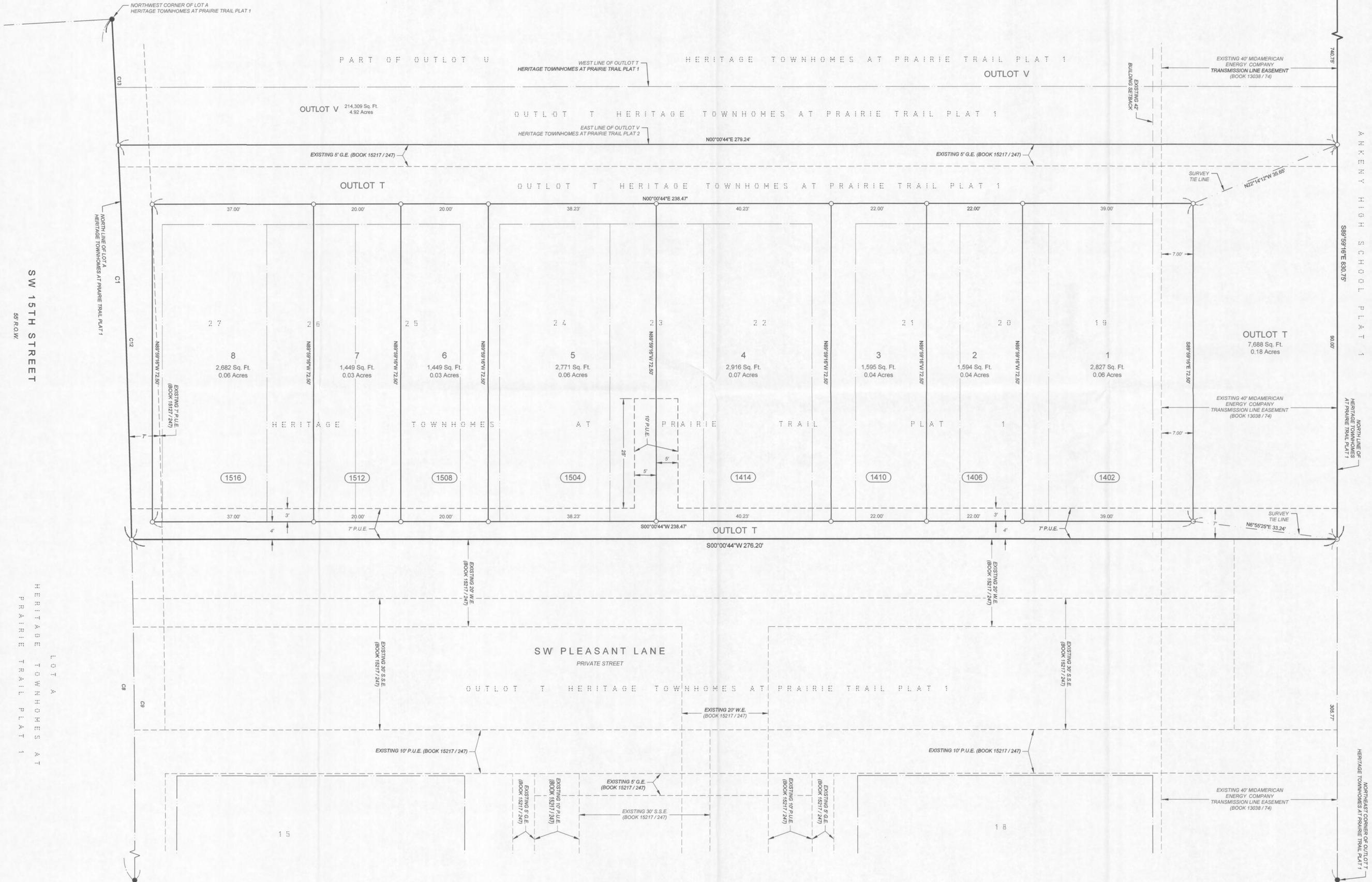
REVISIONS:
 1. 09/09/16 - CITY TECH REVIEW COMMENTS
 2. 09/09/16 - SUBMITTAL FOR FINAL APPROVAL
 3. 09/09/16
 4. 09/09/16
 5. 09/09/16
 6. 09/09/16
 7. 09/09/16

NOTE: NILES ASSOCIATES, INC. MAKES NO WARRANTY AND ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS PLAT. THE USER OF THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY.

PROJECT NAME: HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2
 ANKENY, IOWA
 FINAL PLAT

PROJECT NO: 16022
 DATE: 08/22/16
 DRAWN BY: T.J.H.
 CHECKED BY: BER
 SCALE: AS SHOWN
 SHEET TITLE: FP-1
 SHEET NO: 1/2

HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2



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 Civil Engineering - Land Surveying
 Landscape Architecture



REVISIONS:
 1. 08/22/16 - CITY TECH REVIEW COMMENTS
 2. 08/26/16 - SUBMITTAL FOR FINAL APPROVAL
 3.
 4.
 5.
 6.
 7.

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PROJECT NAME
 HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2
 ANKENY, IOWA
 LOTS 1 - 8 & OUTLOT T

PROJECT NAME	HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 2
DATE	08/22/16
DRAWN BY	TJH
CHECKED BY	ADS
SCALE	AS NOTED
SHEET TITLE	FP-2
SHEET NO.	2/2