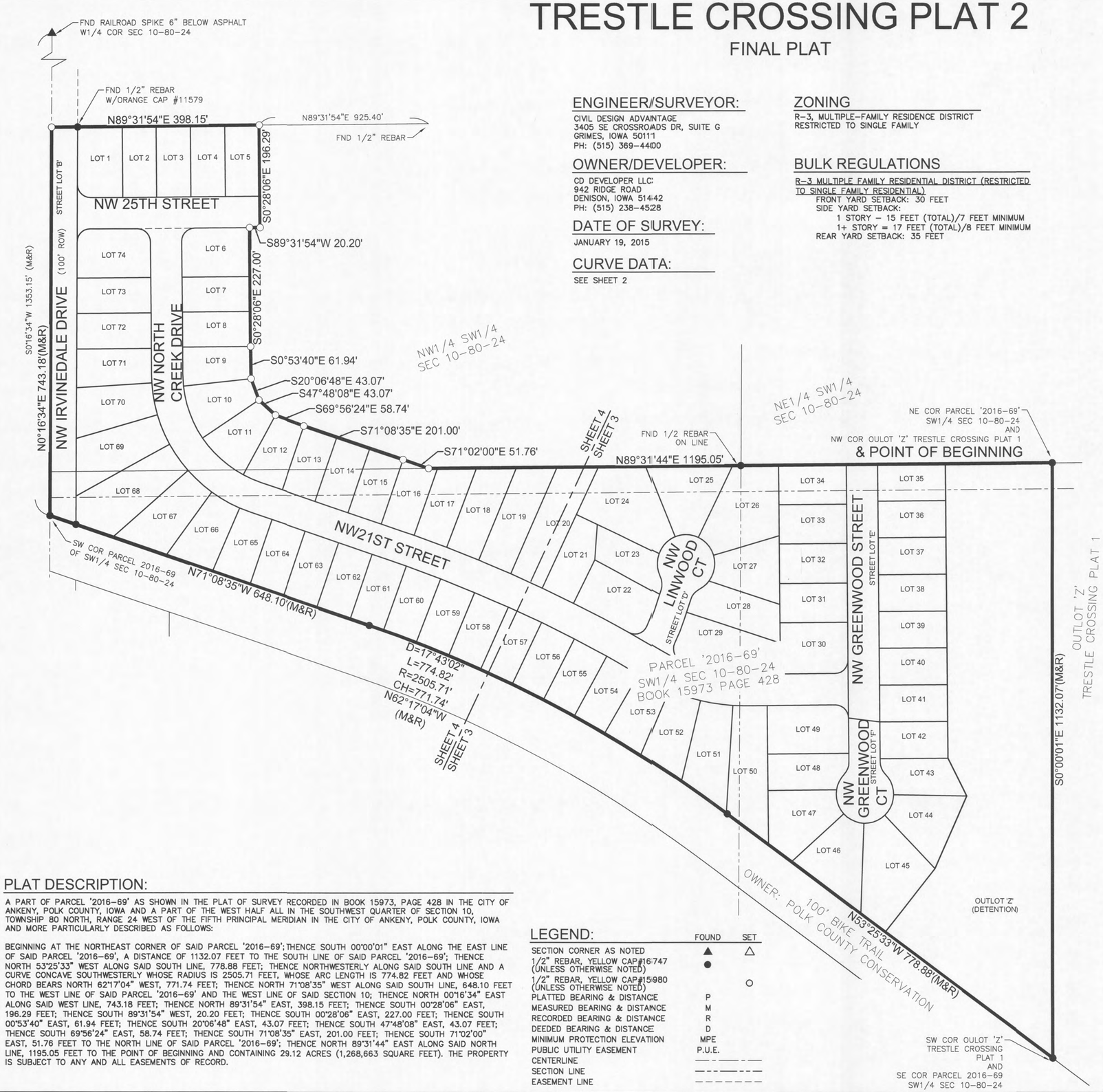
TRESTLE CROSSING PLAT 2

FINAL PLAT



ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER:

CD DEVELOPER LLC
942 RIDGE ROAD
DENISON, IOWA 51442
PH: (515) 238-4528

DATE OF SURVEY:

JANUARY 19, 2015

CURVE DATA:

SEE SHEET 2

ZONING

R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO SINGLE FAMILY

BULK REGULATIONS

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT (RESTRICTED TO SINGLE FAMILY RESIDENTIAL)

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK:
1 STORY – 15 FEET (TOTAL)/7 FEET MINIMUM
1+ STORY = 17 FEET (TOTAL)/8 FEET MINIMUM
REAR YARD SETBACK: 35 FEET

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date: 9-6-2016

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. Hugksang Secretary

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOIR 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 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.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- LOTS 1 AND 68-74 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINEDALE DRIVE.
- ALL SIDEWALKS SHALL BE 5' WIDE WITH THE EXCEPTION OF THAT 8' SIDEWALKS ARE REQUIRED ON THE EAST SIDE OF NW IRVINEDALE DRIVE.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- ALL OF OUTLOT 'Z' IS PART OF A STORM WATER MANAGEMENT FACILITY MAINTENANCE EASEMENT.
- PREVIOUS SURVEY RECORDED IN BOOK 11532, PAGE 648.
- FENCES ON LOTS ADJACENT TO NW IRVINEDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINEDALE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINEDALE DRIVE RIGHT-OF-WAY.
- THE GARAGE FOR LOT 2 WILL NEED TO BE ON THE WEST SIDE OF THE LOT.
- LOT 40 DRIVEWAY SHALL BE LOCATED ON THE NORTH SIDE OF THE LOT.
- LOT 54 DRIVEWAY SHALL BE LOCATED ON THE WEST SIDE OF THE LOT.
- LOT 74 DRIVEWAY SHALL BE OFF OF NORTH CREEK DRIVE.

AREA SUMMARY:

NW1/4 SW1/4 EXCLUDING ROW =	307,175 SF
NW1/4 SW1/4 ROW =	35,441 SF
SW1/4 SW1/4 EXCLUDING ROW =	379,229 SF
SW1/4 SW1/4 ROW =	2,154 SF
NE1/4 SW1/4 =	29,587 SF
SE1/4 SW1/4 =	515,077 SF
TOTAL =	1268,663 SF

PLAT DESCRIPTION:

A PART OF PARCEL '2016-69' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 15973, PAGE 428 IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND A PART OF THE WEST HALF ALL IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL '2016-69'; THENCE SOUTH 00°00'01" EAST ALONG THE EAST LINE OF SAID PARCEL '2016-69', A DISTANCE OF 1132.07 FEET TO THE SOUTH LINE OF SAID PARCEL '2016-69'; THENCE NORTH 53°25'33" WEST ALONG SAID SOUTH LINE, 778.88 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2505.71 FEET, WHOSE ARC LENGTH IS 774.82 FEET AND WHOSE CHORD BEARS NORTH 62°17'04" WEST, 771.74 FEET; THENCE NORTH 71°08'35" WEST ALONG SAID SOUTH LINE, 648.10 FEET TO THE WEST LINE OF SAID PARCEL '2016-69' AND THE WEST LINE OF SAID SECTION 10; THENCE NORTH 00°16'34" EAST ALONG SAID WEST LINE, 743.18 FEET; THENCE NORTH 89°31'54" EAST, 398.15 FEET; THENCE SOUTH 00°28'06" EAST, 196.29 FEET; THENCE SOUTH 89°31'54" WEST, 20.20 FEET; THENCE SOUTH 00°28'06" EAST, 227.00 FEET; THENCE SOUTH 00°53'40" EAST, 61.94 FEET; THENCE SOUTH 20°06'48" EAST, 43.07 FEET; THENCE SOUTH 47°48'08" EAST, 43.07 FEET; THENCE SOUTH 69°56'24" EAST, 58.74 FEET; THENCE SOUTH 71°08'35" EAST, 201.00 FEET; THENCE SOUTH 71°02'00" EAST, 51.76 FEET TO THE NORTH LINE OF SAID PARCEL '2016-69'; THENCE NORTH 89°31'44" EAST ALONG SAID NORTH LINE, 1195.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.12 ACRES (1,268,663 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		

N

SCALE 1"=100'

0 100 200

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OIR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. 9-23-2016 DATE

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

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

REVISIONS	DATE
THIRD SUBMITTAL	09/23/16
SECOND SUBMITTAL	08/22/16
FIRST SUBMITTAL	07/05/16

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

TRESTLE CROSSING PLAT 2
FINAL PLAT

FILE: H:\2016\1604158\DWG\1604158-FINAL PLAT.DWG
REF FILES: 1604158-BASE, 1604158-BLOCK, 1604158-LETTER
PLOTTED BY: JARED MURRAY TECH:
DATE: 10/20/2016 2:10 PM COMMENT:
ENS:

TRESTLE CROSSING PLAT 2

FINAL PLAT

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S44°43'26"E	35.36'
C2	0°25'08"	4965.00'	36.31'	S89°55'59"E	36.31'
C3	0°19'34"	4965.00'	28.26'	N89°41'41"E	28.26'
C4	0°44'40"	5000.00'	64.96'	N89°54'14"E	64.96'
C5	90°00'00"	25.00'	39.27'	S45°16'34"W	35.36'
C6	0°43'59"	5030.00'	64.36'	S89°54'35"W	64.36'
C7	0°00'41"	5030.00'	1.00'	N89°32'15"E	1.00'
C8	90°00'40"	25.00'	39.27'	N45°27'45"W	35.35'
C9	90°00'00"	25.00'	39.27'	S44°31'54"W	35.36'
C10	3°08'00"	280.00'	15.31'	N2°02'06"W	15.31'
C11	5°48'03"	220.00'	22.27'	S3°22'07"E	22.26'
C12	12°35'36"	280.00'	61.54'	N9°53'54"W	61.42'
C13	27°41'20"	220.00'	106.32'	S20°06'48"E	105.29'
C14	12°35'36"	280.00'	61.54'	N22°29'30"W	61.42'
C15	12°35'36"	280.00'	61.54'	N35°05'06"W	61.42'
C16	27°41'20"	220.00'	106.32'	S47°48'08"E	105.29'
C17	12°35'36"	280.00'	61.54'	N47°40'43"W	61.42'
C18	70°40'30"	250.00'	308.38'	N35°48'21"W	289.20'
C19	9°29'48"	220.00'	36.46'	S66°23'42"E	36.42'
C20	12°35'36"	280.00'	61.54'	N60°16'19"W	61.42'
C21	4°34'28"	280.00'	22.36'	N68°51'21"W	22.35'
C22	0°39'45"	2636.00'	30.49'	N70°48'43"W	30.49'
C23	0°33'00"	2696.00'	25.88'	S70°52'05"E	25.88'
C24	1°24'30"	2696.00'	66.26'	S69°53'21"E	66.26'
C25	1°31'28"	2636.00'	70.13'	N69°43'06"W	70.13'
C26	1°31'28"	2636.00'	70.13'	N68°11'38"W	70.13'
C27	1°24'30"	2696.00'	66.26'	S68°28'51"E	66.26'
C28	1°24'30"	2696.00'	66.26'	S67°04'21"E	66.26'
C29	1°31'28"	2636.00'	70.13'	N66°40'11"W	70.13'
C30	1°31'28"	2636.00'	70.13'	N65°08'43"W	70.13'
C31	1°24'30"	2696.00'	66.26'	S65°39'51"E	66.26'
C32	11°44'18"	2666.00'	546.19'	N65°16'26"W	545.24'
C33	1°24'36"	2696.00'	66.35'	S64°15'19"E	66.34'
C34	1°31'28"	2636.00'	70.13'	N63°37'16"W	70.13'
C35	2°32'35"	2696.00'	119.67'	S62°16'43"E	119.66'
C36	1°31'28"	2636.00'	70.13'	N62°05'48"W	70.13'
C37	1°31'28"	2636.00'	70.13'	N60°34'20"W	70.13'
C38	94°22'31"	25.00'	41.18'	N71°48'19"E	36.68'
C39	6°27'16"	303.00'	34.13'	N21°23'26"E	34.12'
C40	44°09'01"	33.50'	25.81'	N3°54'43"W	25.18'
C41	46°13'21"	55.00'	44.37'	N2°52'33"W	43.18'
C42	47°45'20"	55.00'	45.84'	N44°06'48"E	44.53'
C43	47°44'07"	55.00'	45.82'	S88°08'28"E	44.51'
C44	47°50'43"	55.00'	45.93'	S40°21'04"E	44.61'
C45	53°11'16"	55.00'	51.06'	S10°09'56"W	49.24'
C46	25°33'15"	55.00'	24.53'	S49°32'12"W	24.33'
C47	44°09'01"	33.50'	25.81'	S40°14'19"W	25.18'
C48	7°41'03"	363.00'	48.68'	S22°00'20"W	48.65'
C49	92°17'52"	25.00'	40.27'	S20°18'05"E	36.06'
C50	7°02'44"	303.00'	37.26'	S62°55'39"E	37.24'
C51	12°00'55"	333.00'	69.83'	S24°10'16"W	69.71'
C52	1°36'08"	2696.00'	75.39'	S60°12'21"E	75.39'
C53	0°24'19"	2636.00'	18.65'	N59°36'27"W	18.65'
C54	7°14'03"	363.00'	45.83'	N63°01'19"W	45.80'
C55	9°55'34"	363.00'	62.89'	N71°36'08"W	62.81'
C56	31°03'59"	333.00'	180.56'	N74°56'17"W	178.35'
C57	24°01'16"	303.00'	127.03'	S78°27'39"E	126.10'
C58	9°55'34"	363.00'	62.89'	N81°31'42"W	62.81'
C59	3°58'48"	363.00'	25.21'	N88°28'53"W	25.21'
C60	90°00'00"	25.00'	39.27'	N45°28'16"W	35.36'
C61	90°00'00"	25.00'	39.27'	N44°31'44"E	35.36'
C62	44°09'01"	33.50'	25.81'	N21°36'14"E	25.18'
C63	34°56'19"	55.00'	33.54'	N26°12'35"E	33.02'
C64	51°09'05"	55.00'	49.10'	N16°50'07"W	47.49'
C65	45°34'16"	55.00'	43.75'	N65°11'48"W	42.60'
C66	45°34'16"	55.00'	43.75'	S69°13'56"W	42.60'
C67	45°34'16"	55.00'	43.75'	S23°39'40"W	42.60'
C68	45°29'50"	55.00'	43.67'	S21°52'23"E	42.54'
C69	44°09'01"	33.50'	25.81'	S22°32'47"E	25.18'
C70	0°02'44"	2505.71'	1.99'	S53°26'55"E	1.99'
C71	2°24'59"	2505.71'	105.67'	S54°40'47"E	105.67'
C72	2°04'59"	2505.71'	91.10'	S56°55'46"E	91.10'
C73	1°50'20"	2505.71'	80.41'	S58°53'26"E	80.41'
C74	1°31'28"	2505.71'	66.67'	S60°34'19"E	66.67'
C75	1°31'28"	2505.71'	66.67'	S62°05'48"E	66.67'
C76	1°31'28"	2505.71'	66.67'	S63°37'16"E	66.67'
C77	1°31'28"	2505.71'	66.67'	S65°08'44"E	66.67'
C78	1°31'28"	2505.71'	66.67'	S66°40'13"E	66.67'
C79	1°31'28"	2505.71'	66.67'	S68°11'41"E	66.67'
C80	1°31'28"	2505.71'	66.67'	S69°43'09"E	66.67'
C81	0°39'42"	2505.71'	28.94'	S70°48'44"E	28.94'
C82	0°24'59"	2666.00'	19.38'	N59°36'47"W	19.38'
C83	11°19'19"	2666.00'	526.81'	N65°28'56"W	525.96'

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		

FILE: H:\2016\1604158\DWG\1604158-FINAL PLAT2.DWG
FILE DATE: 9/23/16
PLOTTED BY: JARED MURRAY
DATE PLOTTED: 9/23/2016 2:11 PM
TECH:
COMMENTS:
ENG:

REVISIONS	DATE
THIRD SUBMITTAL	09/23/16
SECOND SUBMITTAL	08/22/16
FIRST SUBMITTAL	07/05/16

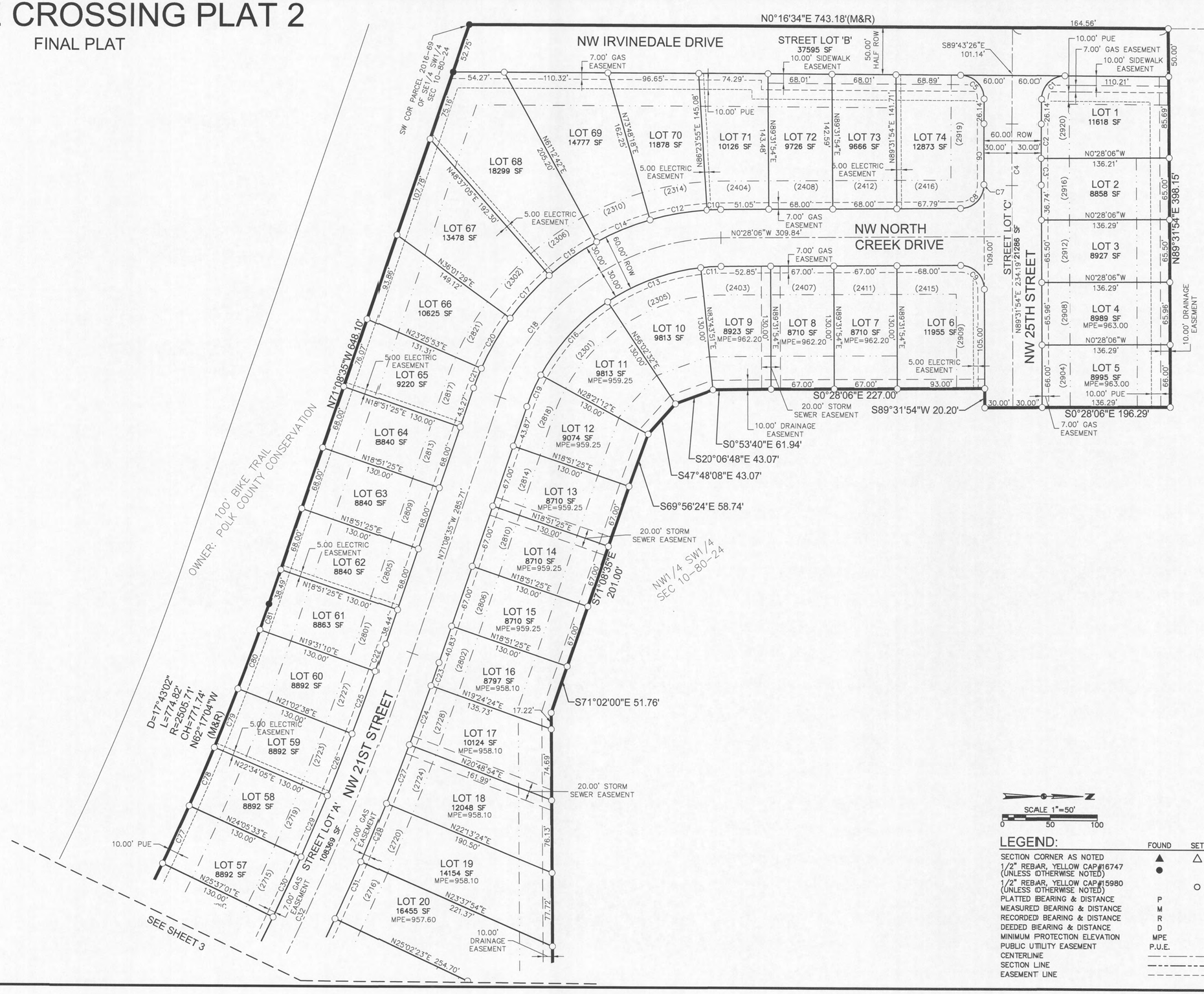
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
PE: JMM
CIVIL DESIGN ADVANTAGE

TRESTLE CROSSING PLAT 2
FINAL PLAT
ANKENY, IOWA

1604.158

TRESTLE CROSSING PLAT 2

FINAL PLAT



SCALE 1"=50'

0 50 100

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 BIEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

REVISIONS	DATE
THIRD SUBMITTAL	09/23/16
SECOND SUBMITTAL	08/22/16
FIRST SUBMITTAL	07/05/16

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO | PE: JMM

CIVIL DESIGN ADVANTAGE

TRESTLE CROSSING PLAT 2

FINAL PLAT

ANKENY, IOWA

FILE: H:\2016\1604158\DWG\1604158-FINAL PLAT.DWG
FILE DATE: 9/23/16 DATE PLOTTED: 9/23/2016 2:11 PM COMMENT:
PLOTTED BY: JARED MURRAY TIME: DWG