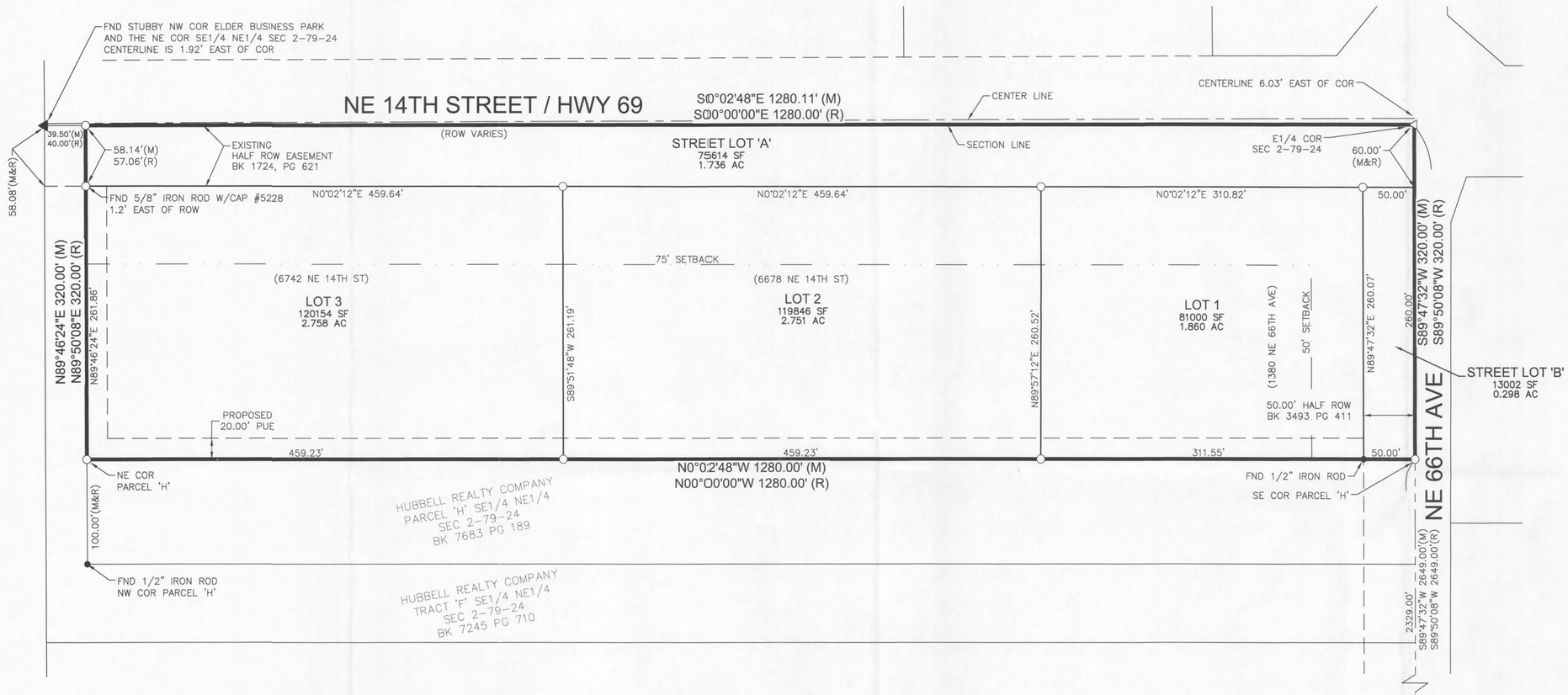
HOUGHTON ACRES

FINAL PLAT



RECEIVED
OCT - 6 2016
CITY OF ANKENY

OWNER

HOUGHTON PROPERTIES LLC
12814 CARDINAL LANE
URBANDALE, IA 50323-2154
CONTACT: JACK HOUGHTON
PH. (515) 253-0192

APPLICANT

KRAUSE HOLDINGS, INC.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: JOEL HUSTON
PH: (515) 226-0128

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

FEMA DESIGNATION:

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER: 1909010104C WITH A MAP REVISED DATE OF NOVEMBER 18, 1992 AND FLOOD INSURANCE RATE MAP NUMBER: 1909010115D WITH A MAP REVISED DATE OF JULY 19, 2000.

ADDRESS:

1380 NE 66TH AVE
DES MOINES, IA 50313

DATE OF SURVEY:

NOVEMBER 14, 2015

BULK REGULATIONS:

FRONT SETBACK-NE 14TH STREET:	75'
FRONT SETBACK-NE 66TH AVENUE:	50'
REAR SETBACK:	30'
SIDE SETBACK:	30'
PERIPHERAL SETBACK:	15' MIN.

PLAT DESCRIPTION:

THE EAST 15 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "F" AND "H" OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 2, AS DESCRIBED IN THE PLATS OF SURVEY FILED AUGUST 16, 1995 IN BOOK 7245, PAGE 710 AND JULY 22, 1997, IN BOOK 7683 PAGE 189.

PROJECT AREA:

9.40 ACRES (409,616 SF)

NOTES:

1. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
2. POST-DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
4. EACH LOT WILL HAVE ON-SITE STORM WATER DETENTION FACILITIES.
5. ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
6. ACCESS TO NE 14TH STREET MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
7. UTILITY SERVICE PROVIDERS FOR PROPOSED SUBDIVISION:
   A. WATER: DES MOINES WATER WORKS
   B. WASTE WATER TREATMENT: ON-SITE WASTEWATER TREATMENT SYSTEM
   C. ELECTRIC: MIDAMERICAN
   D. GAS: MIDAMERICAN
   E. STORM SEWER: POLK COUNTY
   F. TELEPHONE: CENTURYLINK
8. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

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		

0 60' 120'
SCALE 1"=60'

MICHAEL D. SCHLEIS
16747
IOWA
LICENSED PROFESSIONAL LAND SURVEYOR

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.

PRELIMINARY
NOT FOR CONSTRUCTION

MICHAEL D. SCHLEIS 7-29-16
DATE

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

REVISIONS	DATE
SUBMITTAL #2	10/05/16
SUBMITTAL #1	09/16/16

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

HOUGHTON ACRES
FINAL PLAT
POLK COUNTY, IOWA

1/1
1510.551

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PLOT DATE: 10/5/2016 4:37 PM COMMENT:
PLOTTED BY: DOUGLAS NEAL DWG: