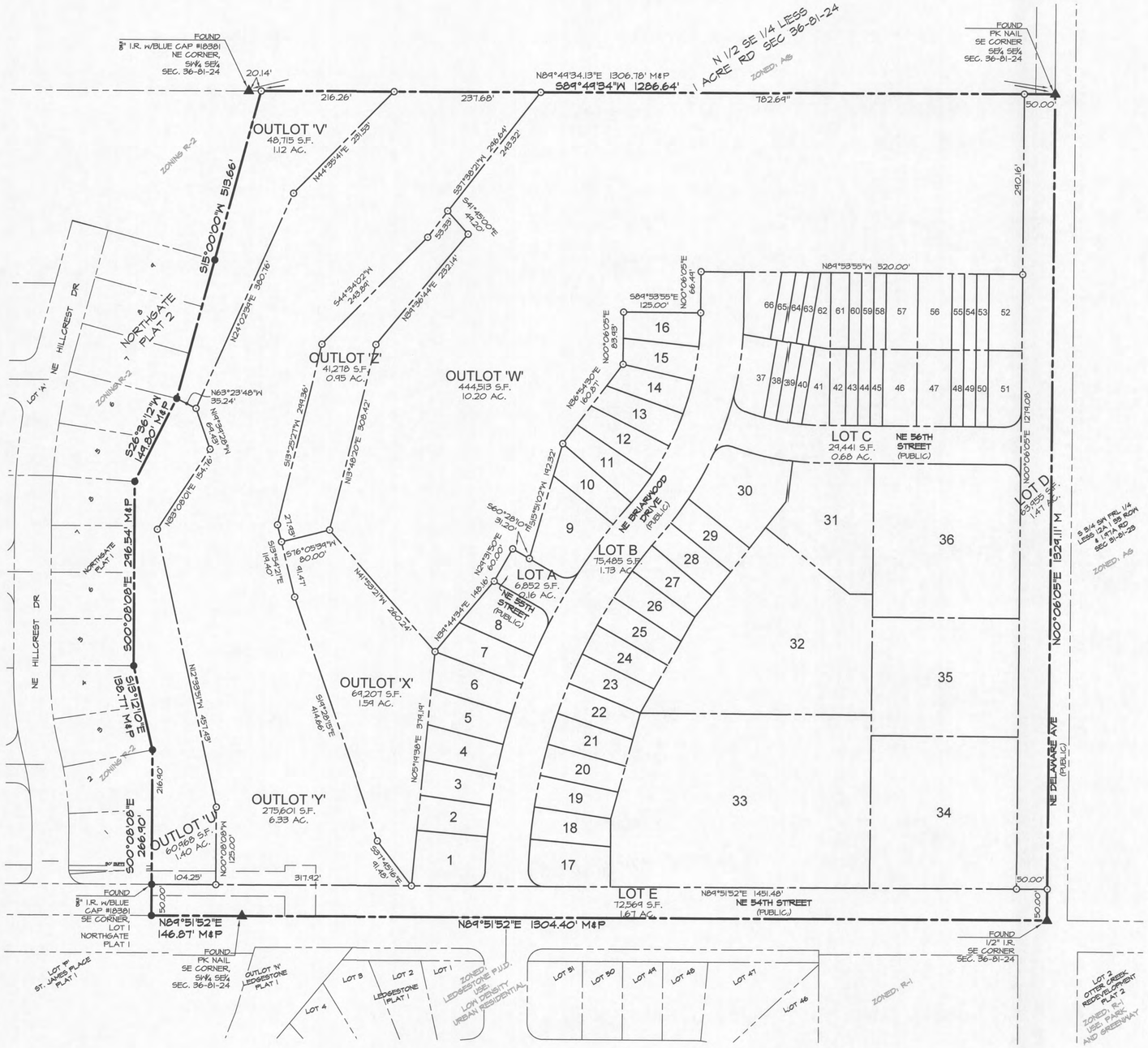


RECORDER'S STAMP

INDEX LEGEND

COUNTY: POLK					
	SECTION	TOWNSHIP	RANGE	¼ ¼	¼
ALIQUOT PART:	36	81	24	SE¼	SE¼
	36	81	24	SW¼	SE¼
CITY: ANKENY					
PROPRIETOR (S): SILVER OAK INC.					
REQUESTED BY: JERRY'S HOMES INC.					
RETURN TO: CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322					

SHEET INDEX

SHEET NO	SHEET TITLE
1	OVERALL DIMENSION
2	TABLES & NOTES
3	SOUTH DIMENSIONS
4	NORTH DIMENSIONS
5	NORTH DIMENSIONS DETAIL
6	SOUTHWEST EASEMENTS
7	SOUTHEAST EASEMENTS
8	NORTH EASEMENTS

Name of Property Owner	Legal Description	Mailing Address
KEVIN M & LYNN SHANAHAN	LOT 51 LEDGESTONE PLAT 1	902 NE 53RD CT ANKENY, IA 50021-6794
KEVIN J HAUGHT	LOT 50 LEDGESTONE PLAT 1	906 NE 53RD CT ANKENY, IA 50021-6794
TODD R HOFFMAN	LOT 49 LEDGESTONE PLAT 1	910 NE 53RD CT ANKENY, IA 50021-6794
PHILLIP T & ERIN M RAMSEY	LOT 48 LEDGESTONE PLAT 1	914 NE 53RD CT ANKENY, IA 50021-6794
RYAN L & ANDREA D MASON	LOT 47 LEDGESTONE PLAT 1	918 NE 53RD CT ANKENY, IA 50021-6794
JOHN W & AMBER D BIGA	LOT 46 LEDGESTONE PLAT 1	922 NE 53RD CT ANKENY, IA 50021-6794
JOHN S & CAROL D WESTERCAMP	N 236' E 370' NE FRL 1/4 LESS .49A RD SEC 1-80-24	5350 NE DELAWARE AVE ANKENY, IA 50021-7419
TIMOTHY G & KIMBERLY A MANNING	PARCEL B BOOK 8244 PAGE 389 BEG 236' S OF NE COR THN S 337.5' W 370' N 337.88' E 370' TO POB NE FRL 1/4 LESS .35A RD SEC 1-80-24	5260 NE DELAWARE AVE ANKENY, IA 50021-7418
WAYNE E & KATHRYN L ABUHL	N 1/2 SE 1/4 LESS 1 A RD SEC 36-81-24	12318 NE 22ND ST ANKENY, IA 50021-9196
LEDGESTONE HOMEOWNERS ASSOC	OUTLOT N LEDGESTONE PLAT 1	POB 42 ANKENY, IA 50021-0042
LEDGESTONE HOMEOWNERS ASSOC	OUTLOT P LEDGESTONE PLAT 1	POB 42 ANKENY, IA 50021-0042
JOSHUA J & STEFANIE L BOYD	LOT 4 LEDGESTONE PLAT 1	5218 NE HILLCREST DR ANKENY, IA 50021-6827
JEFFREY D BENNETT	LOT 3 LEDGESTONE PLAT 1	5222 NE HILLCREST DR ANKENY, IA 50021-6827
MICHAEL W & NANCY A WILSON	LOT 2 LEDGESTONE PLAT 1	5226 NE HILLCREST DR ANKENY, IA 50021
STEPHEN W & JESSICA L LEVERETT	LOT 1 LEDGESTONE PLAT 1	5230 NE HILLCREST DR ANKENY, IA 50021-6827

MINIMUM PROTECTION ELEVATIONS

LOT NUMBERS	M.P.E.
LOTS 1-8 & 116-119	943.00
LOTS 9-10 AND 120-122	962.21
LOTS 11-15 AND 123-127	964.50
LOT 16 AND 128-129	964.14
LOTS 17-24	948.50
LOTS 25-36	965.41
LOTS 37-46	978.00
LOTS 47-51	983.00
LOTS 52-56 AND 77-81	979.60
LOTS 57-66	976.35

NOTES:

SEE SHEET #2

AREA TABLE

SW1/4 SE1/4

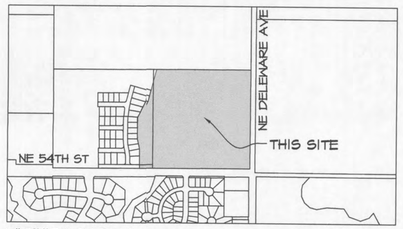
GROSS	3.62	ACRES
PUBLIC R.O.W. EASEMENT	0.11	ACRES
NET	3.51	ACRES

SE1/4 SE1/4

GROSS	39.81	ACRES
PUBLIC R.O.W. EASEMENT	1.97	ACRES
NET	37.84	ACRES

TOTAL

GROSS	43.43	ACRES
PUBLIC R.O.W. EASEMENT	2.08	ACRES
NET	41.35	ACRES



VICINITY SKETCH

SCALE: 1" = 1000'

PROPERTY OWNER:

JERRY'S HOMES, INC.
10430 NEW YORK AVE STE C
URBANDALE, IOWA 50322
515.278.5942, FAX# 515.278.0661
CONTACT: JAY CONAN

PREPARED FOR:

JERRY'S HOMES, INC.
10430 NEW YORK AVE STE C
URBANDALE, IOWA 50322
515.278.5942, FAX# 515.278.0661
CONTACT: JAY CONAN

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SW1/4 SE1/4 AND SE1/4 SE1/4 OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA THAT IS PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 36; THENCE S89°51'52"W, 1304.40 FEET ALONG THE SOUTH LINE OF SAID SE1/4 SE1/4 TO THE SE CORNER OF THE SAID SW1/4 SE1/4; THENCE S89°51'52"W, 146.87 FEET ALONG THE SOUTH LINE OF SAID SW1/4 SE1/4 TO A POINT; THENCE N00°08'08"W, 266.90 FEET ALONG A LINE THAT COINCIDES WITH THE EAST LINE OF NORTHGATE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 14446, IPAGE 784 AT THE POLK COUNTY RECORDER'S OFFICE TO THE NE CORNER OF LOT 2 OF SAID NORTHGATE PLAT 1; THENCE N13°12'10"W, 138.77 FEET ALONG SAID EAST LINE OF NORTHGATE PLAT 1 TO THE NE CORNER OF LOT 4 OF SAID NORTHGATE PLAT 1; THENCE N00°08'08"W, 246.54 FEET ALONG SAID EAST LINE TO THE NE CORNER OF SAID NORTHGATE PLAT 1, SAID NE CORNER ALSO BEING THE SE CORNER OF NORTHGATE PLAT 2, AN OFFICIAL PLAT RECORDED IIN BOOK 14454, PAGE 134 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE N26°36'12"E, 144.80 FEET ALONG THE EAST LINE OF SAID NORTHGATE PLAT 2 TO THE NE CORNER OF LOT 6 OF SAID NORTHGATE PLAT 2; THENCE N15°00'00"E, 513.66 FEET ALONG A LINE THAT COINCIDES WITH THE EAST LINE OF SAID NORTHGATE PLAT 2 TO A POINT ON THE NORTH LINE OF SAID SE1/4 SE1/4; THENCE N89°44'34"E, 1286.64 FEET ALONG THE NORTH LINE OF SAID SE1/4 TO THE NE CORNER OF SAID SE1/4; THENCE S00°06'05"W, 1329.11 FEET ALONG THE EAST LINE OF SAID SE1/4 SE1/4 TO THE POINT OF BEGINNING AND CONTAINING 43.43 ACRES MORE OR LESS.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date 10-4-2016

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 6 Nays 0 Pass 0 Absent 2

APPROVED

T. Flack Chairperson

B. Fuglsang Secretary

CERTIFICATION

PROFESSIONAL LAND SURVEYOR JEFFREY A. GADDIS 18381 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.

11-03-2016
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 8

*** THIS CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

LEGEND

- FOUND SECTION CORNER
- SET SECTION CORNER
- FOUND PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- 777 ADDRESS

IOWA ONE CALL 1-800-292-8989

SCALE: 1"=100'

0' 100' 200'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com

DATE:	
11-03-2016	
11-02-2016	
11-01-2016	
10-26-2016	
05-05-2015	MKH
DATE OF SURVEY:	
DESIGNED BY:	
DRAWN BY:	CM

NORTHGATE EAST - FINAL PLAT

ANKENY, IOWA

OVERALL DIMENSION

SHEET 1 OF 8

E6970

PLOT BY: CARL MCCANN - 2016/11/03 - G:\E-FILES\E-6000\E6970_CEI\Drawings\Plat\01 FP DIM.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1

Q:\E-FILES\E-6000\E6970_CEI\Drawings\Plat\01 FP DIM.dwg, 11/3/2016 4:32:53 PM, cmccann, 1:1

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	88°30'28"	25.00'	38.62'	24.36'	34.89'	N45°36'38"E
C2	3°24'54"	935.00'	55.73'	27.87'	55.72'	N03°03'51"E
C3	3°05'16"	935.00'	50.39'	25.20'	50.38'	N06°18'56"E
C4	3°05'16"	935.00'	50.39'	25.20'	50.38'	N09°24'12"E
C5	3°05'16"	935.00'	50.39'	25.20'	50.38'	N12°29'28"E
C6	3°05'16"	935.00'	50.39'	25.20'	50.38'	N15°34'44"E
C7	3°05'16"	935.00'	50.39'	25.20'	50.38'	N18°40'00"E
C8	3°05'16"	935.00'	50.39'	25.20'	50.38'	N21°45'17"E
C9	2°56'52"	935.00'	48.10'	24.06'	48.10'	N24°46'20"E
C10	86°42'56"	25.00'	37.84'	23.61'	34.33'	N17°06'42"W
C11	6°34'07"	935.00'	107.19'	53.66'	107.14'	N29°31'50"E
C12	86°42'56"	25.00'	37.84'	23.61'	34.33'	N76°10'22"E
C13	5°39'21"	935.00'	92.30'	46.19'	92.26'	N35°38'34"E
C14	2°26'10"	935.00'	39.76'	19.88'	39.75'	N39°41'20"E
C15	0°39'21"	465.00'	5.32'	2.66'	5.32'	N40°34'45"E
C16	6°54'39"	465.00'	56.08'	28.07'	56.04'	N36°47'47"E
C17	6°40'39"	465.00'	54.19'	27.13'	54.16'	N30°00'11"E
C18	6°58'21"	465.00'	56.59'	28.33'	56.55'	N23°10'41"E
C19	6°52'39"	465.00'	55.81'	27.94'	55.77'	N16°15'13"E
C20	6°51'04"	465.00'	55.60'	27.83'	55.57'	N09°23'24"E
C21	5°51'46"	465.00'	47.58'	23.81'	47.56'	N03°01'59"E
C22	91°42'20"	25.00'	40.01'	25.76'	35.88'	S44°16'58"E
C23	3°21'55"	865.00'	50.81'	25.41'	50.80'	N03°15'09"E
C24	3°26'58"	865.00'	52.08'	26.05'	52.07'	N06°39'36"E
C25	3°26'58"	865.00'	52.08'	26.05'	52.07'	N10°06'34"E
C26	3°24'40"	865.00'	51.50'	25.76'	51.49'	N13°32'23"E
C27	3°25'24"	865.00'	51.68'	25.85'	51.68'	N16°57'25"E
C28	3°26'14"	865.00'	51.84'	25.95'	51.88'	N20°23'14"E
C29	3°26'14"	865.00'	51.84'	25.95'	51.88'	N23°49'28"E
C30	3°27'40"	865.00'	52.25'	26.13'	52.25'	N27°16'25"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	3°26'56"	865.00'	52.07'	26.04'	52.06'	N30°43'43"E
C32	3°26'58"	865.00'	52.08'	26.05'	52.07'	N34°10'41"E
C33	3°26'14"	865.00'	51.84'	25.95'	51.88'	N37°37'16"E
C34	1°34'02"	865.00'	23.66'	11.83'	23.66'	N40°07'24"E
C35	2°30'43"	535.00'	23.46'	11.73'	23.45'	N39°39'04"E
C36	5°09'49"	535.00'	48.22'	24.12'	48.20'	N35°48'48"E
C37	8°44'10"	535.00'	81.57'	40.87'	81.50'	N28°51'48"E
C38	11°16'22"	535.00'	105.26'	52.80'	105.09'	N18°51'32"E
C39	10°13'34"	535.00'	95.49'	47.87'	95.36'	N08°06'34"E
C40	2°53'42"	535.00'	27.03'	13.52'	27.03'	N01°32'56"E
C41	84°21'50"	25.00'	36.81'	22.65'	33.57'	S66°40'38"W
C42	12°17'51"	430.00'	92.29'	46.32'	92.11'	N77°17'23"W
C43	6°27'36"	430.00'	48.48'	24.27'	48.46'	N86°40'07"W
C44	89°58'50"	25.00'	39.27'	25.00'	35.36'	N44°53'55"W
C45	90°00'13"	25.00'	39.27'	25.00'	35.35'	N45°06'12"E
C46	5°16'35"	370.00'	34.07'	17.05'	34.06'	N87°15'37"W
C47	3°06'00"	370.00'	20.02'	10.01'	20.02'	N83°04'19"W
C48	3°05'52"	370.00'	20.00'	10.00'	20.00'	N79°58'23"W
C49	3°06'16"	370.00'	20.05'	10.03'	20.04'	N76°52'19"W
C50	4°10'44"	370.00'	26.99'	13.50'	26.98'	N73°13'50"W
C51	84°21'49"	25.00'	36.81'	22.65'	33.57'	S28°57'33"E

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C200	41°02'33"	900.00'	644.70'	336.88'	631.00'	N20°23'09"E
C201	29°38'58"	900.00'	465.99'	238.35'	460.81'	S14°41'51"W
C202	11°22'35"	900.00'	178.70'	89.65'	178.41'	S35°13'08"W
C203	40°48'20"	500.00'	356.10'	185.98'	348.62'	N20°30'15"E
C204	22°02'53"	500.00'	192.41'	97.41'	191.22'	N29°52'59"E
C205	18°45'27"	500.00'	163.69'	82.58'	162.96'	N09°28'49"E
C206	18°45'27"	400.00'	130.95'	66.07'	130.37'	N80°31'11"W

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S69°47'21"E	31.83'
L2	N05°19'38"E	16.03'
L3	N41°53'21"W	17.23'

EASEMENT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	88°30'28"	25.00'	38.62'	24.36'	34.89'	S45°36'38"W
EC2	0°20'47"	935.00'	5.65'	2.83'	5.65'	S01°31'48"W
EC3	0°19'29"	370.00'	2.10'	1.05'	2.10'	N71°18'12"W
EC4	84°21'49"	25.00'	36.81'	22.65'	33.57'	N28°57'33"W
EC5	0°58'18"	935.00'	15.86'	7.93'	15.86'	S33°18'03"W
EC6	1°51'32"	935.00'	30.34'	15.17'	30.33'	S34°42'56"W
EC7	10°13'34"	535.00'	95.49'	47.87'	95.36'	S08°06'34"W

BENCHMARK

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 55TH STREET
----------ELEVATION = 951.170

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET
----------ELEVATION = 958.810

FLOOD ZONE DESIGNATION

ZONES A & C, FEMA FLOOD INSURANCE RATE MAPS, PANELS 190901-0034-B, 190901-0037-B, & 190901-0050-B REVISED MARCH 1, 1984

CURRENT ZONING

P.U.D. NORTHGATE EAST

AREA 'A' - LOTS 1 THRU 30

SINGLE-FAMILY & BIATTACHEID TOWNHOME USES

AREA 'B' - LOTS 31 THRU 36

MULTI-FAMILY USES

AREA 'C' - LOTS 37 THRU 66

SINGLE FAMILY & MULTIFAMILY USES

NORTHGATE - PLANNED UNIT DEVELOPMENT BULK REGULATIONS

AREA 'A' - SINGLE-FAMILY RESIDENTIAL AND BI-ATTACHED TOWNHOMES

- MINIMUM LOT WIDTH FOR DETACHED SINGLE-FAMILY UNITS AT FRONT YARD SETBACK - 65 FEET, 68 FEET FOR LOTS ABUTTING THE GREENBELT
- MINIMUM LOT WIDTH FOR BI-ATTACHED UNITS AT FRONT YARD SETBACK - 38 FEET
- MINIMUM LOT AREA FOR DETACHED SINGLE-FAMILY UNITS IS 8,000 SF., 9,500 SF. FOR LOTS ABUTTING THE GREENBELT
- MINIMUM YARD REQUIREMENTS
- FRONT - 30 FEET
- REAR - 30 FEET (DECKS) MAY EXTEND 12 FEET IN TO REAR YARD SETBACK)
- SIDE - 10 FEET (MINIMUM 5' ONE SIDE)
- SCREENING REQUIRED:
- CLASS B ALONG NE 54TH STREET. FENCES ALONG NE 54TH STREET SHALL BE SETBACK 20' FROM THE NE 54TH STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE 54TH STREET RIGHT-OF-WAY.
- R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

AREA 'B' - SINGLE-FAMILY, TOWNHOMES AND MULTI-FAMILY RESIDENTIAL

- MINIMUM YARD REQUIREMENTS:
- FRONT - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
- REAR - 30 FEET
- BUILDING SEPARATION - 20 FEET FOR APARTMENT/CONDOMINIUM TYPE BUILDINGS - 10 FEET FOR MULTI-FAMILY ROWHOUSE, TOWNHOMES AND SINGLE-FAMILY UNITS
- SCREENING REQUIRED:
- CLASS B ALONG NE 54TH STREET AND NE DELAWARE AVENUE, FENCES ALONG NE 54TH STREET AND NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE 54TH STREIET AND NE DELAWARE AVENUE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE 54TH STREET AND NE DELAWARE AVENUE RIGHT-OF-WAY.
- CLASS A ALONG AREA 'B'S SHARED PROPERTY LINE
- CLASS A OR B SCREENING MAY BE REQUIRED ALONG NE 57TH STREET IF THIS AREA DEVELOPS AS A HIGHER DENSITY THAN THE ADJACENT AREA(S)
- R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

AREA 'C' - SINGLE-FAMILY AND TOWNHOME RESIDENTIAL

- MINIMUM YARD REQUIREMENTS:
- FRONT - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
- REAR - 30 FEET FROM PUBLIC R-IGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
- BUILDING SEPARATION -10 FEET FOR MULTI-FAMILY ROWHOUSE, TOWNHOMES AND SINGLE-FAMILY UNITS
- SCREENING REQUIRED:
- CLASS B ALONG NE DELAWARE AVENUE, FENCES ALONG NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE DELAWARE AVENUE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND NE DELAWARE AVENUE RIGHT-OF-WAY.
- CLASS A OR B SCREENING MAY BE REQUIRED ALONG NE 57TH STREET IF THIS AREA DEVELOPS AS A HIGHER DENSITY THAN THE ADJACENT AREA(S)
- R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

NOTES

1. LOTS A, B, C, D & E SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
2. THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGIINEER'S CALCULATIONS. THIS PROFESSIONAL LAND SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.
3. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
4. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF NORTHGATE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 14446, PAGE 784 AT THE POLK COUNTY RECORDER'S OFFICE.
5. OUTLOT 'Y' IS TO BE DEDIICATED FOR PUBLIC PARK AND GREENWAY. OUTLOT 'Y' SHALL BE OWNED AND MAINTAINED BY THE CITY OF ANKENY.
6. REFER TO P.U.D. LANGUAGE FOR BUFFER REQUIREMENTS
7. ALL SIDEWALKS SHALL BE 5' IN WIDTH. AN 8' TRAIL SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF NE DELAWARE AVENUE.
8. STREETLIGHTS SHALL BE INSTALLED BY THE DEVELOPER WITHIN PLAT AND ALONG NE 54TH AND NE DELAWARE AVE.
9. MULTIFAMILY ACCESS ON LOT 33 WILL BE FUTURE RIGHT IN/RIGHT OUT ONLY.
10. OUTLOTS 'U', 'V', 'X', & 'Z' ARE FOR STORMWATER MANAGEMENT FACILITY EASEMENTS. THESE AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. OUTLOT 'W' IS RESERVED FOR FUTURE DEVELOPMENT.
11. THE RESTRICTIVE COVENANTS FOR LOTS 31-36 SHALL ADDRESS INGRESS/EGRESS BETWEEIN THESE LOTS.

Civil Engineering Consultants, Inc.
2400 86th Street , Unit 12 : Des Moines, Iowa 50322
515.276.4884 : Fax: 515.276.7084 : mail@ceclac.com
CEC

DATE:	
	11-03-2016
	11-02-2016
	11-01-2016
	10-26-2016
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MMH
DRAWN BY:	CM

NORTHGATE EAST - FINAL PLAT

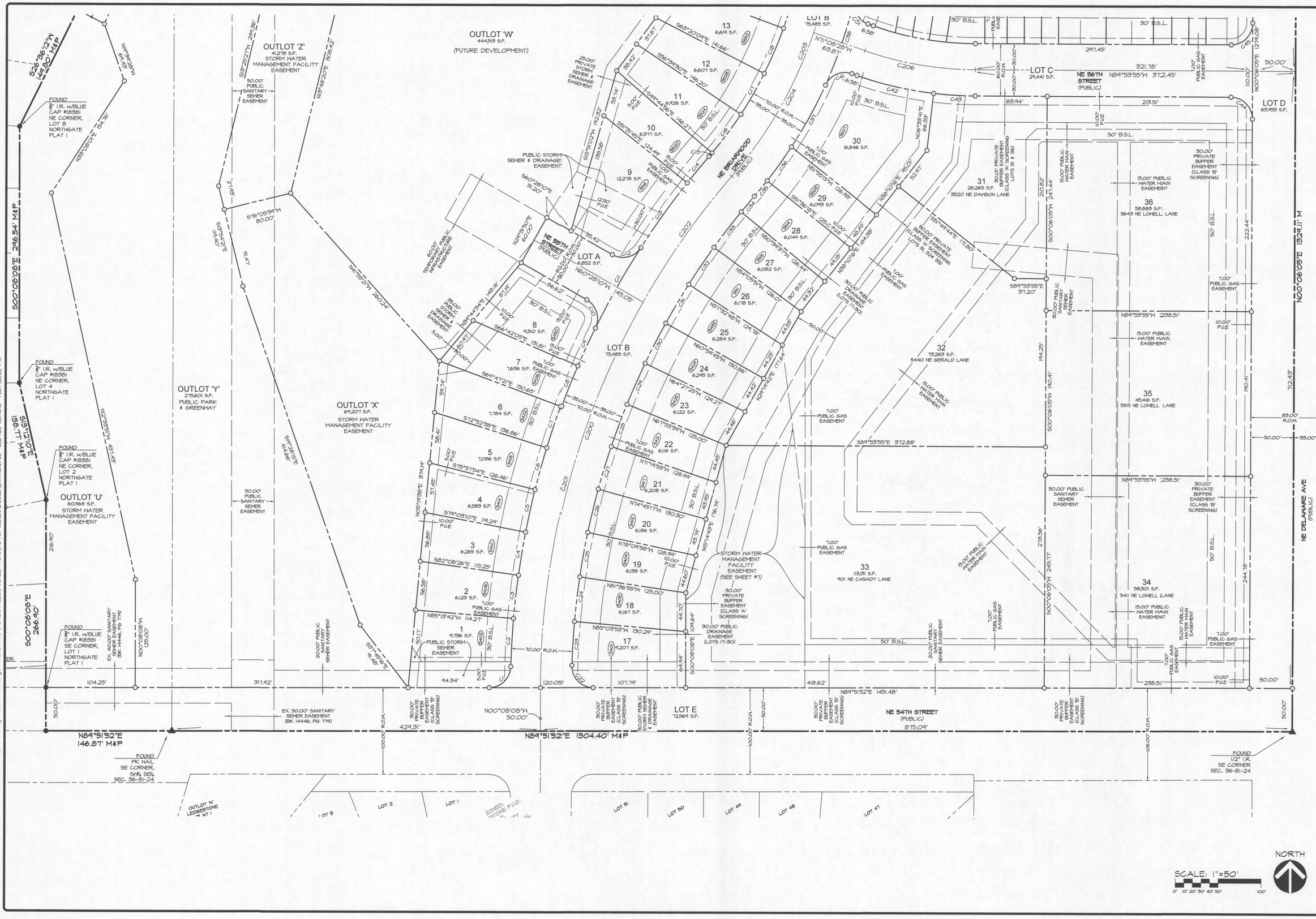
ANKENY, IOWA

TABLES & NOTES

SHEET 2 OF 8

E6970

PLOT BY : CARL MCCANN - 2016/11/03 - G:\E-FILES\E-6000\E6970_CTD Drawings\Plat01 FP DIM.dwg] - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1



Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	
	11-03-2016
	11-02-2016
	11-01-2016
	10-26-2016
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MHH
DRAWN BY:	CM

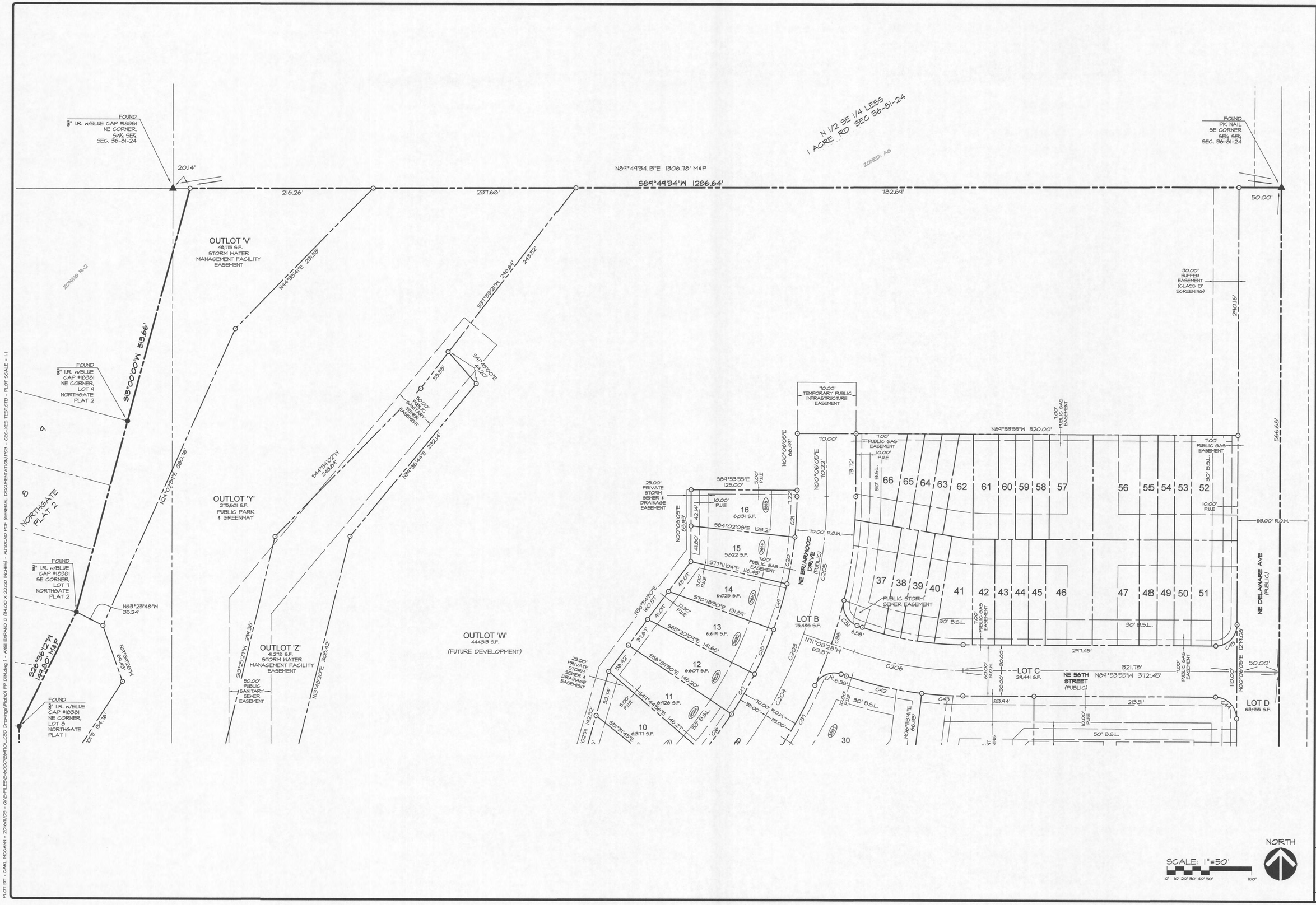
NORTHGATE EAST - FINAL PLAT

ANKENY, IOWA

SOUTH DIMENSIONS

SHEET 3 OF 8

E6970



Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	
	11-03-2016
	11-02-2016
	11-01-2016
	10-26-2016
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MHH
DRAWN BY:	CM

NORTHGATE EAST - FINAL PLAT

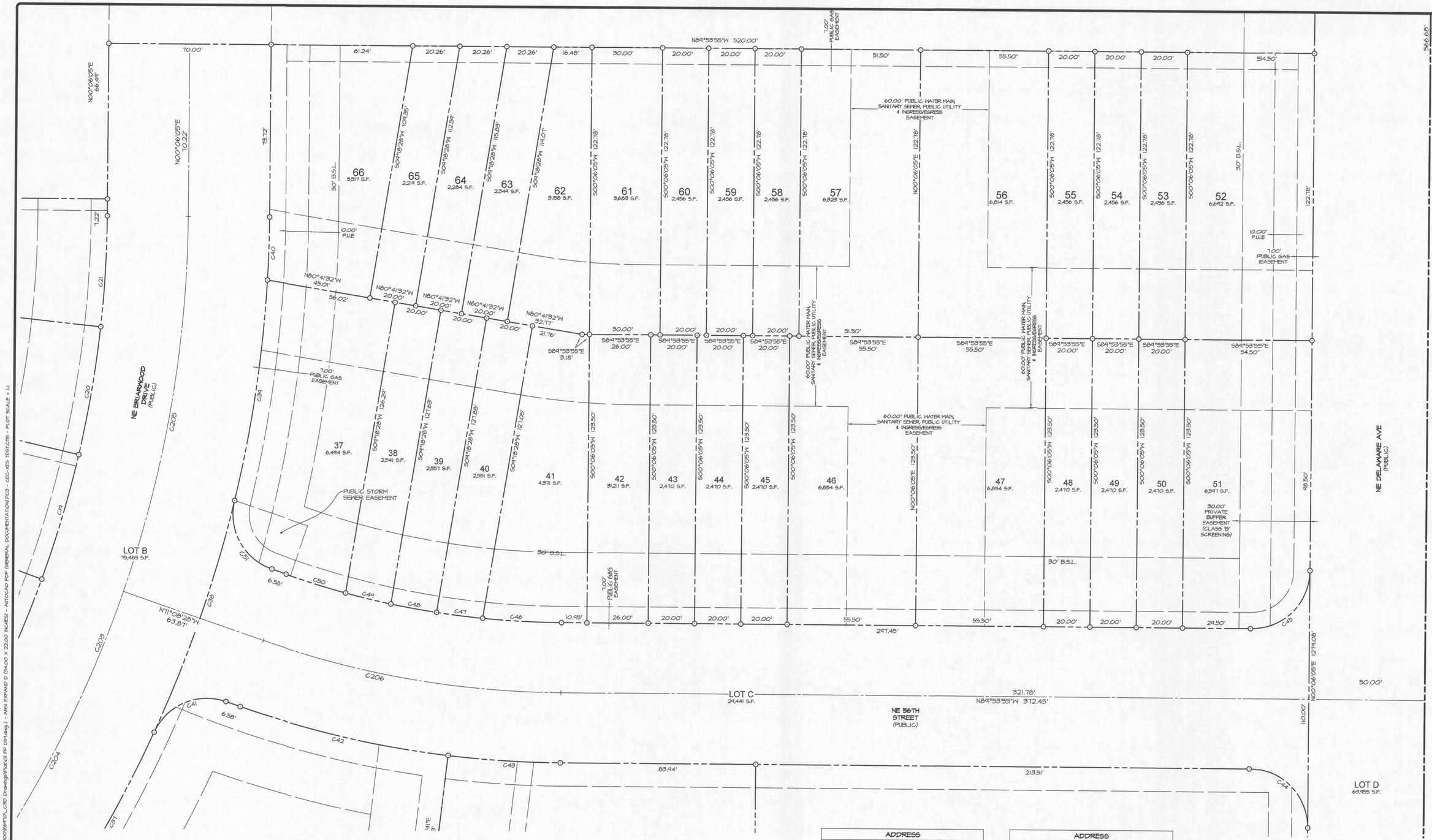
ANKENY, IOWA

NORTH DIMENSIONS

SHEET 4 OF 8

E6970

PLOT BY: CARL MCCANN - 2016/11/03 - G:\JE-FILES\E-6000\E6970_CTD Drawings\Plat01 FP DIM.dwg, 11/3/2016 4:33:00 PM, cmccann, 1:1
Q:\E-FILES\E-6000\E6970_CTD Drawings\Plat01 FP DIM.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-MS TEST.CTB - PLOT SCALE = 1:1



ADDRESS	
LOT 37	902 NE 56TH STREET
LOT 38	906 NE 56TH STREET
LOT 39	910 NE 56TH STREET
LOT 40	914 NE 56TH STREET
LOT 41	918 NE 56TH STREET
LOT 42	1004 NE 56TH STREET
LOT 43	1008 NE 56TH STREET
LOT 44	1012 NE 56TH STREET
LOTT 45	1016 NE 56TH STREET
LOT 46	1020 NE 56TH STREET
LOT 47	1042 NE 56TH STREET
LOT 48	1046 NE 56TH STREET
LOT 49	1050 NE 56TH STREET
LOT 50	1054 NE 56TH STREET
LOT 51	1058 NE 56TH STREET

ADDRESS	
LOT 52	1006 NE 57TH LANE
LOT 53	1062 NE 57TH LANE
LOT 54	1058 NE 57TH LANE
LOT 55	1054 NE 57TH LANE
LOT 56	1050 NE 57TH LANE
LOTT 57	1026 NE 57TH LANE
LOT 58	1022 NE 57TH LANE
LOT 59	1018 NE 57TH LANE
LOT 60	1014 NE 57TH LANE
LOT 61	1010 NE 57TH LANE
LOT 62	924 NE 57TH LANE
LOT 63	920 NE 57TH LANE
LOT 64	916 NE 57TH LANE
LOT 65	912 NE 57TH LANE
LOT 66	908 NE 57TH LANE

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

NORTH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecIac.com

DATE:	
	11-03-2016
	11-02-2016
	11-01-2016
	10-26-2016
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MHH
DRAWN BY:	CM

NORTHGATE EAST - FINAL PLAT

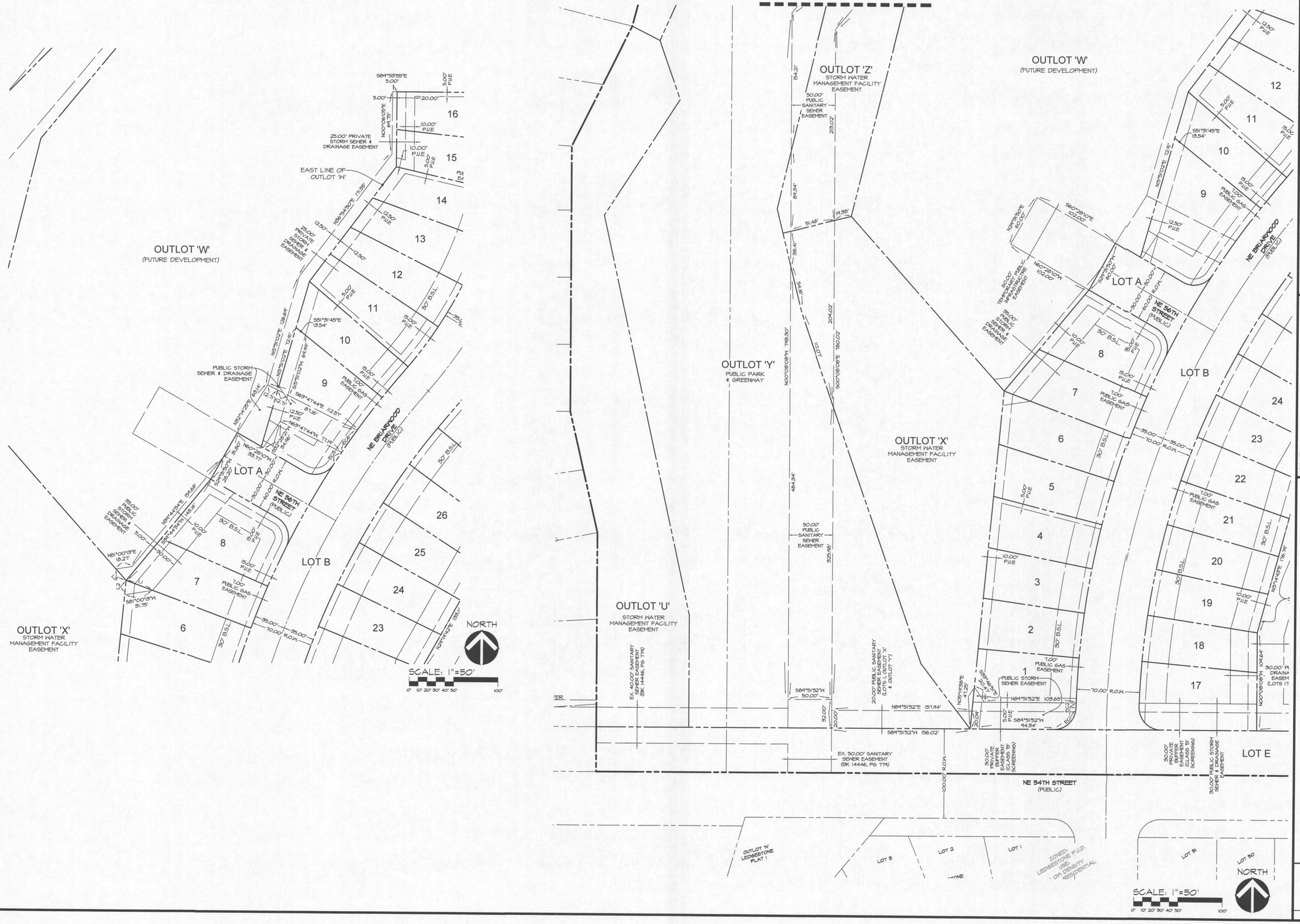
ANKENY, IOWA

NORTH DIMENSIONS DETAIL

SHEET 5 OF 8

E6970

PLOT BY - CARL MCCANN - 2016/11/03 - G:\E-FILES\E-6000\E6970_CTD Drawings\Plat01 FP DIM.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1
O:\E-FILES\E-6000\E6970_CTD Drawings\Plat01 FP DIM.dwg, 11/3/2016 4:33:12 PM, cmccann, 1:1



Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cceclac.com

DATE:	
	11-03-2016
	11-02-2016
	11-01-2016
	10-26-2016
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MHH
DRAWN BY:	CM

NORTHGATE EAST - FINAL PLAT

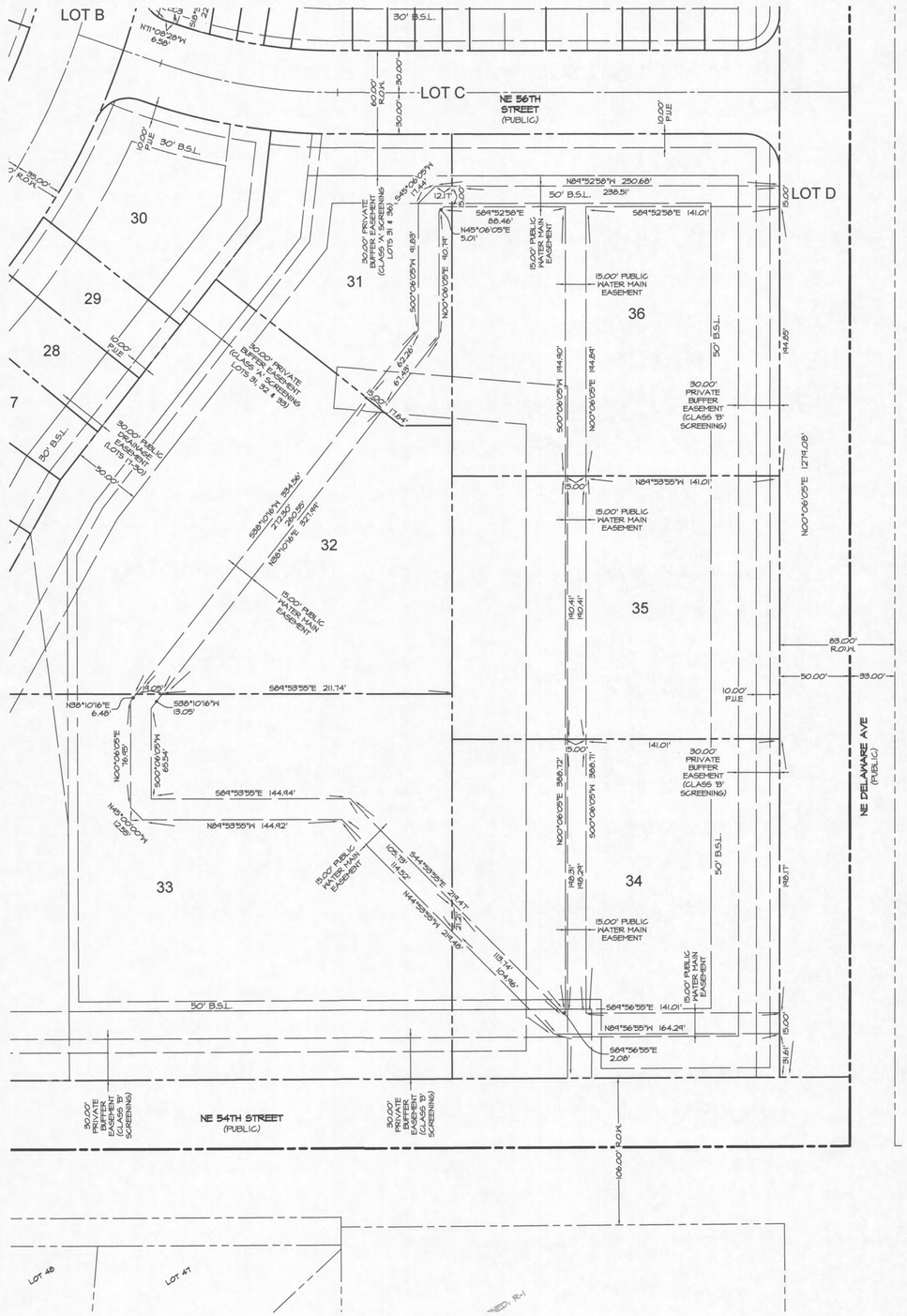
ANKENY, IOWA

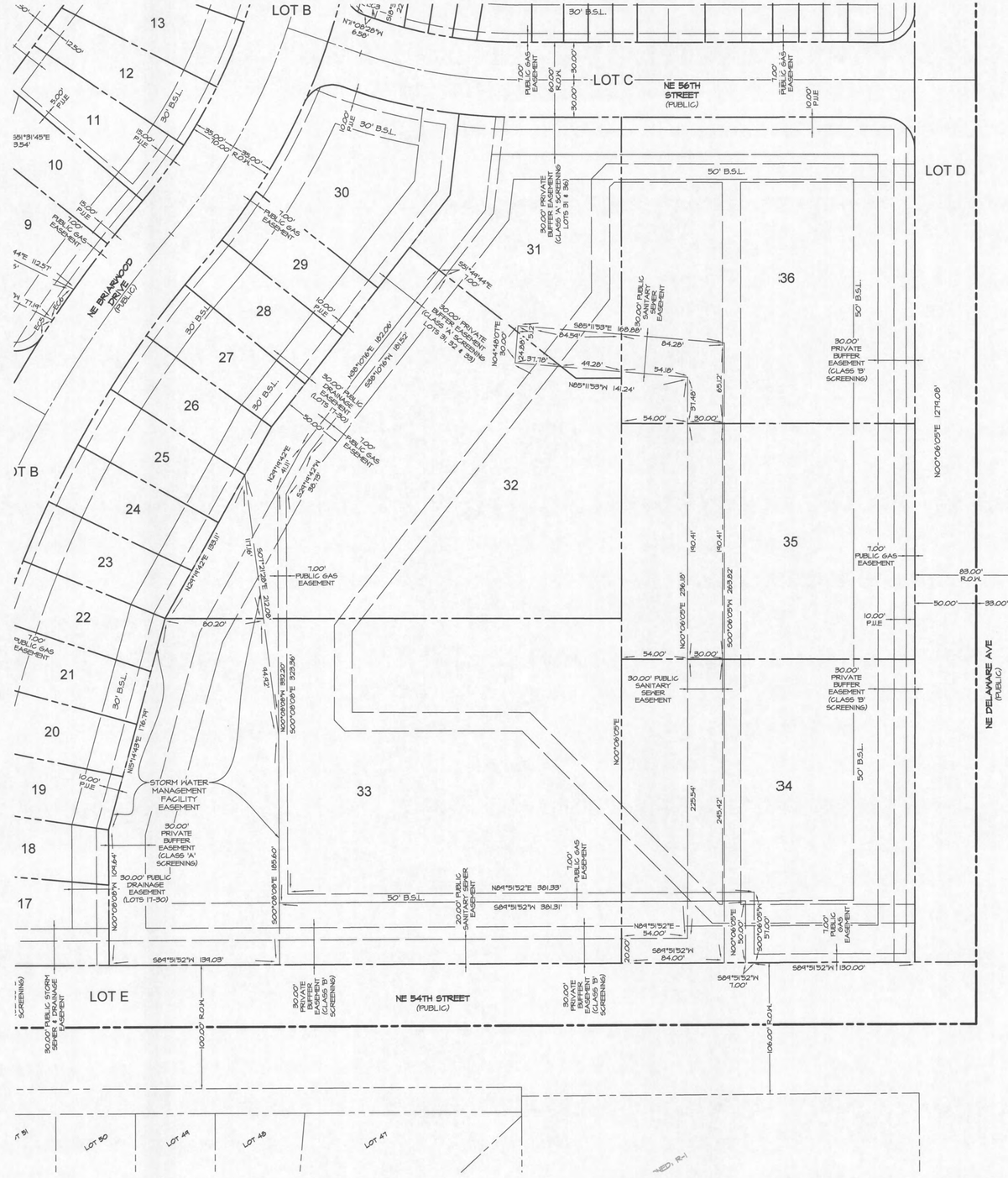
SOUTHWEST EASEMENTS

SHEET 6 OF 8

E6970

PLOT BY : CARL McCANN - 2016/11/03 - Q:\E-FILES\E-6000\E6970_CSD Drawings\Plat\02 FP EASE.dwg - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-VES TEST.CTB - PLOT SCALE = 1:1
Q:\E-FILES\E-6000\E6970_CSD Drawings\Plat\02 FP EASE.dwg, 11/3/2016 4:13:24 PM, ccecadac, 1:1





CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	
11-03-2016	
11-02-2016	
11-01-2016	
10-26-2016	
05-05-2015	DATE OF SURVEY:
MMH	DESIGNED BY:
CM	DRAWN BY:

NORTHGATE EAST - FINAL PLAT

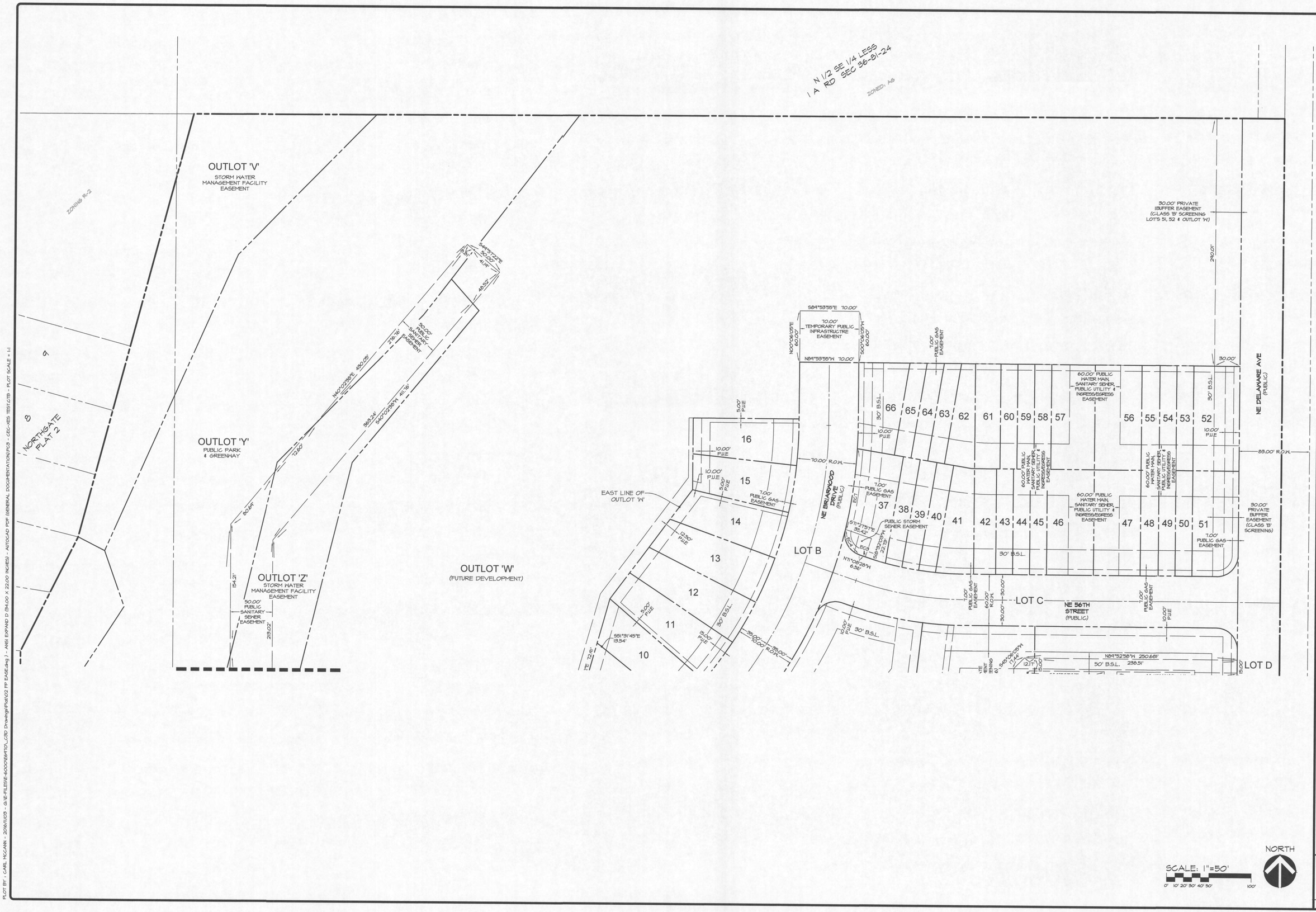
ANKENY, IOWA

SOUTHEAST EASEMENTS

SHEET 7 OF 8

E6970

PLOT BY: , CARL MCCANN - 2016/11/03 - G:\E-FILES\E-6000\E6970_C3D Drawings\Plat\02 PP EASE.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1



Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecIac.com

DATE:	
11-08-2016	
11-02-2016	
11-01-2016	
10-26-2016	
05-05-2015	MHH
DATE OF SURVEY:	
DESIGNED BY:	CM
DRAWN BY:	

NORTHGATE EAST - FINAL PLAT

ANKENY, IOWA

NORTH EASEMENTS

SHEET 8 OF 8

E6970

PLOT BY : CARL MCCANN - 2016/11/03 - G:\E-FILES\E-6000\E6970_CTD Drawings\Plat\02 FP EASE.dwg) - ANSI EXPAND D (34.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1

Q:\E-FILES\E-6000\E6970_CTD Drawings\Plat\02 FP EASE.dwg, 11/3/2016 4:33:30 PM, cmccann, 1:1