CLOVER RIDGE EAST PLAT 2

FINAL PLAT

OWNER / DEVELOPER

SOLID GROUND, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH: 515-334-3345

ENGINEER / SURVEYOR

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

BENCHMARKS

1. CUT 'X' AT CENTERLINE OF S.E. 20TH STREET AND S.E. CLOVER RIDGE DRIVE. ELEV = 930.62

DATE OF SURVEY

OCTOBER, 2016

LEGEND

	FOUND	SET
SECTION CORNER AS 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	━━━━━━	

PLAT DESCRIPTION

OUTLOT 'X', CLOVER RIDGE EAST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN SAID CITY OF ANKENY LYING WEST OF THE CENTERLINE OF N.E. BERWICK DRIVE AS IT IS PRESENTLY ESTABLISHED, AND A PART OF PARCEL '2016-201' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16233, PAGE 488, SAID PARCEL '2016-201' BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 88°20'21" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'X', A DISTANCE OF 785.47 FEET; THENCE NORTH 48°24'32" EAST CONTINUING ALONG SAID NORTHERLY LINE, 85.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 280.00 FEET, WHOSE ARC LENGTH IS 122.27 FEET AND WHOSE CHORD BEARS SOUTH 54°06'06" EAST, 121.30 FEET; THENCE SOUTH 66°36'42" EAST CONTINUING ALONG SAID NORTHERLY LINE, 27.68 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X'; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'X' AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 325.57 FEET, WHOSE ARC LENGTH IS 54.13 FEET AND WHOSE CHORD BEARS SOUTH 7°59'55" WEST, 54.07 FEET; THENCE SOUTH 3°09'29" WEST CONTINUING ALONG SAID EASTERLY LINE, 81.27 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°55'08" EAST ALONG THE SOUTH LINE OF SAID CLOVER RIDGE EAST PLAT 1, A DISTANCE OF 50.08 FEET TO THE SOUTHEAST CORNER OF SAID CLOVER RIDGE EAST PLAT 1; THENCE SOUTHERLY ALONG THE CENTERLINE OF N.E. BERWICK DRIVE AS IT IS PRESENTLY ESTABLISHED AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1222.14 FEET, WHOSE ARC LENGTH IS 223.76 FEET AND WHOSE CHORD BEARS SOUTH 2°45'35" EAST, 223.45 FEET; THENCE SOUTH 81°59'43" WEST, 50.00 FEET; THENCE SOUTH 62°47'40" WEST, 199.16 FEET; THENCE SOUTH 88°20'21" WEST, 142.59 FEET; THENCE NORTH 0°11'27" EAST, 62.12 FEET; THENCE NORTH 89°48'33" WEST, 320.00 FEET; THENCE SOUTH 0°11'27" WEST, 368.81 FEET; THENCE NORTH 78°17'20" EAST, 10.18 FEET; THENCE SOUTH 11°42'40" EAST, 70.00 FEET; THENCE SOUTH 17°45'42" EAST, 486.22 FEET TO A CORNER ON THE SOUTHERLY LINE OF SAID PARCEL '2016-201'; THENCE SOUTH 0°00'12" WEST ALONG SAID SOUTHERLY LINE, 65.90 FEET; THENCE SOUTH 43°06'46" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 164.60 FEET; THENCE SOUTH 67°53'06" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 193.90 FEET; THENCE NORTH 71°01'22" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 229.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2016-201'; THENCE NORTH 0°16'04" EAST ALONG THE WEST LINE OF SAID PARCEL '2016-201', A DISTANCE OF 513.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '2016-201'; THENCE NORTH 0°11'27" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 969.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.05 ACRES (873,338 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

OUTLOT 'X', CLOVER RIDGE EAST PLAT 1	= 3.43 ACRES
PT. N10A S20A SE1/4 NW1/4 LYG W OF RD SEC 29-80-23	= 7.69 ACRES
PT. S10A SE1/4 NW1/4 LYG W OF RD SEC 29-80-23	= 3.15 ACRES
PT. PARCEL '2016-201'	= 5.78 ACRES
TOTAL	= 20.05 ACRES

ZONING AND BULK REGULATIONS

ZONING:
R-3 MULTIPLE FAMILY RESIDENCE DISTRICT (RESTRICTED TO SINGLE FAMILY)

BULK REGULATIONS:
- 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

NOTES

1. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (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. ALL SIDEWALKS ARE TO BE 5' WIDE.
3. LOTS 19-21 WILL NOT BE ALLOWED A DRIVEWAY OFF OF N.E. BERWICK DRIVE.
4. OUTLOT 'Y' SHALL BE DEDICATED TO THE CITY OF ANKENY TO SATISFY THE PARKLAND DEDICATION REQUIREMENT.
5. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
6. THE LOT OWNERS OF LOTS 8, 9, 41 AND 42 WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES ON THEIR LOTS.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN DEVELOPMENT AND ALONG N.E. BERWICK DRIVE.
8. NO STRUCTURES OR FENCES ALLOWED WITHIN THE NORTHERN NATURAL GAS EASEMENT.
9. FENCES ON LOTS 19-21 SHALL BE SETBACK 20' FROM THE N.E. BERWICK DRIVE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE N.E. BERWICK DRIVE R.O.W. WITH THE CONDITION THAT TWO TREES AREA PLANTED BETWEEN THE FENCE AND THE N.E. BERWICK DRIVE R.O.W.
10. WITH RECORDING OF THE FINAL PLAT, PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE R.O.W. (MOWING, SIDEWALK SNOW REMOVAL, ETC.).

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°43'41"	1000.00'	99.98'	N10°54'26"W	99.93'
C2	8°14'03"	1000.00'	143.71'	N3°55'34"W	143.59'
C3	13°55'16"	700.00'	170.08'	N7°09'05"E	169.66'
C4	11°54'08"	1000.00'	207.73'	N84°14'23"E	207.36'
C5	5°53'43"	1000.00'	102.89'	N87°14'36"E	102.85'
C6	6°00'24"	1000.00'	104.84'	N81°17'32"E	104.79'
C7	2°23'47"	965.00'	40.36'	N88°59'34"E	40.36'
C8	6°42'39"	965.00'	113.03'	N84°26'21"E	112.96'
C9	94°43'42"	25.00'	41.33'	N40°25'49"E	36.78'
C10	2°25'42"	1030.00'	43.65'	N5°43'11"W	43.65'
C11	3°37'15"	1030.00'	65.09'	N2°41'42"W	65.08'
C12	1°04'31"	1030.00'	19.33'	N0°20'49"W	19.33'
C13	0°23'13"	730.00'	4.93'	N0°23'03"E	4.93'
C14	5°06'36"	730.00'	65.11'	N3°07'58"E	65.09'
C15	5°04'42"	730.00'	64.70'	N8°13'37"E	64.68'
C16	1°39'11"	33.50'	0.97'	N9°56'23"E	0.97'
C17	40°20'54"	33.50'	23.59'	N11°03'40"W	23.11'
C18	40°40'28"	55.00'	39.04'	N10°53'53"W	38.23'
C19	41°52'32"	55.00'	40.20'	N30°22'37"E	39.31'
C20	45°02'35"	55.00'	43.24'	N73°50'10"E	42.13'
C21	36°07'55"	55.00'	34.68'	S65°34'35"E	34.11'
C22	44°09'01"	33.50'	25.81'	S69°35'08"E	25.18'
C23	14°12'59"	33.50'	8.31'	N81°13'52"E	8.29'
C24	29°56'03"	33.50'	17.50'	N59°09'21"E	17.30'
C25	52°02'30"	55.00'	49.96'	N70°12'35"E	48.26'
C26	41°52'32"	55.00'	40.20'	S62°49'55"E	39.31'
C27	41°52'32"	55.00'	40.20'	S20°57'23"E	39.31'
C28	5°03'23"	1272.14'	112.27'	N1°02'41"W	112.23'
C29	41°52'32"	55.00'	40.20'	S20°55'08"W	39.31'
C30	4°25'55"	1272.14'	98.40'	N5°47'20"W	98.38'
C31	41°52'32"	55.00'	40.20'	S62°47'40"W	39.31'
C32	48°45'27"	55.00'	46.80'	N71°53'21"W	45.40'
C33	38°12'08"	33.50'	22.34'	N66°36'42"W	21.92'
C34	5°56'53"	33.50'	3.48'	N88°41'12"W	3.48'
C35	88°08'54"	25.00'	38.46'	S44°15'54"W	34.78'
C36	91°51'06"	25.00'	40.08'	N45°44'06"W	35.92'
C37	76°16'47"	25.00'	33.28'	S50°11'58"W	30.88'
C38	6°07'21"	670.00'	71.59'	S8°59'54"W	71.56'
C39	5°44'46"	670.00'	67.19'	N3°03'50"E	67.17'
C40	2°01'10"	970.00'	34.19'	S0°49'08"E	34.18'
C41	5°15'55"	970.00'	89.14'	S4°27'40"E	89.11'
C42	91°49'22"	25.00'	40.07'	S53°00'18"E	35.91'
C43	2°47'42"	965.00'	47.07'	N79°41'11"E	47.07'
C44	2°54'03"	1035.00'	52.40'	S79°44'21"W	52.40'
C45	5°57'10"	1035.00'	107.53'	N84°09'58"E	107.49'
C46	89°13'58"	25.00'	38.94'	S36°34'23"W	35.12'
C47	1°31'02"	970.00'	25.69'	S8°48'07"E	25.68'
C48	4°12'40"	970.00'	71.29'	S11°39'57"E	71.27'
C49	45°17'57"	59.00'	46.65'	S8°52'42"W	45.44'
C50	46°50'26"	59.00'	48.23'	S54°56'53"W	46.90'
C51	46°50'26"	59.00'	48.23'	N78°12'41"W	46.90'
C52	46°53'15"	59.00'	48.28'	N31°20'51"W	46.95'
C53	62°14'00"	59.00'	64.08'	N23°12'46"E	60.98'
C54	50°38'39"	33.50'	29.61'	N29°00'27"E	28.66'
C55	17°27'24"	33.50'	10.21'	N5°02'35"W	10.17'
C56	3°11'18"	1030.00'	57.32'	N12°10'38"W	57.31'
C57	2°32'24"	1030.00'	45.66'	N9°18'47"W	45.66'
C58	84°48'51"	25.00'	37.01'	N50°27'01"W	33.72'
C59	3°02'54"	1035.00'	55.07'	S88°40'00"W	55.06'

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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.

LOUIS M. KELEHAN, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
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REVISIONS	DATE
2ND SUBMITTAL	11/11/16
1ST SUBMITTAL	10/24/16

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

CLOVER RIDGE EAST PLAT 2
FINAL PLAT
ANKENY, IOWA

2/25
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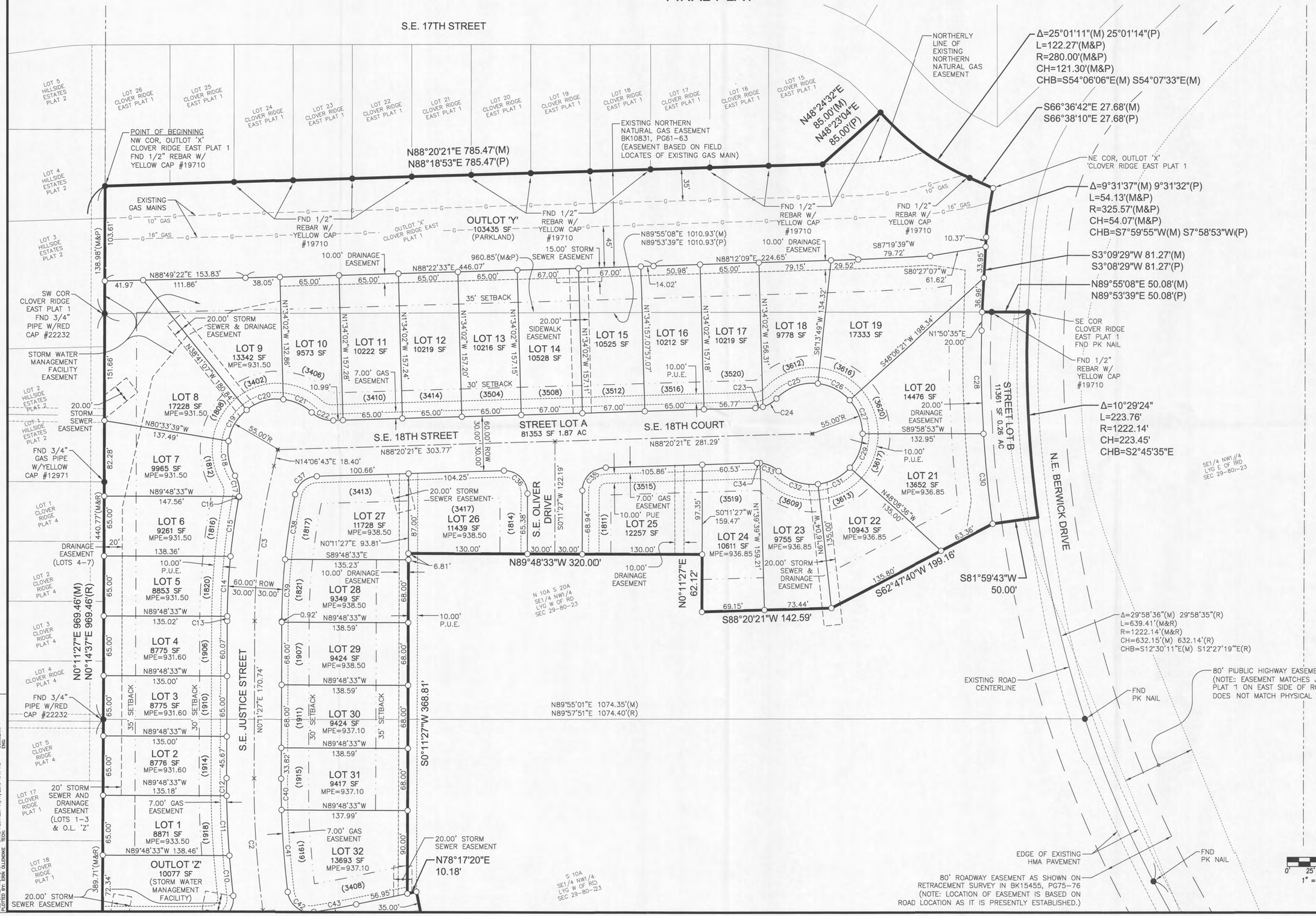
CLOVER RIDGE EAST PLAT 2

FINAL PLAT



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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO PE: JMM
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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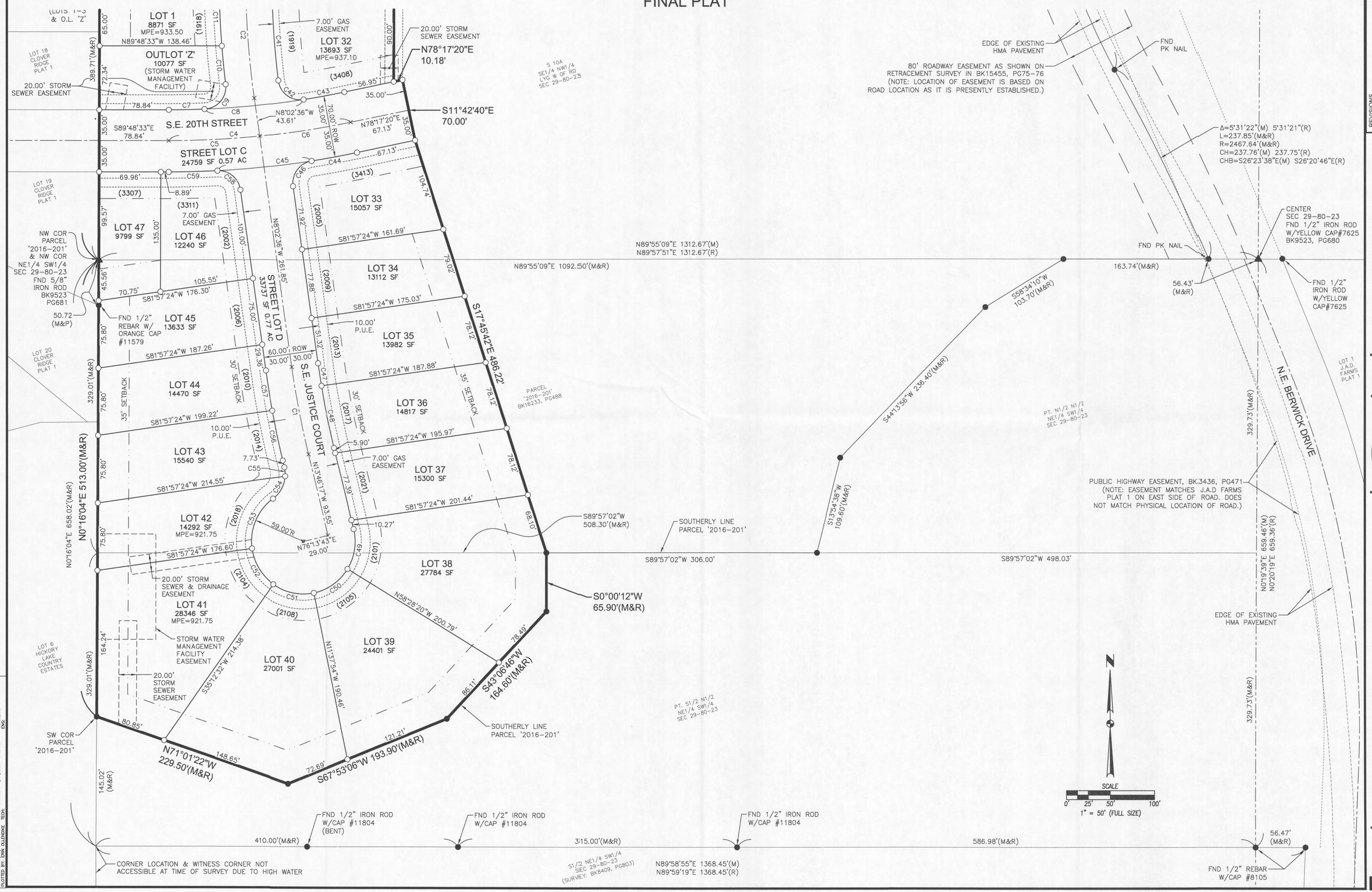
CLOVER RIDGE EAST PLAT 2

FINAL PLAT



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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO PE: JMM
CIVIL DESIGN ADVANTAGE

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