

WANDA MANOR PLAT 1 FINAL PLAT

LEGAL DESCRIPTION:

LOT 2 (EXCEPT THE SOUTH 10 FEET THEREOF) IN FIRST PLAZA PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 6.34 ACRES MORE OR LESS.

OWNER / PREPARED FOR:

WANDA MANOR COOPERATIVE
519 S. SUMMIT STREET
IOWA CITY, IOWA 52240

ZONING INFORMATION:

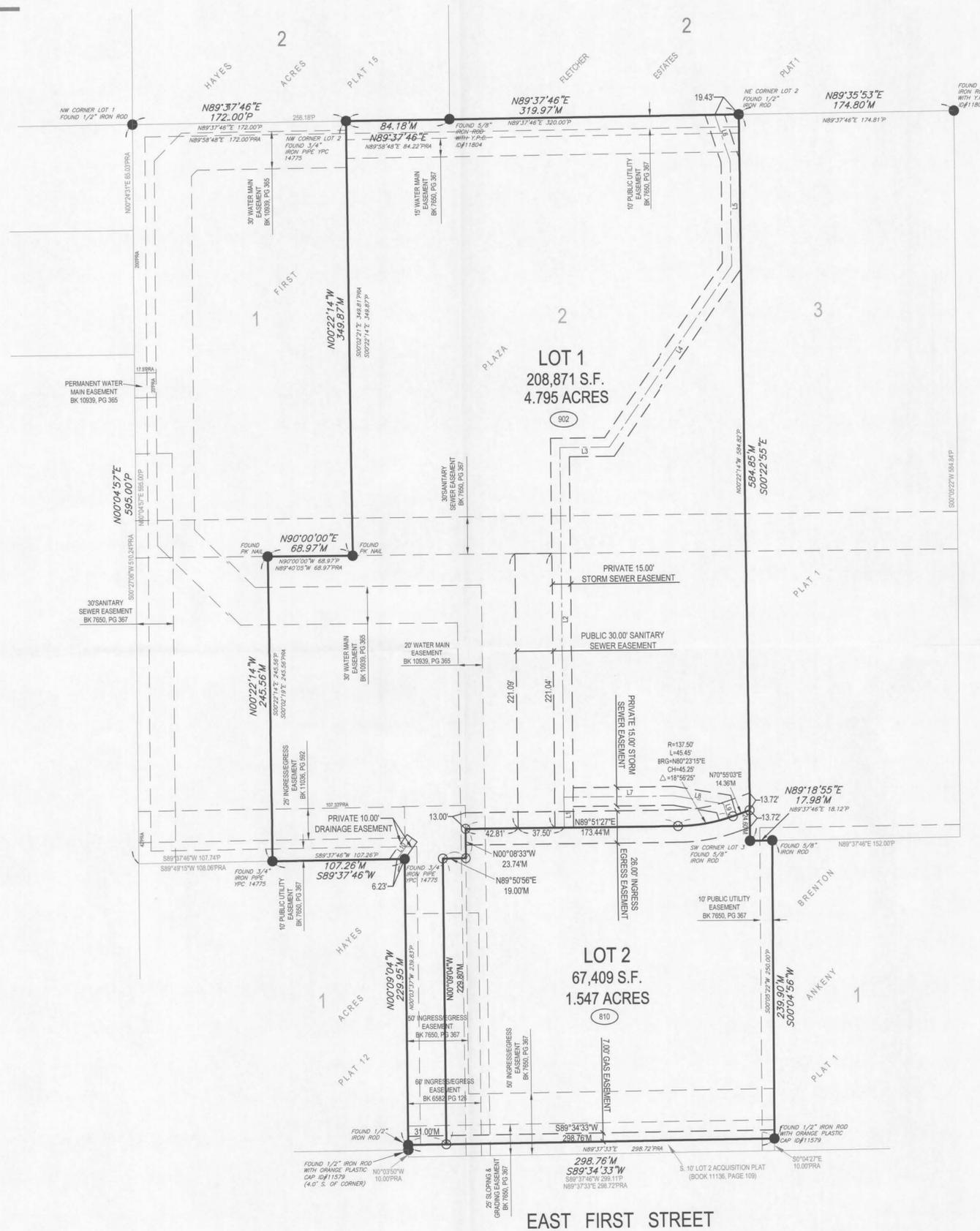
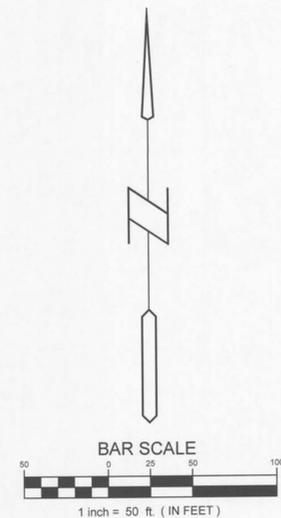
C-2 - GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT
BUILDING SETBACKS REQUIRED OF EACH LOT:
FRONT YARD = 35.00'
REAR YARD = 40.00'
SIDE YARD = 0' IF ADJACENT TO COMMERCIAL, IF ADJACENT TO RESIDENTIAL THEN 25', IF A RESIDENTIAL USE THEN FOLLOW R-3 REQUIREMENTS

LOT 1: 902 E. 1ST STREET
LOT 2: 810 E. 1ST STREET

PLAT NOTES:

- THE BOUNDARY OF THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.00 FEET.
- ALL CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL IRON PIPE SET WITHIN THIS PLAT HAVE A YELLOW PLASTIC IDENTIFICATION CAP ENGRAVED PLS No. 14775.

LINE	LENGTH	BEARING
L1	24.45	N00°08'33"W
L2	281.65	N00°08'33"W
L3	40.15	N89°59'41"E
L4	176.67	N35°03'05"E
L5	84.87	N00°22'55"E
L6	38.94	N18°12'49"W
L7	90.23	N89°58'54"E
L8	40.42	S80°32'14"E
L9	11.81	S17°32'30"E
L10	20.90	N36°18'08"E



ROLL CALL Plan & Zoning Commission Ankeny, IA			
Date	Present	Not Present	Excused
July 16, 2013			
Frank	Present	Not Present	Excused
Filger	Present	Not Present	Excused
Godwin	Present	Not Present	Excused
Hunter	Present	Not Present	Excused
Johnson	Present	Not Present	Excused
Olson	Present	Not Present	Excused
Ripper	Present	Not Present	Excused
Voigt	Present	Not Present	Excused
West	Present	Not Present	Excused
Wolfe	Present	Not Present	Excused
Yates	Present	Not Present	Excused
Ayes: 11 Nays: 0			APPROVED
D. Filger, Chairperson			T. Kuhn, Secretary

- SURVEY LEGEND:**
- SECTION CORNER- FOUND AS NOTED
 - PROPERTY CORNER- FOUND AS NOTED
 - PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - D DEEDED DISTANCE
 - P.R.A. PREVIOUSLY RECORDED AS
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - Y.P.C. YELLOW PLASTIC CAP
 - XXXX INDICATES PROPERTY ADDRESS RANGE



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.
 SIGNED: *Larry D. Hyler* DATE: 11-28-2016
 LARRY D. HYLER, L.S. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

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 Established 1959
 Civil Engineering & Land Surveying

**WANDA MANOR PLAT 1
ANKENY, IOWA**

FINAL PLAT

REFERENCE NUMBER:
120306

DRAWN BY:
EWM

CHECKED BY:
LDH

REVISION DATE:
11-04-16
11-08-16
11-28-16

PROJECT NUMBER:
150404

SHEET NUMBER:
1 OF 1