CAMDEN WEST PLAT 7

FINAL PLAT

OWNER / DEVELOPER

STRAHAN CONSTRUCTION COMPANY, INC.
477 S.W. CAMDEN DRIVE
ANKENY, IOWA 50023
PH: 515-964-1419

ENGINEER / SURVEYOR

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

ZONING

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT (WITH CONDITIONS)

CONDITIONS:
1. RESTRICTED TO SINGLE-FAMILY

DATE OF SURVEY

JANUARY, 2015

NOTES

1. ALL SIDEWALKS SHALL BE 5' WIDE.
2. LOTS 4-9 WILL REQUIRE PRIVATE EJECTOR PUMPS FOR BASEMENT SANITARY SEWER SERVICE. ALL OTHER LOTS SHALL PAY SPECIAL ATTENTION TO BASEMENT ELEVATION RELATIONSHIP TO SANITARY SEWER SERVICE.
3. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION.

PLAT DESCRIPTION

PARCEL 'I' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15104, PAGES 955-956 BEING PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA; EXCEPT CAMDEN WEST PLAT 6, AN OFFICIAL PLAT IN SAID CITY OF ANKENY.

PROPERTY CONTAINS 5.92 ACRES (257,933 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
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		

BENCHMARK

1. SANITARY SEWER MANHOLE RIM LOCATED ON THE SOUTH SIDE OF S.W. 4TH STREET AT THE N.E. CORNER OF LOT 9, CAMDEN WEST PLAT 4. MANHOLE IS 20'+/- SOUTH OF CURBLINE. ELEVATION = 999.89.
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE S.E. SIDE OF S.W. DRIFTWOOD DRIVE AT THE MIDPOINT OF N.W. LOT LINE OF LOT 16, CAMDEN WEST PLAT 2. MANHOLE IS 10'+/- S.E. OF CURBLINE. ELEVATION = 1003.57.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°47'32"	55.00'	86.19'	N45°07'59"E	77.64'
C2	89°47'32"	25.00'	39.18'	S45°07'59"W	35.29'
C3	41°24'35"	37.50'	27.10'	S20°28'04"E	26.52'
C4	6°21'19"	52.50'	5.82'	S37°59'42"E	5.82'
C5	10°30'05"	55.00'	10.08'	N38°16'27"W	10.07'
C6	58°14'36"	52.50'	53.37'	S5°41'44"E	51.10'
C7	59°04'41"	52.50'	54.13'	S52°57'55"W	51.77'
C8	49°00'32"	52.50'	44.91'	N72°59'29"W	43.55'
C9	46°57'14"	52.50'	43.02'	N25°00'36"W	41.83'
C10	43°10'47"	52.50'	39.57'	N20°03'25"E	38.64'
C11	45°27'05"	55.00'	43.63'	S21°16'23"W	42.50'
C12	41°24'35"	37.50'	27.10'	N20°56'31"E	26.52'
C13	30°33'30"	37.50'	20.00'	N15°02'32"W	19.76'
C14	3°09'43"	52.50'	2.90'	N28°44'26"W	2.90'
C15	62°20'30"	52.50'	57.12'	N4°00'41"E	54.35'
C16	54°50'49"	52.50'	50.26'	N62°36'21"E	48.36'

RECEIVED
NOV 18 2016
CITY OF ANKENY

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

PRELIMINARY
NOT FOR CONSTRUCTION

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 W. FEIERABEND DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES (OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	11/16/16
FIRST SUBMITTAL	08/19/16

3405 S.E. CROSSROADS DRIVE, SUITE G
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ANKENY, IOWA

CAMDEN WEST PLAT 7
FINAL PLAT

2/10
1607.391

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FILE DATE: 11/15/16 DATE PLOTTED: 11/15/2016 10:57 AM COMMENT:
PLOTTED BY: LUKE KELEHAN TECH: BWK