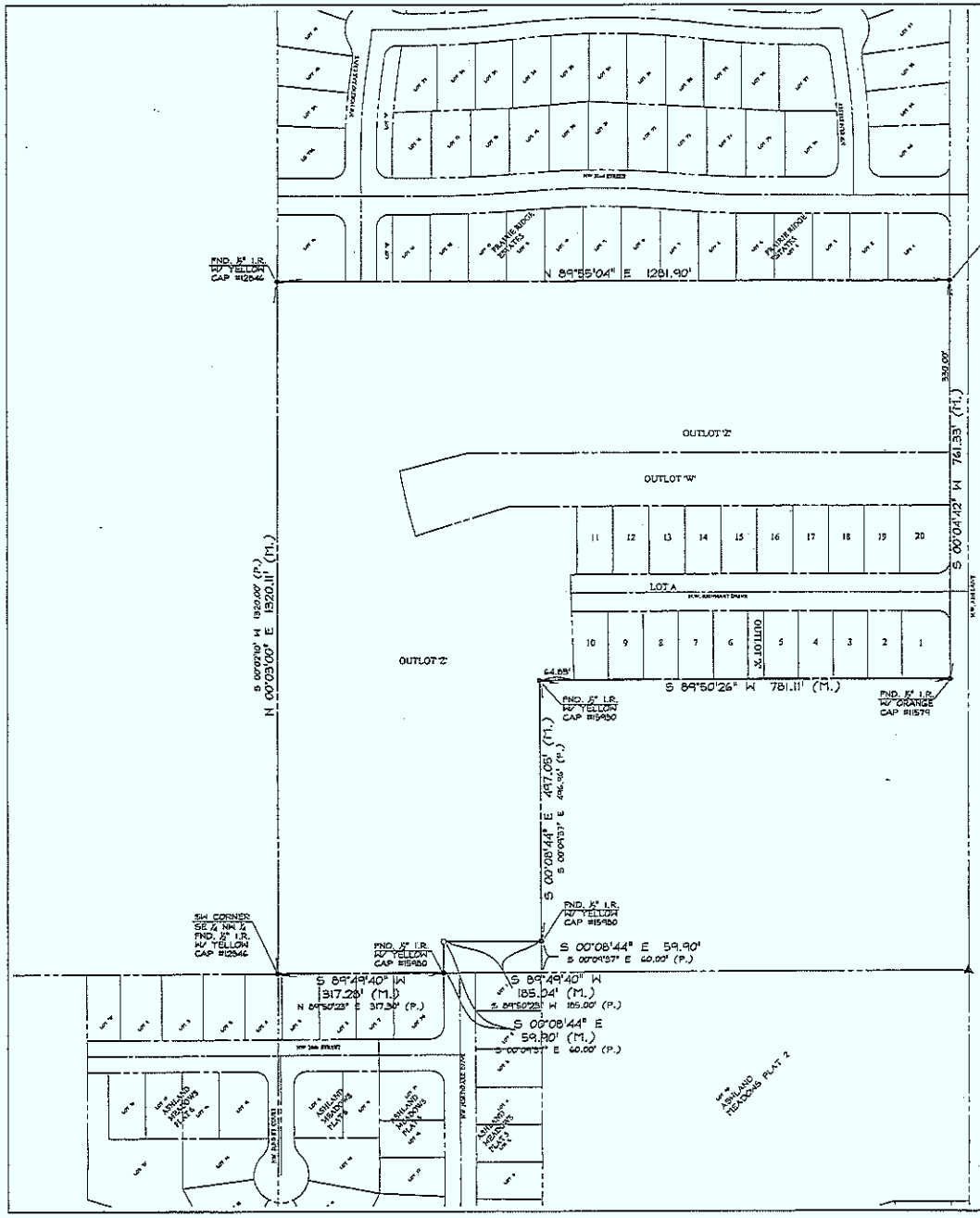


FINAL PLAT

ASHLAND RIDGE PLAT 1

OWNER/DEVELOPER
KIMBERLEY PROPERTIES, INC
P.O. BOX
ANKENY, IA 50021-0969

LAND USE
EXISTING: AGRICULTURE
PROPOSED: SINGLE FAMILY RESIDENTIAL

ZONING
EXISTING: R-3 W/ RESTRICTIONS
PROPOSED: R-3 W/ RESTRICTIONS

RESTRICTIONS
1. THE PLAT WILL BE RESTRICTED TO SINGLE DETACHED DWELLINGS.
2. THE FUTURE LOTS THAT WILL DIRECTLY ABUT PRAIRIE RIDGE ESTATES LOTS TO THE NORTH AND ASHLAND MEADOWS LOTS TO THE SOUTH SHALL BE A MINIMUM OF 70 FEET IN WIDTH AND THE DEVELOPER SHALL MATCH THE PROPOSED AND EXISTING PROPERTY LINES AS MUCH AS PRACTICABLE.

SETBACKS
FRONT: 30'
REAR: 35' PLUS 1' FOR EACH FOOT OF BUILDING ABOVE 35 FEET
SIDE: 1 & 1.5 STORY - 15' TOTAL, 7' MIN.
2 & 3 STORY - 17' TOTAL, 8' MIN.

UTILITIES
WATER MAIN - CITY OF ANKENY WATER SYSTEM SANITARY SEWER SYSTEM - ANKENY SANITARY SEWER SYSTEM

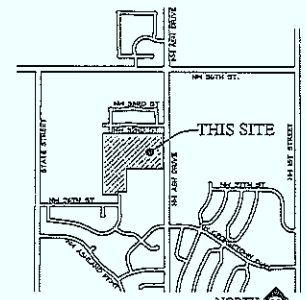
LEGAL DESCRIPTION
PARCEL 'D' OF THE PLAT OF SURVEY DATED APRIL 4, 2005 AND RECORDED APRIL 10, 2005 IN BOOK 8746 AT PAGE 70, CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THE EAST 33.00 FEET.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 20.505 ACRES MORE OR LESS.

NOTES:
1. LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC STREETS.
2. OUTLOT 'W' WILL BE USED FOR STORM DRAINAGE PURPOSES
3. OUTLOT 'X' WILL BE TRANSFERRED TO THE ANKENY COMMUNITY SCHOOL DISTRICT.

SURVEYORS NOTES:
1. ALL CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.



VICINITY SKETCH

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #12156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
1555	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
N.R.	NOT RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS 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.

LICENSED LAND SURVEYOR KEVEN J. CRAWFORD 13156 IOWA

Keven J. Crawford 10-7-2010

KEVEN J. CRAWFORD, 13156 IOWA LICENSED NOV 1994
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010
PAGES OR SHEETS COVERED BY THIS SEAL:
(SHEETS 1-2)

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date 7 October 2010

	Yes	Nay	Pass	Absent
Arnold	✓			
Austen	✓			
Fredrickson	✓			
Fryer	✓			
Gaudette	✓			
Osborn	✓			
Pandey	✓			
Sagar	✓			
Yost	✓			
Ayes 10	Nays	Pass	Absent	

APPROVED
Jeff Pandey Chairperson
Planning & Zoning Commission

IOWA ONE-CALL

COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-21-2010
REVISIONS: 7-23-2010
8-10-2010

SCALE: 1"=100'

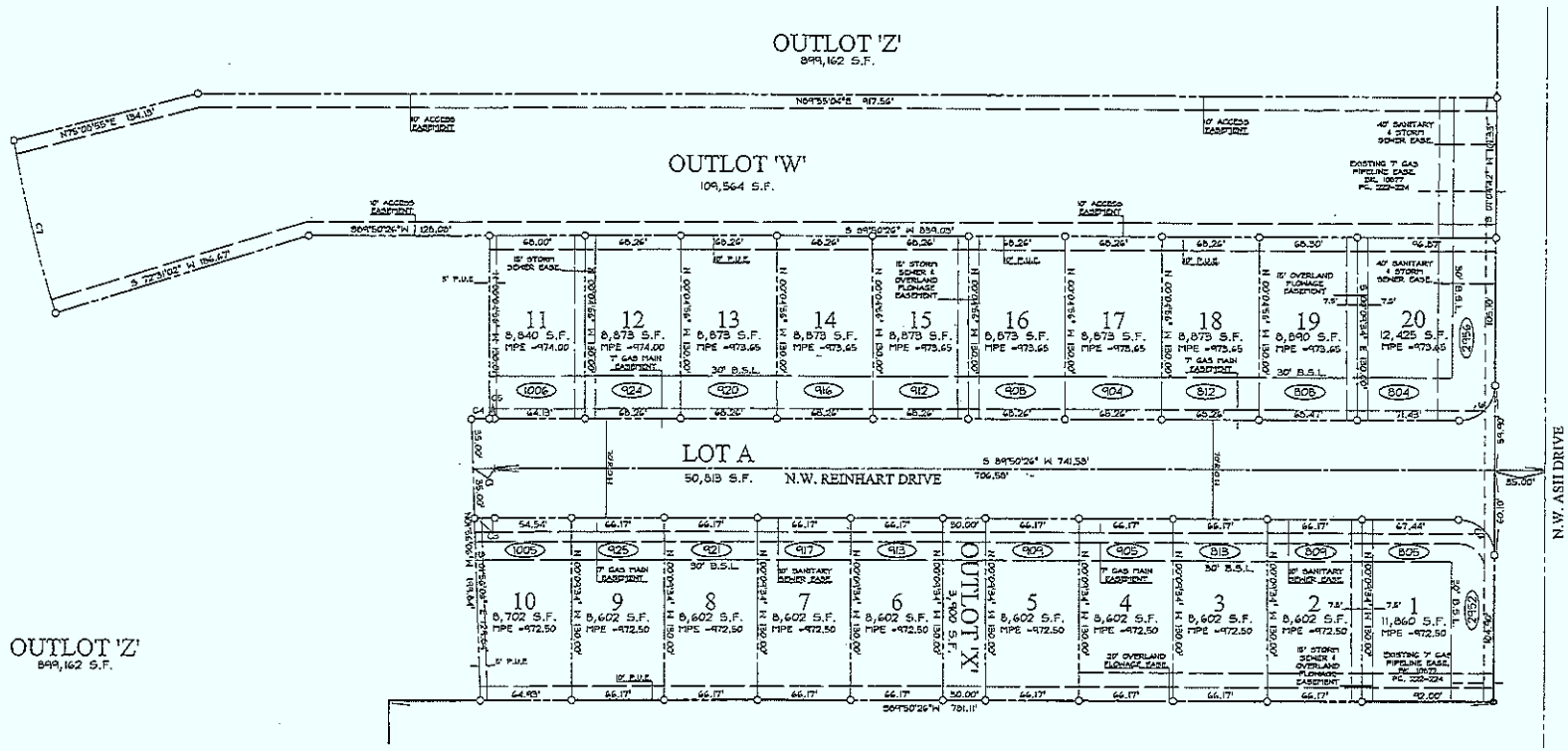
JOB NUMBER CC 0534

FINAL PLAT
ASHLAND RIDGE PLAT 1

SHEET 1 OF 2

FINAL PLAT

ASHLAND RIDGE PLAT 1



LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(9335)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
N.R.	NOT RADIAL

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	1°46'32"	500.00	15.49	7.75	15.49	S86°57'10"W
C2	90°14'16"	25.00	39.37	25.10	35.45	N45°02'26"W
C3	1°46'32"	465.00	14.41	7.21	14.41	S86°57'10"W
C4	12°12'40"	595.00	12.71	6.36	12.71	S88°24'44"W
C5	0°24'52"	595.00	5.87	1.93	5.87	S89°30'00"W
C6	88°45'44"	25.00	38.17	24.10	35.26	N44°57'34"E
C7	7°47'05"	940.00	127.72	63.96	127.62	S18°35'25"E

IOWA ONE-CALL

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-21-2010
REVISIONS: 7-23-2010
8-10-2010

SCALE: 1"=40'

JOB NUMBER
CC 0534

FINAL PLAT
ASHLAND RIDGE PLAT 1

SHEET 2 OF 2