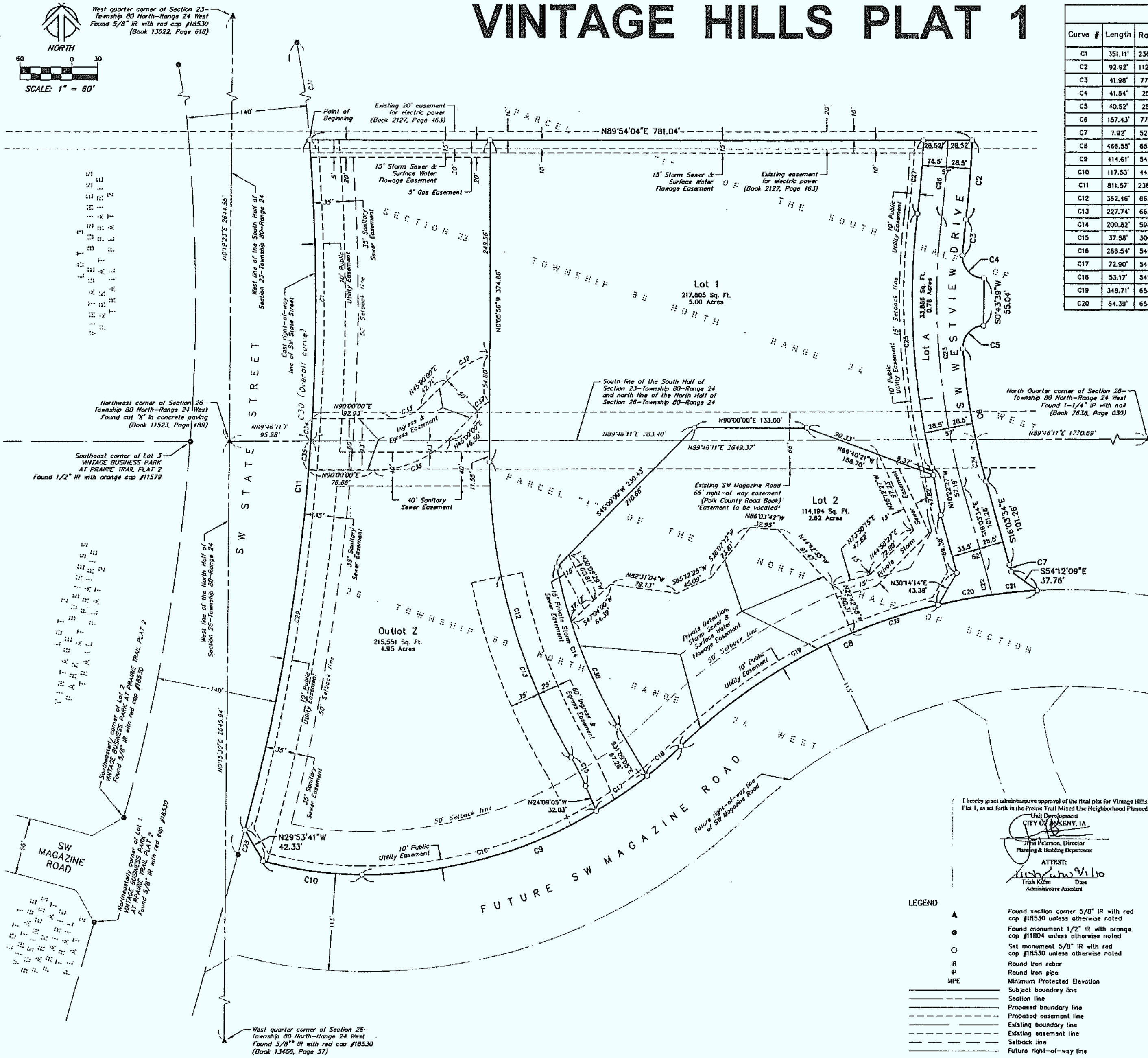
VINTAGE HILLS PLAT 1



I hereby grant administrative approval of the final plat for Vintage Hills Plat 1, as set forth in the Prairie Trail Mixed Use Neighborhood Planned Unit Development
CITY OF ANKENY, IA
Kevin Peterson, Director
Planning & Building Department
ATTEST:
Trish Kuhn 9/1/10
Administrative Assistant Date

LEGEND

- ▲ Found section corner 5/8" IR with red cap #18530 unless otherwise noted
- ● Found monument 1/2" IR with orange cap #11804 unless otherwise noted
- ○ Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar
- IP Round iron pipe
- MPE Minimum Protected Elevation
- Subject boundary line
- Section line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line
- Setback line
- Future right-of-way line

Curve Table

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	351.11'	2361.83'	8°31'04"	350.79'	N0°27'12"W
C2	92.92'	1128.50'	4°43'05"	92.90'	S4°27'28"W
C3	41.98'	771.50'	3°07'02"	41.97'	S5°15'29"W
C4	41.54'	25.00'	95°12'09"	36.92'	S43°54'07"E
C5	40.52'	25.00'	92°51'53"	36.23'	S42°03'52"W
C6	157.43'	771.50'	11°41'29"	157.15'	S10°12'49"E
C7	7.92'	528.50'	0°51'31"	7.92'	S15°37'48"E
C8	466.55'	658.00'	40°37'31"	456.84'	S68°28'59"W
C9	414.61'	542.00'	43°49'47"	404.58'	S68°05'07"W
C10	117.53'	442.00'	15°14'06"	117.18'	N82°22'57"W
C11	811.57'	2361.83'	19°41'17"	807.58'	N5°07'54"E
C12	362.46'	665.00'	31°13'45"	357.99'	S15°42'49"E
C13	227.74'	665.00'	19°37'18"	226.63'	S21°31'03"E
C14	200.82'	598.40'	19°13'43"	199.88'	S21°32'13"E
C15	37.58'	300.00'	7°10'37"	37.55'	N27°44'23"W
C16	288.54'	542.00'	30°30'09"	285.15'	N74°44'55"E
C17	72.90'	542.00'	7°42'25"	72.85'	N55°38'39"E
C18	53.17'	542.00'	5°37'13"	53.15'	N48°58'50"E
C19	348.71'	658.00'	30°21'49"	344.64'	S61°21'08"W
C20	64.39'	658.00'	5°36'25"	64.37'	S79°20'15"W

Curve Table

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C21	53.45'	658.00'	4°39'16"	53.44'	S84°28'06"W
C22	27.87'	500.00'	3°11'36"	27.86'	N14°27'46"W
C23	319.41'	800.00'	22°52'34"	317.29'	S4°37'17"E
C24	50.17'	771.50'	3°43'34"	50.16'	S14°11'47"E
C25	297.58'	828.50'	20°34'47"	295.99'	S3°28'23"E
C26	89.48'	1100.00'	4°39'39"	89.46'	N4°29'10"E
C27	86.04'	1071.50'	4°36'03"	86.02'	N4°30'58"E
C28	30.17'	2361.83'	0°43'55"	30.17'	N15°20'30"E
C29	460.46'	2361.83'	11°10'13"	459.73'	N9°23'26"E
C30	1700.31'	2361.83'	41°14'52"	1663.83'	N4°54'59"W
C31	858.56'	2361.83'	20°49'40"	853.84'	N15°07'35"W
C32	58.77'	127.41'	26°25'42"	58.25'	S58°12'51"W
C33	39.27'	50.00'	45°00'00"	38.27'	N67°30'00"E
C34	26.10'	2361.83'	0°37'59"	26.10'	N3°29'20"E
C35	34.04'	2361.83'	0°49'33"	34.04'	N4°13'06"E
C36	98.17'	125.00'	45°00'00"	95.67'	N67°30'00"E
C37	18.20'	77.41'	13°28'04"	18.15'	S51°44'02"W
C38	134.55'	598.40'	12°52'59"	134.27'	S24°42'35"E
C39	106.23'	658.00'	9°15'01"	106.12'	S71°54'32"W

PROPRIETOR / DEVELOPER
ORA Properties, LC
1525 NE 36th Street
Ankeny, Iowa 50021
(515) 965-5248

SURVEY NOTES

1. Land area : 13.35 acres
2. Zoning : Vintage Hills Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions)
   Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
3. Bulk regulations
   Front setback: 50 feet along SW State Street & future SW Magazine Road
   15 feet along SW Westview Drive
   Rear setback: 15 feet
   Side setback: 15 feet
4. The north line of the Northwest Quarter of Section 26-80-24 is assumed to bear North 89°46'11"East.
5. Lot A is to be dedicated to the City of Ankeny for right-of-way purposes.
6. Lot 2 shall not have direct access to SW Magazine Road.
7. Outlot Z is to be reserved for future development and to be re-platted prior to future development.
8. Addresses
   Lot 1: 1410 SW Magazine Road or 1250 SW Westview Drive
   Lot 2: 1370 SW Magazine Road or 1350 SW Westview Drive
   Outlot Z: 1315 SW State Street or 1450 SW Magazine Road
9. Area by Quarter-Quarter of Sections 23 & 26, Township 80 North, Range 24 West
   SW 1/4 of the SW 1/4 of Section 23: 6.21 Acres
   NW 1/4 of the NW 1/4 of Section 26: 7.14 Acres

RECEIVED
AUG 27 2010
CITY OF ANKENY

VINTAGE HILLS PLAT 1 LEGAL DESCRIPTION

A tract of land located in that part of Parcel "I" of the South Half of Section 23, Township 80 North, Range 24 West of the Fifth Principal Meridian; and that part of Parcel "I" of the North Half of Section 26, Township 80 North, Range 24 West of the Fifth Principal Meridian; all of which is located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674, and being more particularly described as follows:
Commencing at the northwest corner of said Section 26; thence North 89 degrees 46 minutes 11 seconds East, to the east right-of-way line of SW State Street, a distance of 95.28 feet; thence northwesterly 351.11 feet along a curve to the left, not tangent to the last described line, along said east right-of-way line of SW State Street, having a radius of 2361.83 feet, a delta angle of 08 degrees 31 minutes 04 seconds and a chord distance of 350.79 feet which bears North 00 degrees 27 minutes 12 seconds West, to the Point of Beginning; thence North 89 degrees 54 minutes 04 seconds East, not tangent to the last described curve, a distance of 781.04 feet; thence southwesterly 92.92 feet along a curve to the right, not tangent to the last described line, having a radius of 1128.50 feet, a delta angle of 04 degrees 43 minutes 05 seconds and a chord distance of 92.90 feet which bears South 04 degrees 27 minutes 28 seconds West; thence southwesterly 41.98 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 771.50 feet, a delta angle of 03 degrees 07 minutes 02 seconds and a chord distance of 41.97 feet which bears South 05 degrees 15 minutes 29 seconds West; thence southeasterly 41.54 feet along a curve to the left, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 95 degrees 12 minutes 09 seconds and a chord distance of 36.92 feet which bears South 43 degrees 54 minutes 07 seconds East; thence South 00 degrees 43 minutes 39 seconds West, not tangent to the last described curve, a distance of 55.04 feet; thence southwesterly 40.52 feet along a curve to the left, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 92 degrees 51 minutes 53 seconds and a chord distance of 36.23 feet which bears South 42 degrees 03 minutes 52 seconds West; thence southeasterly 157.43 feet along a curve to the left, tangent to the last described curve, having a radius of 771.50 feet, a delta angle of 11 degrees 41 minutes 29 seconds and a chord distance of 157.15 feet which bears South 10 degrees 12 minutes 49 seconds East; thence South 16 degrees 03 minutes 34 seconds East, tangent to the last described curve, a distance of 101.26 feet; thence southeasterly 7.92 feet along a curve to the right, tangent to the last described line, having a radius of 528.50 feet, a delta angle of 00 degrees 51 minutes 31 seconds and a chord distance of 7.92 feet which bears South 15 degrees 37 minutes 48 seconds East; thence South 54 degrees 12 minutes 09 seconds East, not tangent to the last described curve, a distance of 37.76 feet; thence southwesterly 466.55 feet along a curve to the left, not tangent to the last described line, having a radius of 658.00 feet, a delta angle of 40 degrees 37 minutes 31 seconds and a chord distance of 456.84 feet which bears South 68 degrees 28 minutes 59 seconds West; thence southwesterly 414.61 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 542.00 feet, a delta angle of 43 degrees 49 minutes 47 seconds and a chord distance of 404.58 feet which bears South 68 degrees 05 minutes 07 seconds West; thence northwesterly 117.53 feet along a curve to the right, tangent to the last described curve, having a radius of 442.00 feet, a delta angle of 15 degrees 14 minutes 06 seconds and a chord distance of 117.18 feet which bears North 82 degrees 22 minutes 57 seconds West; thence North 29 degrees 53 minutes 41 seconds West, not tangent to the last described curve, a distance of 42.33 feet, to said east right-of-way line of SW State Street; thence northeasterly 811.57 feet along a curve to the left, not tangent to the last described line, along said east right-of-way line of SW State Street, having a radius of 2361.83 feet, a delta angle of 19 degrees 41 minutes 17 seconds and a chord distance of 807.58 feet which bears North 05 degrees 07 minutes 54 seconds East, to the Point of Beginning. Containing 13.35 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

THAREN J. HELGERSON LICENSED PROFESSIONAL LAND SURVEYOR 18530 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 Land Surveyor under the laws of the State of Iowa

Signature: 08/27/2010
Date
Name: Tharen J. Helgerson L.S. No. 18530
My license renewal date is December 31, 2010 Date of survey: 06/18/2010
Pages or sheets covered by this seal: Sheet FP-1 only

NILLES ASSOCIATES
2525 N ANKENY BLVD., SUITE 121
ANKENY, IOWA - 50023-4703
(515) 965-0123 voice - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

REVISIONS:
08/12/2010-Revisions per City Tech Review Comments and T. Rapp
08/27/2010-Revisions per City Tech Review Comments dated 08/23/10

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT: VINTAGE HILLS PLAT 1
ANKENY, IOWA
TITLE: FINAL PLAT

NA No.:	10062
DATE:	2010-06-18
DRAWN BY:	TJH
CHECKED BY:	ADS
SCALE:	AS NOTED
DWG No.:	1/1
SHEET No.:	FP-1

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