

PINE VIEW ESTATES PLAT 3

FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

ZONING

R-2: ONE-FAMILY AND TWO-FAMILY
RESIDENTIAL DISTRICT (RESTRICTED TO
ONE-FAMILY RESIDENTIAL)

DATE OF SURVEY

OCTOBER 20, 2015

OWNER/DEVELOPER:

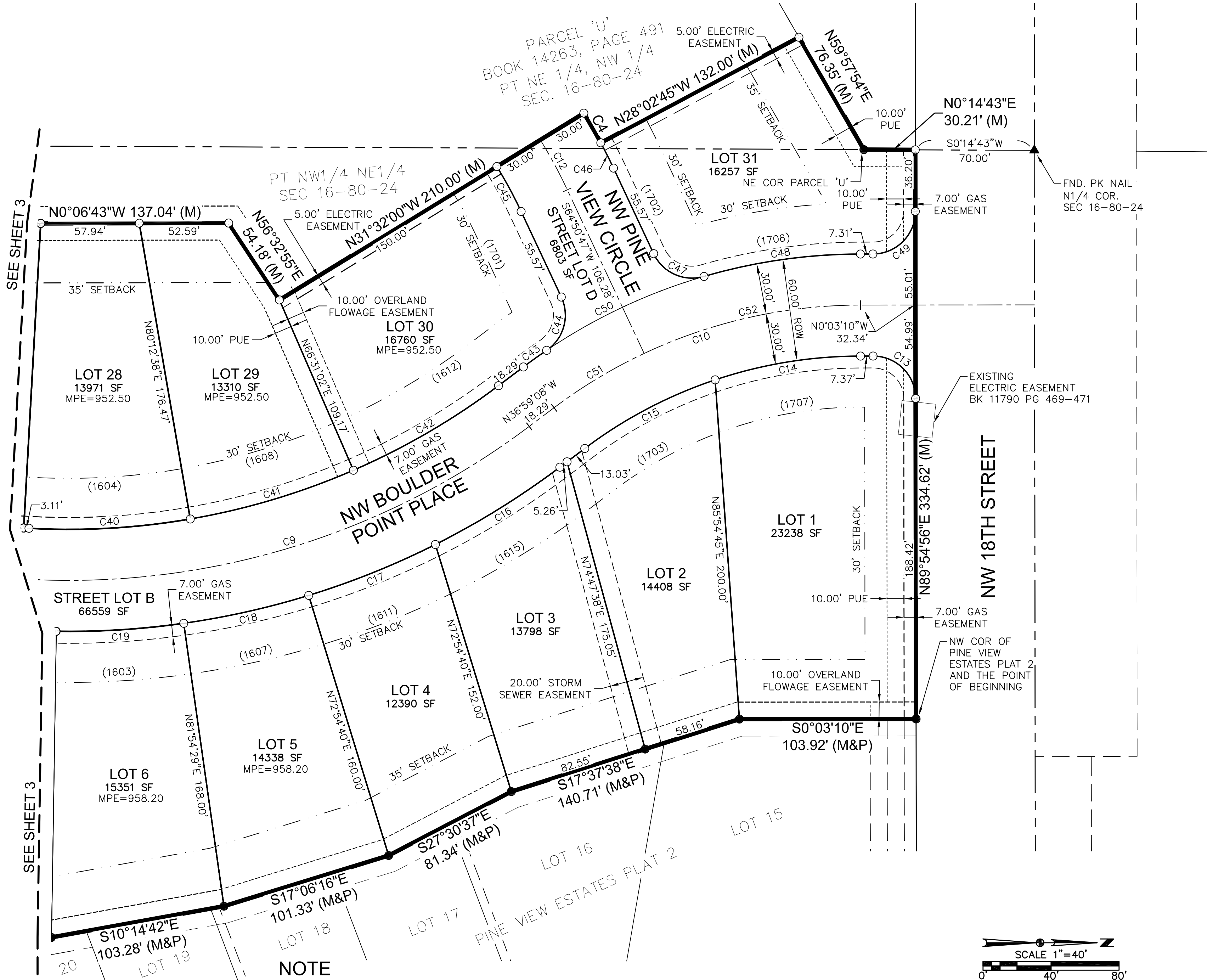
DIAMOND DEVELOPMENT, LLC
CONTACT: DARRYL BRESSON
309 EAST 1ST STREET
ANKENY, IOWA 50021
PH. (515) 249-2507

BULK REGULATIONS

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (>1-STORY - 8' MIN.)
= 15' (1 STORY - 7' MIN.)

AREA SUMMARY

AREAS IN SQUARE FEET
NE 1/4 NW 1/4 PARCEL 'U' = 5,767
NW 1/4 NE 1/4 = 545,325
TOTAL = 551,092



PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF PARCEL 'U' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14263, PAGE 491 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

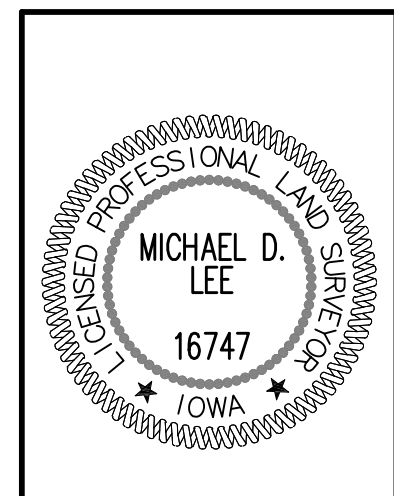
BEGINNING AT THE NORTHWEST CORNER OF PINE VIEW ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 0°03'10" EAST ALONG THE WESTERLY LINE OF SAID PINE VIEW ESTATES PLAT 2, A DISTANCE OF 103.92 FEET; THENCE SOUTH 17°37'38" EAST ALONG SAID WESTERLY LINE, 140.71 FEET; THENCE SOUTH 27°30'37" EAST ALONG SAID WESTERLY LINE, 81.34 FEET; THENCE SOUTH 17°06'16" EAST ALONG SAID WESTERLY LINE, 101.33 FEET; THENCE SOUTH 10°14'42" EAST ALONG SAID WESTERLY LINE, 103.28 FEET; THENCE SOUTH 3°46'52" EAST ALONG SAID WESTERLY LINE, 86.64 FEET; THENCE SOUTH 2°29'09" WEST ALONG SAID WESTERLY LINE, 162.72 FEET; THENCE EASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 10.62 FEET, AND WHOSE CHORD BEARS SOUTH 87°39'51" EAST, 10.62 FEET TO THE NORTHWEST CORNER OF LOT 38, PINE VIEW ESTATES PLAT 2; THENCE SOUTH 2°11'10" WEST ALONG SAID WESTERLY LINE, 151.11 FEET TO THE SOUTHWEST CORNER OF SAID PINE VIEW ESTATES PLAT 2; THENCE SOUTH 89°00'07" EAST ALONG THE SOUTHERLY LINE OF SAID PINE VIEW ESTATES PLAT 2, A DISTANCE OF 47.34 FEET; THENCE NORTH 88°19'40" EAST ALONG SAID SOUTHERLY LINE, 91.78 FEET TO THE NORTHWEST CORNER OF LOT 32, HIDDEN CREEK PLAT 3; THENCE SOUTH 8°47'42" EAST ALONG THE WESTERLY LINE OF SAID HIDDEN CREEK PLAT 3, A DISTANCE OF 126.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE WESTERLY ALONG SAID WESTERLY LINE OF HIDDEN CREEK PLAT 3 AND A CURVE CONCAVE SOUTHERLY, WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 20.54 FEET, AND WHOSE CHORD BEARS SOUTH 80°05'41" WEST, 20.54 FEET; THENCE SOUTH 11°00'55" EAST ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 31, HIDDEN CREEK PLAT 3; THENCE SOUTH 0°37'29" EAST ALONG SAID WESTERLY LINE, 162.29 FEET TO THE SOUTHWEST CORNER OF SAID HIDDEN CREEK PLAT 3 AND THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°22'34" WEST ALONG THE SAID SOUTHERLY LINE, 528.18 FEET; THENCE NORTH 0°43'46" EAST, 198.77 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 3.44 FEET, AND WHOSE CHORD BEARS SOUTH 89°38'07" EAST, 3.44 FEET; THENCE NORTH 0°00'00" EAST, 140.00 FEET; THENCE NORTH 67°16'23" WEST, 54.96 FEET; THENCE NORTH 26°28'32" WEST, 52.03 FEET; THENCE NORTH 7°20'53" WEST, 77.24 FEET; THENCE NORTH 6°17'59" EAST, 79.93 FEET; THENCE NORTH 8°05'48" EAST, 160.08 FEET; THENCE NORTH 0°06'43" WEST, 137.04 FEET; THENCE NORTH 56°32'55" EAST, 54.18 FEET; THENCE NORTH 31°32'00" WEST, 210.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY, WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 20.09 FEET, AND WHOSE CHORD BEARS NORTH 60°12'37" EAST, 20.08 FEET; THENCE NORTH 28°02'45" WEST, 132.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL 'U'; THENCE NORTH 59°57'54" EAST ALONG SAID NORTHERLY LINE, 76.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'U'; THENCE NORTH 0°14'43" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, A DISTANCE OF 30.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW 18TH STREET; THENCE NORTH 89°54'56" EAST ALONG SAID SOUTHERLY LINE, 334.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.65 ACRES (551,092 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&P) C1	0°17'59"	2030.00'	10.62'	S87°39'51"E	10.62'	C27	90°00'00"	25.00'	39.27'	N45°00'00"W	35.36'
(M) C2	2°13'13"	530.00'	20.54'	S80°05'41"W	20.54'	C28	2°23'03"	470.00'	19.56'	S88°48'29"W	19.56'
(P) C2	2°13'13"	530.00'	20.54'	S80°04'28"W	20.54'	C29	11°57'18"	470.00'	98.07'	S81°38'18"W	97.89'
C3	0°43'46"	270.00'	3.44'	S89°38'07"E	3.44'	C30	1°29'55"	470.00'	12.29'	S74°54'41"W	12.29'
C4	3°29'15"	330.00'	20.09'	N60°12'37"E	20.08'	C31	7°02'34"	530.00'	65.15'	S77°41'01"W	65.11'
C5	4°49'21"	500.00'	42.08'	N76°34'24"E	42.07'	C32	4°49'21"	470.00'	39.56'	N76°34'24"E	39.55'
C6	15°50'16"	500.00'	138.21'	N82°04'52"E	137.77'	C33	4°04'00"	530.00'	37.62'	N76°11'44"E	37.61'
C7	0°43'46"	300.00'	3.82'	S89°38'07"E	3.82'	C34	8°11'17"	530.00'	75.74'	N82°19'22"E	75.68'
C8	3°11'55"	2000.00'	111.65'	N1°35'57"E	111.63'	C35	3°34'59"	530.00'	33.14'	N88°12'31"E	33.14'
C9	40°11'03"	450.00'	315.61'	N16°53'37"W	309.18'	C36	0°43'46"	330.00'	4.20'	S89°38'07"E	4.20'
C10	36°55'58"	300.00'	193.38'	N18°31'09"W	190.05'	C37	90°00'00"	25.00'	39.27'	S45°00'00"W	35.36'
C11	0°42'46"	2000.00'	24.88'	N87°09'28"W	24.88'	C38	2°03'15"	2030.00'	72.78'	S1°01'37"W	72.77'
C12	6°22'47"	300.00'	33.40'	S61°39'24"W	33.39'	C39	1°08'40"	2030.00'	40.55'	S2°37'35"W	40.54'
C13	89°58'06"	25.00'	39.26'	N44°55'53"E	35.35'	C40	12°59'17"	420.00'	95.21'	S3°17'44"E	95.00'
C14	18°27'59"	270.00'	87.02'	N9°17'10"W	86.64'	C41	13°41'36"	420.00'	100.38'	S16°38'10"E	100.14'
C15	18°27'59"	270.00'	87.02'	N27°45'09"W	86.64'	C42	13°30'10"	420.00'	98.98'	S30°14'03"E	98.75'
C16	10°18'10"	480.00'	86.31'	N31°50'03"W	86.20'	C43	2°55'10"	330.00'	16.81'	S35°31'33"E	16.81'
C17	9°35'39"	480.00'	80.38'	N21°53'09"W	80.28'	C44	8°10'51"	25.00'	35.38'	S74°36'36"E	32.50'
C18	8°59'49"	480.00'	75.37'	N12°35'25"W	75.29'	C45	6°22'47"	270.00'	30.06'	N61°39'24"E	30.05'
C19	8°59'49"	480.00'	75.37'	N3°35'37"W	75.29'	C46	2°53'33"	330.00'	16.66'	S63°24'01"W	16.66'
C20	2°17'37"	480.00'	19.22'	N2°03'06"E	19.21'	C47	8°10'51"	25.00'	35.38'	S24°18'10"W	32.50'
C21	90°00'00"	25.00'	39.27'	N41°48'05"W	35.36'	C48	16°11'17"	330.00'	93.24'	S8°08'48"E	92.93'
C22	0°42'46"	1970.00'	24.50'	N87°09'28"W	24.50'	C49	90°01'54"	25.00'	39.28'	N45°04'07"E	35.37'
C23	1°00'45"	2030.00'	35.87'	S87°18'28"E	35.87'	C50	17°49'32"	330.00'	102.67'	S25°09'13"W	102.25'
C24	90°00'00"	25.00'	39.27'	N48°11'55"E	35.36'	C51	11°49'56"	300.00'	61.95'	N31°04'10"W	61.84'
C25	2°52'55"	1970.00'	99.09'	N1°45'27"E	99.08'	C52	25°06'03"	300.00'	131.43'	N12°36'11"W	130.38'
C26	0°19'00"	1970.00'	10.89'	N0°09'30"E	10.89'						

NOTE

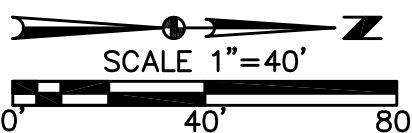
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- DRIVEWAY ACCESS IS PROHIBITED ALONG NW 18TH STREET.
- 5' SIDEWALKS WILL BE REQUIRED FOR THIS PLAT.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS.
- FENCES ON LOTS 1 AND 31 SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE NW 18TH STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10 FOOT SETBACK FROM THE NW 18TH STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW 18TH STREET RIGHT-OF-WAY.
- LOTS 1 AND 31 WILL NOT HAVE ACCESS OFF ON NW 18TH STREET.



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.

MICHAEL D. LEE, P.L.S. _____ DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 2-3



FILE: H:\005\00505\00505\FINAL PLAT.DWG COMMENT: ENC
PLOT: 10/23/2015 10:17 AM
PLOT BY: DERRYL BRESSON
DRAWN BY: DERRYL BRESSON

DATE	REVISIONS
04/09/15	
02/23/15	
01/20/15	

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ENGINEER: EKO
E.I.: JMM



CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

PINE VIEW ESTATE PLAT 3 FINAL PLAT

