

PINE VIEW ESTATES PLAT 4

FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400

OWNER/DEVELOPER:

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

ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

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

* REZONING TO R-2 IN PROCESS

BULK REGULATIONS

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

DATE OF SURVEY

OCTOBER 21, 2015

AREA SUMMARY

AREAS IN SQUARE FEET

NE1/4 NW1/4 PARCEL 'U' = 406,343
NW1/4 NE1/4 = 59,793
TOTAL = 466,136

PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF PARCEL 'U' AS SHOWN ON THE PLAT OF SURVEY 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 SOUTHWEST CORNER OF PINE VIEW ESTATES PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 89°22'34" WEST ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 95.20 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'U'; THENCE NORTH 89°47'53" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'U', 226.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'U'; THENCE NORTH 00°00'00" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 'U', 52.50 FEET; THENCE NORTH 17°11'41" WEST ALONG SAID WESTERLY LINE, 126.10 FEET; THENCE NORTH 38°02'06" WEST ALONG SAID WESTERLY LINE, 106.02 FEET; THENCE NORTH 60°03'20" WEST ALONG SAID WESTERLY LINE, 154.10 FEET; THENCE NORTH 02°41'30" WEST ALONG SAID WESTERLY LINE, 128.16 FEET; THENCE NORTH 36°48'09" EAST ALONG SAID WESTERLY LINE, 132.96 FEET; THENCE NORTH 14°49'57" EAST ALONG SAID WESTERLY LINE, 208.79 FEET; THENCE NORTH 12°14'03" WEST ALONG SAID WESTERLY LINE, 126.75 FEET; THENCE NORTH 03°50'43" WEST ALONG SAID WESTERLY LINE, 132.97 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'U'; THENCE NORTH 44°12'56" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'U', 129.05 FEET; THENCE NORTH 80°02'37" EAST ALONG SAID NORTHERLY LINE, 132.74 FEET; THENCE NORTH 59°57'54" EAST ALONG SAID NORTHERLY LINE, 103.86 FEET TO THE NORTHWEST CORNER OF SAID PINE VIEW ESTATES PLAT 3; THENCE SOUTH 28°02'45" EAST ALONG THE WESTERLY LINE OF SAID PINE VIEW ESTATES PLAT 3, A DISTANCE OF 132.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 20.09 FEET, AND WHOSE CHORD BEARS SOUTH 60°12'37" WEST, 20.08 FEET; THENCE SOUTH 31°32'00" EAST ALONG SAID WESTERLY LINE, 210.00 FEET TO THE SOUTHWEST CORNER OF LOT 30, PINE VIEW ESTATES PLAT 3; THENCE SOUTH 56°32'55" WEST ALONG SAID WESTERLY LINE, 54.18 FEET; THENCE SOUTH 00°06'43" EAST ALONG SAID WESTERLY LINE, 137.04 FEET; THENCE SOUTH 08°05'48" WEST ALONG SAID WESTERLY LINE, 160.08 FEET; THENCE SOUTH 06°17'59" WEST ALONG SAID WESTERLY LINE, 79.93 FEET; THENCE SOUTH 07°20'53" EAST ALONG SAID WESTERLY LINE, 77.24 FEET; THENCE SOUTH 26°28'32" EAST ALONG SAID WESTERLY LINE, 52.03 FEET; THENCE SOUTH 67°16'23" EAST ALONG SAID WESTERLY LINE, 54.96 FEET TO THE NORTHWEST CORNER OF LOT 22, PINE VIEW ESTATES PLAT 3; THENCE SOUTH 00°00'00" EAST ALONG SAID WESTERLY LINE, 140.00 FEET TO THE SOUTHWEST CORNER OF LOT 22, PINE VIEW ESTATES PLAT 3; THENCE WESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 3.44 FEET, AND WHOSE CHORD BEARS NORTH 89°38'07" WEST, 3.44 FEET; THENCE SOUTH 00°43'46" WEST ALONG SAID WESTERLY LINE, 198.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.70 ACRES (466,136 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.
- 5' SIDEWALKS WILL BE REQUIRED FOR THIS PLAT.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS.
- FINAL PLAT CONFORMS WITH THE APPROVED PRELIMINARY PLAT DATED NOVEMBER 5, 2012. LOT SIZE AND BULK REGULATIONS MEET THE R-2 STANDARDS.

BENCHMARKS:

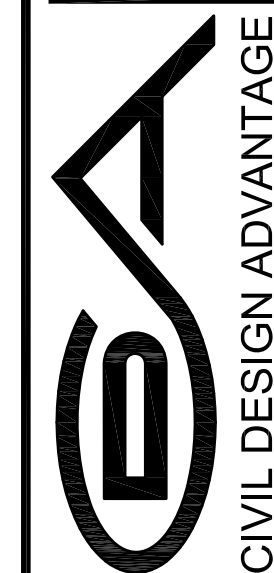
- CUT "X" AT CENTERLINE OF 15TH STREET AND ROCKCREST ROAD.
ELEV=956.34
- BURY BOLT ON HYDRANT AT NW CORNER OF 15TH STREET AND ROCKCREST ROAD.
ELEV=959.52
- BURY BOLT ON HYDRANT AT SW CORNER OF 18TH STREET AND IRVINGDALE.
ELEV=961.69
- NE BOLT ON HYDRANT AT NW CORNER OF WEIGEL AND 5TH STREET.
ELEV=1004.04
- SANITARY MANHOLE AT CENTER OF INTERSECTION OF NW 15TH STREET AND NW BOULDER DRIVE
ELEV=958.02

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M&P) C1	3°29'15"	330.00'	20.09'	S60°12'37"W	20.08'
(M&P) C2	0°43'46"	270.00'	3.44'	N89°38'07"W	3.44'
C3	48°34'48"	300.00'	254.36'	S34°10'36"W	246.81'
C4	99°09'25"	300.00'	519.19'	S39°41'31"E	456.78'
C5	12°45'31"	330.00'	73.49'	S55°34'29"W	73.33'
C6	11°57'30"	330.00'	68.87'	S43°12'58"W	68.75'
C7	12°45'31"	330.00'	73.49'	S30°51'28"W	73.33'
C8	12°45'31"	330.00'	73.49'	S18°05'56"W	73.33'
C9	1°49'59"	330.00'	10.56'	S10°48'11"W	10.56'
C10	10°38'47"	330.00'	61.32'	S4°33'48"W	61.23'
C11	12°45'31"	330.00'	73.49'	S7°08'21"E	73.33'
C12	12°45'31"	330.00'	73.49'	S19°53'52"E	73.33'
C13	12°45'31"	330.00'	73.49'	S32°39'24"E	73.33'
C14	12°45'31"	330.00'	73.49'	S45°24'55"E	73.33'
C15	12°45'31"	330.00'	73.49'	S58°10'27"E	73.33'
C16	12°45'31"	330.00'	73.49'	S70°55'58"E	73.33'
C17	11°57'30"	330.00'	68.87'	S83°17'29"E	68.75'
C18	24°59'24"	270.00'	117.76'	N77°30'18"W	116.83'
C19	24°55'25"	270.00'	117.45'	N52°32'54"W	116.53'
C20	24°55'25"	270.00'	117.45'	N27°37'28"W	116.53'
C21	24°55'25"	270.00'	117.45'	N2°42'03"W	116.53'
C22	0°07'32"	270.00'	0.59'	N9°49'26"E	0.59'
C23	23°57'54"	270.00'	112.93'	N21°52'09"E	112.11'
C24	24°36'54"	270.00'	116.00'	N46°09'33"E	115.11'

REVISIONS	DATE
AS-BUILT SUBMITTAL:	11/05/15
FINAL SUBMITTAL:	04/27/15
SECOND SUBMITTAL:	04/24/15
FIRST SUBMITTAL:	04/03/15

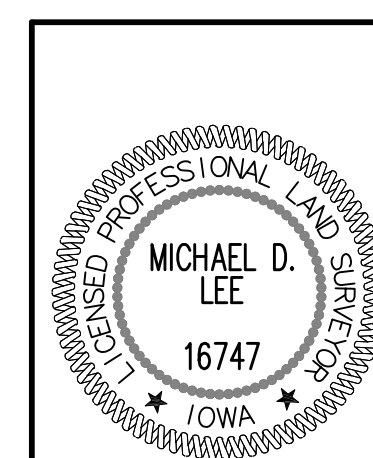
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CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

PINE VIEW ESTATES PLAT 4
FINAL PLAT

2 / 12
1503.148



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.

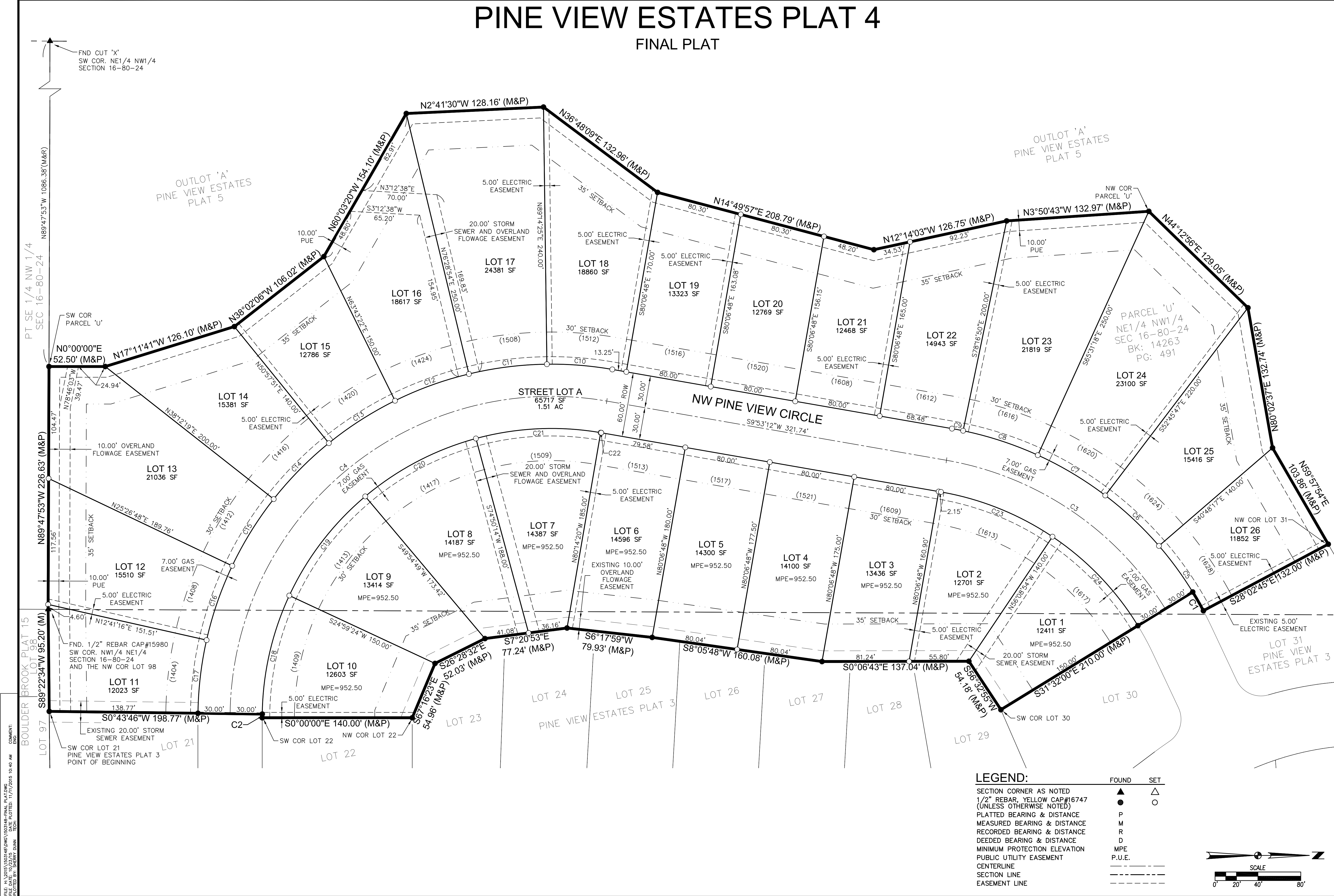
MICHAEL D. LEE, P.L.S. DATE

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

SHEETS 2 & 3

PINE VIEW ESTATES PLAT 4

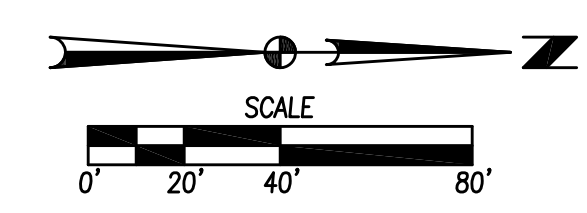
FINAL PLAT



COMMENT: BOULDER BROOK PLAT 15
 FILE: H:\2015\1503148\FINAL\1503148-FINAL PLAT.DWG
 PLOTTED BY: SHERY DUNN
 DATE: 11/11/2015 10:40 AM

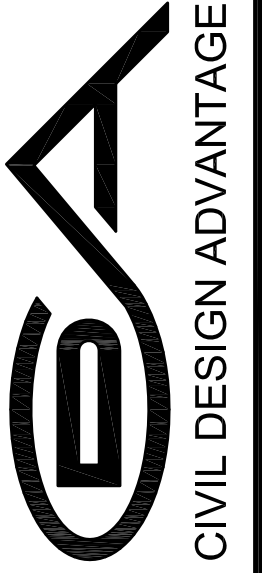
LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	M	
MEASURED BEARING & DISTANCE	R	
RECORDED BEARING & DISTANCE	D	
DEEDED BEARING & DISTANCE	MPE	
MINIMUM PROTECTION ELEVATION	P.U.E.	
PUBLIC UTILITY EASEMENT		---
CENTERLINE		---
SECTION LINE		---
EASEMENT LINE		---



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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 E.I.: JUN



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