

**OWNER/DEVELOPER:**

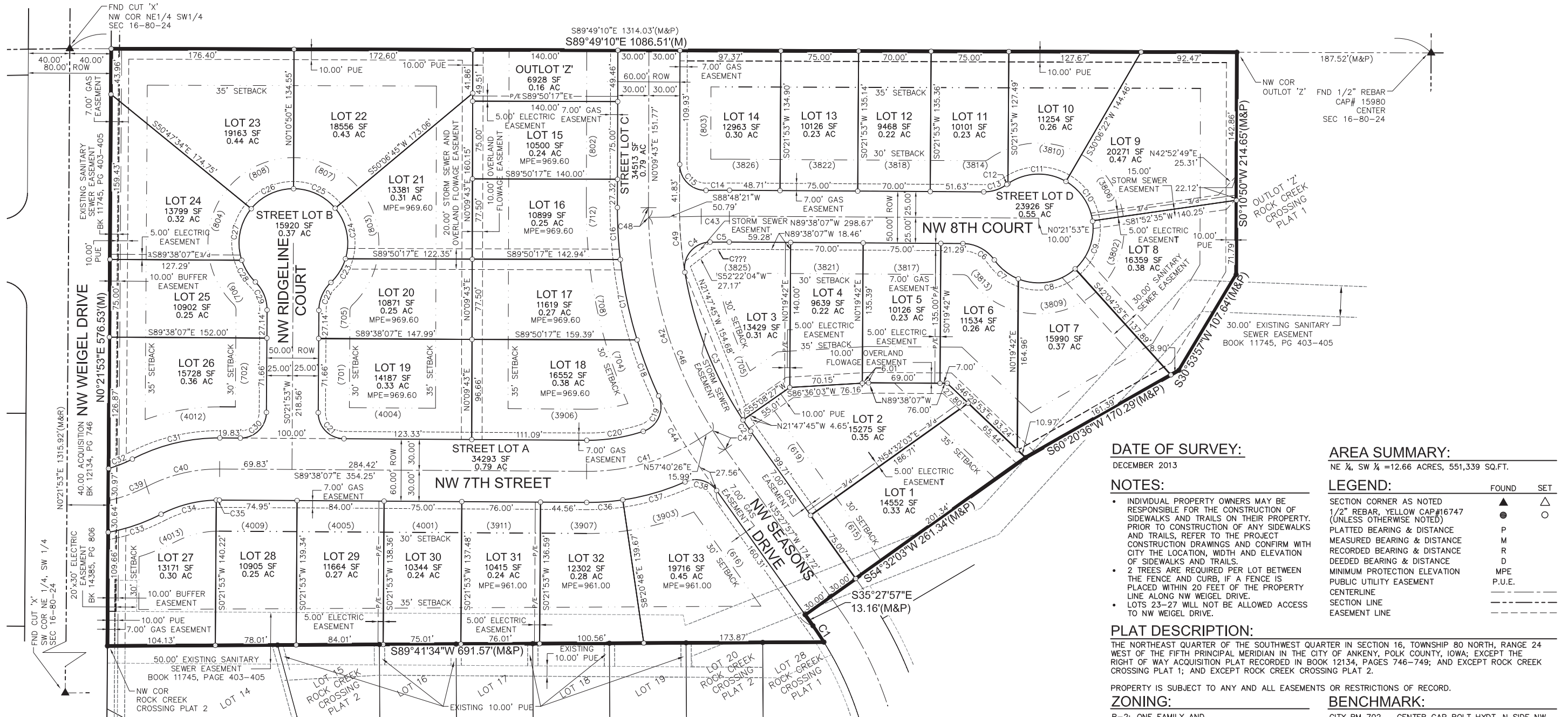
BRESSION CONSTRUCTION, INC.  
 REMINGTON HOMES  
 309 E. 1ST STREET  
 ANKENY, IA 50021

**ENGINEER/SURVEYOR:**

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

# ROCK CREEK CROSSING PLAT 3

## FINAL PLAT



**DATE OF SURVEY:**

DECEMBER 2013

**NOTES:**

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS AND TRAILS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS AND TRAILS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS AND TRAILS.
- 2 TREES ARE REQUIRED PER LOT BETWEEN THE FENCE AND CURB, IF A FENCE IS PLACED WITHIN 20 FEET OF THE PROPERTY LINE ALONG NW WEIGEL DRIVE.
- LOTS 23-27 WILL NOT BE ALLOWED ACCESS TO NW WEIGEL DRIVE.

**PLAT DESCRIPTION:**

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA; EXCEPT THE RIGHT OF WAY ACQUISITION PLAT RECORDED IN BOOK 12134, PAGES 746-749; AND EXCEPT ROCK CREEK CROSSING PLAT 1; AND EXCEPT ROCK CREEK CROSSING PLAT 2.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD.

**ZONING:**

R-2: ONE FAMILY AND TWO-FAMILY RESIDENCE DISTRICT (RESTRICTED TO SINGLE-FAMILY DETACHED RESIDENTIAL HOUSING)

**BULK REGULATIONS:**

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

**AREA SUMMARY:**

NE ¼, SW ¼ = 12.66 ACRES, 551,339 SQ.FT.

**LEGEND:**

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

**BENCHMARK:**

CITY BM 702 - CENTER CAP BOLT HYDT, N SIDE NW 5TH STREET, 1ST HYDT WEST OF IRVINGDALE DRIVE - ELEVATION = 941.713

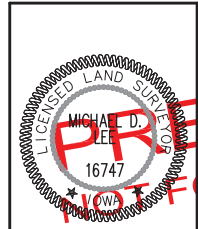
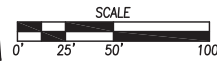
ARROW ON HYDRANT AT THE NE CORNER OF NW 8TH CT AND NW WEIGEL DRIVE - ELEVATION = 984.30

BURY BOLT ON HYDRANT @ NW COR NW SEASONS DRIVE & 6TH PLACE - ELEVATION = 970.10

BURY BOLT ON HYDRANT @ NW COR HORIZON COURT & 6TH STREET - ELEVATION = 963.08

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°23'42"	320.00'	18.96'	S33°46'07"E	18.96'	C14	1°16'11"	1025.00'	22.72'	S89°43'48"W	22.71'	C27	57°37'16"	52.50'	52.80'	N10°23'47"E	50.60'
C2	2°01'32"	370.00'	13.08'	S34°27'12"E	13.08'	C15	91°04'01"	25.00'	39.74'	N45°22'18"W	35.68'	C28	27°14'17"	52.50'	24.96'	N32°02'00"W	24.72'
C3	23°54'28"	370.00'	154.39'	S21°29'12"E	153.27'	C16	6°42'06"	430.00'	50.30'	N31°12'0"W	50.27'	C29	46°01'01"	30.12'	30.12'	N22°38'38"W	29.32'
C4	98°48'46"	25.00'	43.12'	S39°52'25"W	37.97'	C17	10°34'18"	430.00'	79.34'	N11°49'32"W	79.23'	C30	90°00'00"	25.00'	39.27'	S45°21'53"W	35.36'
C5	1°05'06"	975.00'	18.46'	S89°49'20"W	18.46'	C18	7°43'25"	430.00'	57.96'	N20°58'24"W	57.92'	C31	27°55'33"	180.00'	87.73'	S76°24'07"W	86.87'
C6	54°18'53"	37.50'	35.55'	N62°28'41"W	34.23'	C19	96°31'46"	25.00'	42.12'	N23°25'47"E	37.31'	C32	11°47'55"	120.00'	24.71'	S68°20'18"W	24.67'
C7	32°39'46"	52.50'	29.93'	N51°39'07"W	29.53'	C20	18°40'13"	170.00'	55.40'	N81°01'46"E	55.15'	C33	17°15'15"	180.00'	54.21'	S71°03'58"W	54.00'
C8	64°05'25"	52.50'	58.73'	S79°58'18"W	55.71'	C21	90°00'00"	25.00'	39.27'	S44°38'07"E	35.36'	C34	26°28'14"	120.00'	55.44'	S75°40'27"W	54.95'
C9	56°03'01"	52.50'	51.36'	S19°54'05"W	49.34'	C22	46°01'01"	37.50'	30.12'	S23°22'24"W	29.32'	C35	1°27'19"	120.00'	3.05'	S89°38'14"W	3.05'
C10	51°46'12"	52.50'	47.44'	S34°00'32"E	45.84'	C23	29°36'15"	52.50'	27.13'	S31°34'47"W	26.83'	C36	8°42'41"	230.00'	34.97'	S86°00'33"W	34.94'
C11	64°32'07"	52.50'	59.13'	N87°50'19"E	56.06'	C24	56°39'54"	52.50'	51.92'	S11°33'18"E	49.83'	C37	15°37'36"	230.00'	62.73'	S73°50'24"W	62.54'
C12	1°32'32"	52.50'	1.41'	N54°47'59"E	1.41'	C25	49°55'55"	52.50'	45.75'	S64°51'12"E	44.32'	C38	78°30'27"	25.00'	34.26'	N74°43'11"W	31.64'
C13	36°20'10"	37.50'	23.78'	N72°11'48"E	23.39'	C26	50°58'25"	52.50'	46.71'	N64°41'38"E	45.18'	C39	15°05'12"	150.00'	39.50'	N69°58'56"E	39.38'



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.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

DATE: \_\_\_\_\_  
 THIS SHEET

FILE: H:\2013\1014\DWG\131014-FINAL PLAT.DWG COMMENT: ENR: EKO / ENH PLOTTED: 5/17/2014 4:33 PM TECH: KEV NESVAK

REVISIONS	DATE
FINAL SUBMITTAL	03/11/14
THIRD SUBMITTAL	01/29/14
SECOND SUBMITTAL	01/10/14
FIRST SUBMITTAL	12/20/13

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: EKO  
 E.I.: JJJ



**ROCK CREEK CROSSING PLAT 3**  
**FINAL PLAT**  
 ANKENY, IOWA  
 2 / 15  
 1310.414