

ROCK CREEK CROSSING PLAT 4

FINAL PLAT

ENGINEER/SURVEYOR:

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

DATE OF SURVEY:

FEBRUARY 12, 2015

OWNER/DEVELOPER:

BRESSON CONSTRUCTION INC.
CONTACT: DARRYL BRESSON
309 EAST 1ST STREET
ANKENY, IOWA 50021
PHONE: (515) 963-4388

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)

PLAT DESCRIPTION:

OUTLOT 'Z', ROCK CREEK CROSSING PLAT 3 AND A PART OF THE SOUTHEAST 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 ROCK CREEK CROSSING PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 00°20'28" EAST, 606.38 FEET; THENCE SOUTH 89°50'17" EAST, 546.97 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 9.75 FEET AND WHOSE CHORD BEARS SOUTH 00°36'26" EAST, 9.75 FEET; THENCE SOUTH 89°49'10" EAST, 239.70 FEET; THENCE NORTH 54°55'54" EAST, 60.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 32.93 FEET AND WHOSE CHORD BEARS SOUTH 38°33'44" EAST, 32.91 FEET; THENCE NORTH 47°56'38" EAST, 135.00 FEET; THENCE SOUTH 43°16'39" EAST, 71.72 FEET; THENCE SOUTH 44°11'19" EAST, 66.67 FEET; THENCE SOUTH 89°49'10" EAST, 221.83 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°15'04" WEST, 452.15 FEET TO THE NORTHEAST CORNER OF BOULDER BROOK PLAT 14, AN OFFICIAL PLAT; THENCE SOUTH 00°40'37" WEST, 144.65 FEET TO THE CENTER OF SECTION 16; THENCE NORTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 785.03 FEET TO THE NORTHEAST CORNER OF OUTLOT 'Z', ROCK CREEK CROSSING PLAT 3; THENCE SOUTH 00°09'43" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Z', 49.46 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Z'; THENCE NORTH 89°50'17" WEST ALONG SAID SOUTH LINE, 140.00 FEET TO THE WEST LINE OF SAID OUTLOT 'Z'; THENCE NORTH 00°09'43" EAST ALONG SAID WEST LINE, 49.51 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°49'10" WEST, 349.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.01 ACRES (784,308 SQUARE FEET).

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	
C1	6°59'16"	270.00'	32.93'	S38°33'44"E	32.91'	C11	49°08'13"	56.50'	48.45'	S44°43'42"W	46.98'	C21	1°50'29"	303.00'	9.74'	N0°45'38"W	9.74'	C31	10°48'13"	430.00'	81.08'	S22°10'26"E	80.96'	
C2	1°32'18"	363.00'	9.75'	S0°36'26"E	9.75'	C12	49°08'13"	56.50'	48.45'	N86°08'05"W	46.98'	C22	89°58'53"	25.00'	39.26'	S44°49'43"E	35.35'	C32	6°55'06"	332.10'	40.10'	S14°06'04"E	40.08'	
C3	8°13'56"	300.00'	43.10'	N39°11'12"W	43.07'	C13	46°56'59"	56.50'	46.30'	N38°05'29"W	45.01'	C23	101°36'39"	25.00'	44.34'	N39°22'31"E	38.75'	C33	40°26'16"	33.50'	23.64'	N31°38'57"W	23.16'	
C4	31°52'22"	400.00'	222.51'	N27°22'00"W	219.66'	C14	59°54'14"	56.50'	59.07'	N15°20'08"E	56.42'	C24	6°31'52"	370.00'	42.18'	N14°41'45"W	42.15'	C34	29°13'42"	56.50'	28.82'	N37°15'14"W	28.51'	
C5	1°40'37"	333.00'	9.75'	N0°40'36"W	9.75'	C15	29°49'02"	33.50'	17.43'	N30°22'44"E	17.24'	C25	13°42'03"	370.00'	88.48'	N24°48'42"W	88.26'	C35	58°08'20"	56.50'	57.33'	N6°25'47"E	54.90'	
C6	90°00'00"	25.00'	39.27'	N44°50'17"W	35.36'	C16	15°18'30"	33.50'	8.95'	N7°48'58"E	8.92'	C26	11°38'27"	370.00'	75.17'	N37°28'57"W	75.04'	C36	52°34'07"	56.50'	51.84'	S61°47'00"W	50.04'	
C7	90°00'00"	25.00'	39.27'	S45°09'43"W	35.36'	C17	90°00'00"	25.00'	39.27'	N44°50'17"W	35.36'	C27	8°14'04"	330.00'	47.43'	N39°11'08"W	47.39'	C37	42°33'03"	56.50'	41.96'	N70°39'25"W	41.00'	
C8	15°18'30"	33.50'	8.95'	S7°29'32"E	8.92'	C18	89°49'15"	30.00'	47.03'	S45°15'05"W	42.36'	C28	1°14'48"	270.00'	5.88'	S42°40'46"E	5.88'	C38	40°26'16"	33.50'	23.64'	N69°36'02"W	23.16'	
C9	29°49'02"	33.50'	17.43'	S30°03'18"E	17.24'	C19	90°10'45"	30.00'	47.22'	S44°44'55"E	42.49'	C29	6°30'01"	430.00'	48.78'	S40°03'10"E	48.76'	C39	90°01'07"	25.00'	39.28'	S45°10'17"W	35.36'	
C10	65°07'25"	56.50'	64.22'	S12°24'07"E	60.82'	C20	90°00'00"	25.00'	39.27'	N45°09'43"E	35.36'	C30	9°13'38"	430.00'	69.25'	S32°11'21"E	69.17'							

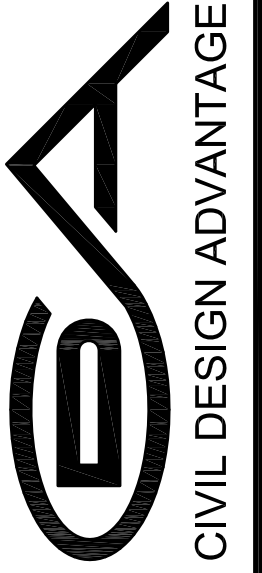
NOTE

- 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.
- OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY AS PARKLAND.
- LOTS 12-16 WILL NOT BE ALLOWED ACCESS TO NW WEIGEL DRIVE.
- FENCES ON LOTS 12-16 SHALL BE SETBACK 20' FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW WEIGEL DRIVE RIGHT-OF-WAY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS.
- 5 FOOT SIDEWALKS ARE REQUIRED WITHIN THIS PLAT.
- WITH THE RECORDING OF THIS FINAL PLAT, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT-OF-WAY.
- FENCES AND STRUCTURES WILL NOT BE ALLOWED WITHIN THE SANITARY SEWER EASEMENTS.

FILE: H:\2015\1501016\1501016\1501016-FINAL PLAT.DWG COMMENT: 9/15/2015 2:32 PM
PLOTED BY: BBA, GLENKOE, IOWA DATE: 9/15/2015 2:32 PM

REVISIONS	DATE
THIRD SUBMITTAL:	08/18/15
SECOND SUBMITTAL:	07/27/15
FIRST SUBMITTAL:	07/06/15

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PHONE: (515) 369-4400 FAX: (515) 369-4410
E.I.: JUN



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ANKENY, IOWA

ROCK CREEK CROSSING PLAT 4
FINAL PLAT

PRELIMINARY
NOT FOR CONSTRUCTION

