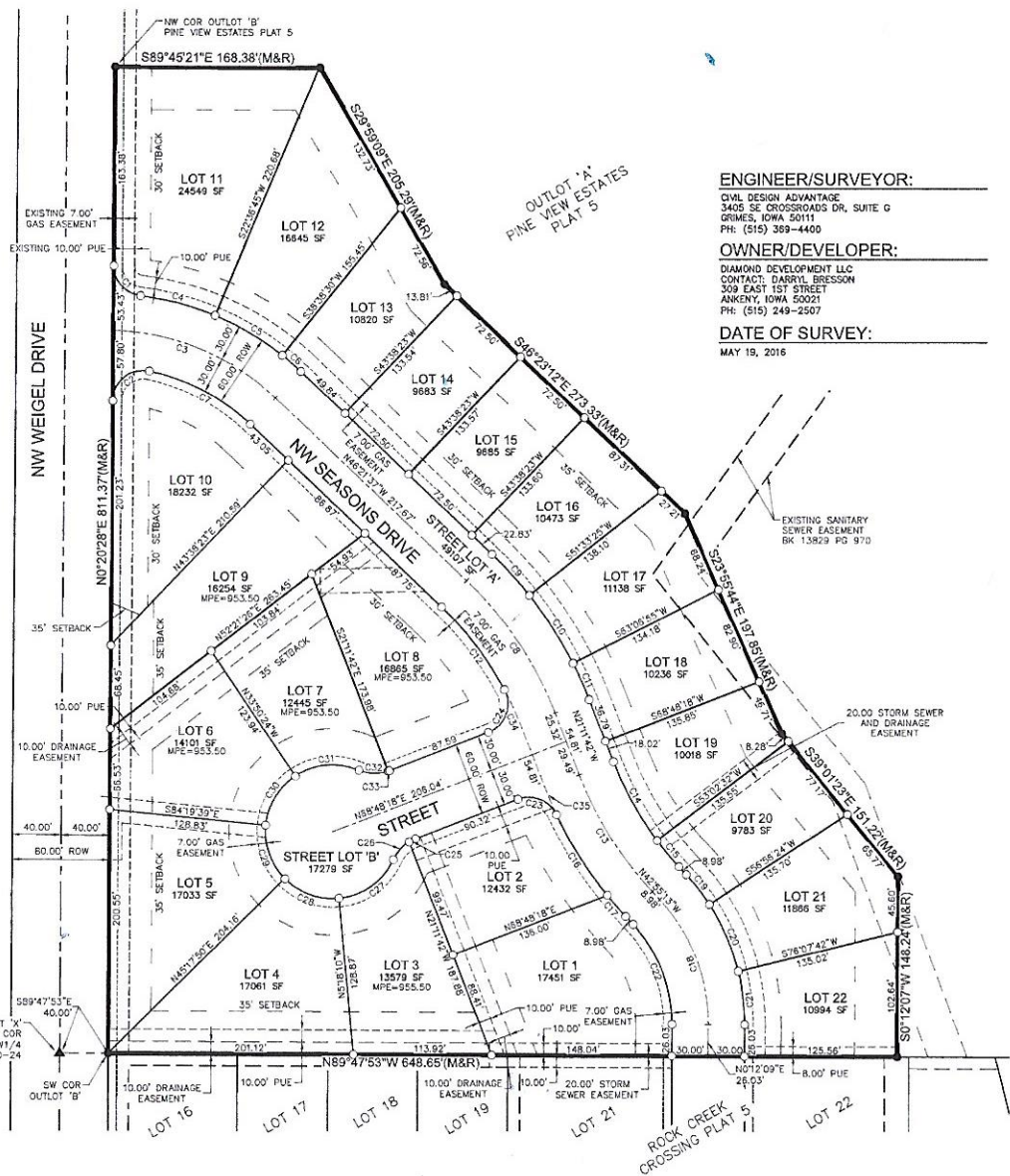


# ROCK CREEK CROSSING PLAT 6

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 STREET  
ANKENY, IOWA 50021  
PH: (515) 249-2507

**DATE OF SURVEY:**

MAY 19, 2016

**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	83°35'04"	25.00'	36.47'	S41°27'04"E	33.32'
C2	101°19'58"	25.00'	44.21'	S51°00'27"W	38.67'
C3	421°7'53"	200.00'	147.65'	N67°30'33"W	144.32'
C4	15°51'22"	230.00'	63.65'	S75°16'55"E	63.45'
C5	16°01'44"	230.00'	64.34'	S59°22'23"E	64.13'
C6	4°59'54"	230.00'	20.06'	S48°51'33"E	20.06'
C7	31°57'58"	170.00'	94.85'	N62°20'35"W	93.62'
C8	25°09'55"	300.00'	131.76'	N3°46'39"W	130.71'
C9	7°55'01"	330.00'	45.60'	S42°4'06"E	45.56'
C10	11°33'30"	330.00'	66.57'	S32°39'50"E	66.46'
C11	5°41'24"	330.00'	32.77'	S24°02'24"E	32.76'
C12	18°12'23"	270.00'	85.60'	N37°19'25"W	85.44'
C13	21°43'31"	300.00'	113.75'	N32°03'27"W	113.07'
C14	15°45'47"	270.00'	74.28'	S29°04'35"E	74.05'
C15	5°57'44"	270.00'	28.10'	S39°56'20"E	28.08'
C16	13°36'43"	330.00'	78.40'	N3°07'19"W	78.21'
C17	3°59'32"	330.00'	22.99'	N40°55'26"W	22.99'
C18	43°07'22"	150.00'	112.90'	N21°21'32"W	110.25'
C19	9°51'29"	180.00'	30.97'	S37°59'28"E	30.93'
C20	19°11'18"	180.00'	60.28'	S23°28'05"E	60.00'
C21	14°04'35"	180.00'	44.22'	S8°50'08"E	44.11'
C22	43°07'22"	120.00'	90.32'	N21°21'32"W	88.20'
C23	85°52'44"	25.00'	37.47'	N68°15'20"W	34.06'
C24	96°57'31"	25.00'	42.31'	N20°19'33"E	37.44'
C25	10°11'01"	33.50'	5.95'	S83°42'48"W	5.95'
C26	33°58'01"	33.50'	19.86'	S41°38'17"W	19.57'
C27	80°02'33"	55.00'	57.64'	S54°40'34"W	55.04'
C28	50°29'15"	55.00'	48.46'	N70°03'32"W	46.91'
C29	50°29'15"	55.00'	48.46'	N19°34'17"W	46.91'
C30	50°29'15"	55.00'	48.46'	N30°54'58"E	46.91'
C31	56°47'44"	55.00'	54.52'	N84°33'28"E	52.31'
C32	42°03'10"	33.50'	24.59'	S88°04'16"E	24.04'
C33	2°05'51"	33.50'	1.23'	N69°51'14"E	1.23'
C34	6°57'31"	270.00'	32.79'	N24°40'27"W	32.77'
C35	40°7'16"	330.00'	23.74'	N23°15'20"W	23.73'

**ZONING:**

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

**BULK REGULATIONS:**

SETBACKS:  
FRONT = 30'  
REAR = 35'  
SIDE = 15' (2-STORY - 8' MIN)  
= 15' (1-STORY - 7' MIN)

**PLAT DESCRIPTION:**

OUTLOT 'B', PINE VIEW ESTATES PLAT 5, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 8.44 ACRES (367,731 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 HERE 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.
- NO DRIVEWAYS WILL BE ALLOWED OFF OF NW WEIGEL DRIVE.
- FENCES ON LOTS ADJACENT TO NW WEIGEL DRIVE 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 STREETLIGHT INSTALLATION.

**LEGEND:**

SECTION	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #18747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	M
MEASURED BEARING & DISTANCE	R	R
RECORDED BEARING & DISTANCE	D	D
DEEDED BEARING & DISTANCE	D	D
MINIMUM PROTECTION ELEVATION	MPE	P.U.E.
PUBLIC UTILITY EASEMENT	---	---
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

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 QUALIFIED LICENSED SURVEYOR AS PROVIDED UNDER THE LAWS OF THE STATE OF IOWA.

**PROFESSIONAL SURVEYOR**  
15747

**PRELIMINARY FOR CONSTRUCTION**

DATE: \_\_\_\_\_  
RENEWAL DATE IS DECEMBER 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
THIS SHEET

