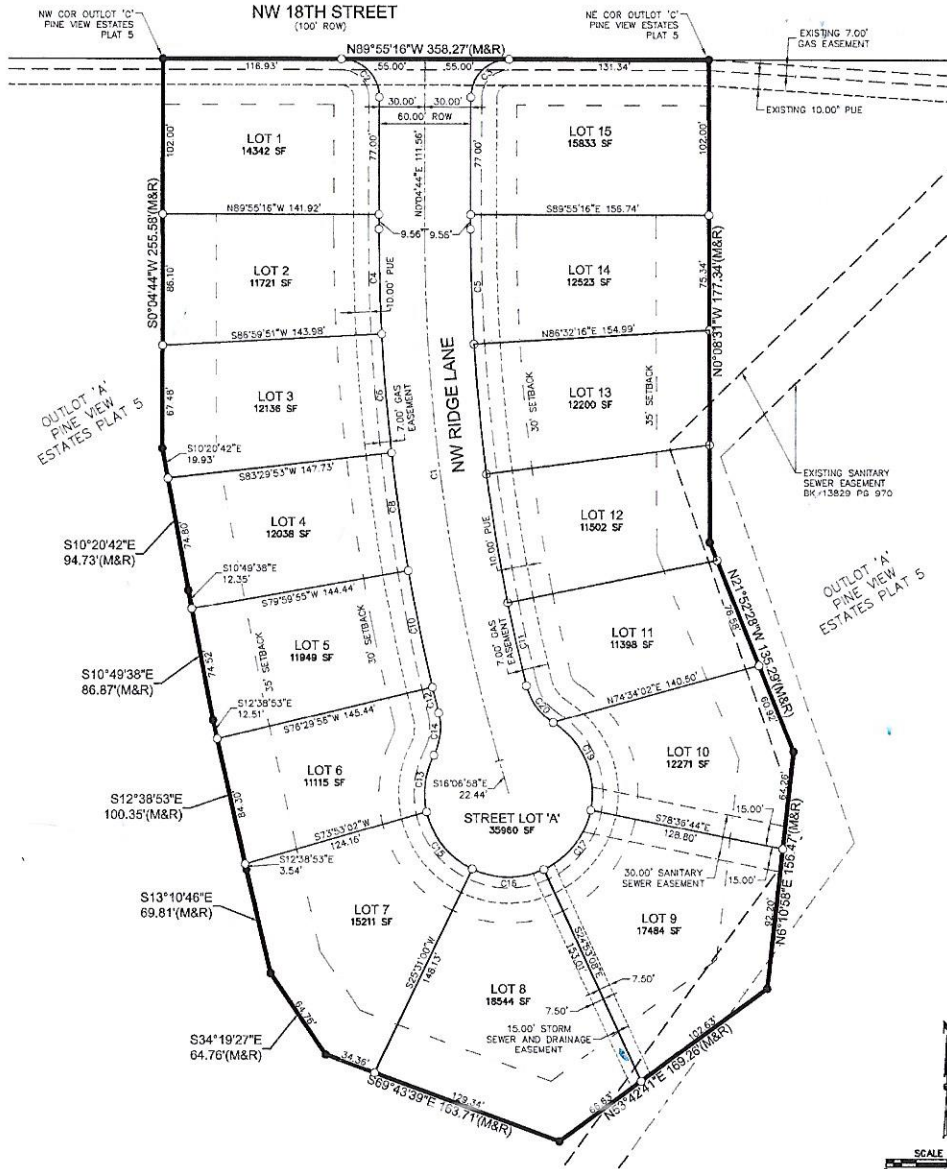


PINE VIEW ESTATES PLAT 6 FINAL PLAT



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDORE
3405 S.E. CROSSROADS DR, SUITE G
GRIMES, IOWA 50011
PH: (515) 369-4400

OWNER/DEVELOPER:

DIAMOND DEVELOPMENT LLC
CONTACT: DARRYL BRESSON
309 E. 1ST STREET
ANKENY, IA 50021
PH: (515) 963-4388

DATE OF SURVEY:

APRIL 26, 2016

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	161°14'2"	1250.00'	353.32'	N8°01'07"W	352.14'
C2	90°00'00"	25.00'	39.27'	N44°50'16"W	35.36'
C3	90°00'00"	25.00'	39.27'	S43°04'44"W	35.36'
C4	370°4'52"	1280.00'	68.84'	N1°27'43"W	68.83'
C5	373°2'27"	1220.00'	73.40'	S1°41'30"E	73.38'
C6	372°9'58"	1280.00'	78.18'	N4°45'08"W	78.17'
C8	372°9'58"	1280.00'	78.18'	N8°15'08"W	78.17'
C10	372°9'58"	1280.00'	78.18'	N11°45'06"W	78.17'
C11	273°7'11"	1220.00'	55.76'	S12°48'55"E	55.78'
C12	0°48'09"	1280.00'	17.18'	N13°53'08"W	17.18'
C13	39°40'13"	55.00'	38.08'	N7°11'55"E	37.32'
C14	41°17'55"	40.00'	28.83'	N6°22'45"E	28.21'
C15	51°50'29"	55.00'	49.76'	N38°33'46"W	48.08'
C16	50°24'08"	55.00'	48.38'	N89°41'04"W	48.84'
C17	53°43'36"	55.00'	51.57'	S38°15'04"W	49.71'
C18	69°35'42"	55.00'	66.81'	S23°24'32"E	62.77'
C20	43°37'23"	40.00'	30.45'	S35°56'12"E	29.72'

ZONING:

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

BULK REGULATIONS:

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

PLAT DESCRIPTION:

OUTLET 'C', PINE VIEW ESTATES PLAT 5, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND CONTAINING 5.42 ACRES (236,228 SQUARE FEET).

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 WILL NOT BE ALLOWED OFF OF NW 18TH STREET FOR LOTS 1 AND 15.
- FIVE FOOT SIDEWALKS ARE REQUIRED FOR THIS PLAT.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP/6747 (UNLESS OTHERWISE NOTED)	▲	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



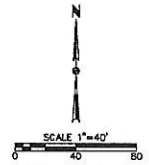
PRELIMINARY
FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS EXECUTED 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.

DATE _____

EXPIRES/RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL _____

THIS SHEET _____



DATE		REVISIONS		PROJECT		DRAWN BY		CHECKED BY	
CIVIL DESIGN ADVANTAGE ANKENY, IOWA									
PINE VIEW ESTATES PLAT 6 FINAL PLAT									
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50011 PHONE: (515) 369-4400 FAX: (515) 369-4410 EI: GH									
ENGINEER: EKO									
1512.637									