

ASHLAND POINTE TOWNHOMES PLAT 1 FINAL PLAT

State of Iowa, Polk County as I certify that the attached plat has been entered of record in the office of the Polk County Auditor and Assessor, this 30th day of JUNE 2020, by MICHAEL MAURO, County Auditor.

APPROVED
NEW CITY CODE
[Signature]
City Clerk

Doc ID: 01007830009 File: PLT
Recorded: 01/28/2020 at 10:47:02 PM
Page No: 622-50 Page 1 of 9
File No: 11496-910918

BULK REGULATIONS

- SINGLE FAMILY ATTACHED TOWNHOMES
 - COMMON OPEN SPACE
 - FRONT YARD SETBACK
 - REAR YARD SETBACK
 - SIDE YARD SETBACK ADJACENT TO SINGLE FAMILY RESIDENTIAL
 - SIDE YARD SETBACK ADJACENT TO COMMERCIAL & OPEN SPACE
 - MINIMUM TOWNHOME BUILDING SEPARATION
- 30 UNITS
 - 8.39 AC.
 - 35'
 - 30'
 - 35'
 - 10'
 - 20'

PROPERTY DESCRIPTION

ASHLAND POINTE TOWNHOMES
FINAL PLAT DESCRIPTION:
PARCEL "T" AND PARCEL "J" AS SHOWN ON PLAT OF SURVEY, RECORDED IN BOOK 1125, PAGES 12 AND 13, IN THE SW 1/4 OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 24 WEST OF THE 5TH P.M. CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 12.54 ACRES (546,357 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

HIGHMARK DEVELOPMENT, LLC.
121 SURETIE DRIVE, SUITE 4
ANKENY, IA 50021
CONTACT: DARRELL BRESSON
PHONE: (515) 964-0778

ZONING: PARCEL "I"

EXISTING: ASHLAND MEADOWS PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED: AMENDED ASHLAND MEADOWS PUD

ZONING: PARCEL "J"

EXISTING: ASHLAND MEADOWS PUD (PLANNED UNIT DEVELOPMENT)

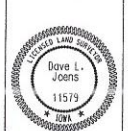
COORDINATE TABLE

POINT NO.	NORTHING		EASTING		LOT NO.	ADDRESS
	1	2	1	2		
1	10394.418	10884.426	10884.426	10884.426	1	2211 NW CAMO LANE
2	10370.561	10808.535	10808.535	10808.535	2	2215 NW CAMO LANE
3	11693.186	10907.488	10907.488	10907.488	3	2219 NW CAMO LANE
4	11093.042	10983.379	10983.379	10983.379	4	2223 NW CAMO LANE
5	11230.106	11089.883	11089.883	11089.883	5	2227 NW CAMO LANE
6	11161.606	11084.084	11084.084	11084.084	6	1202 NW 23RD LANE
7	11345.306	11083.219	11083.219	11083.219	7	1206 NW 23RD LANE
8	11409.177	11057.219	11057.219	11057.219	8	1210 NW 23RD LANE
9	11492.833	11033.276	11033.276	11033.276	9	1214 NW 23RD LANE
10	11405.806	11032.018	11032.018	11032.018	10	1218 NW 23RD LANE
11	11472.493	11078.921	11078.921	11078.921	11	1222 NW 23RD LANE
12	11536.520	11061.679	11061.679	11061.679	12	1226 NW 23RD LANE
13	11442.649	11071.147	11071.147	11071.147	13	1230 NW 23RD LANE
14	11302.257	11062.045	11062.045	11062.045	14	119 NW 23RD LANE
15	11254.220	11078.763	11078.763	11078.763	15	1320 NW 23RD LANE
16	11354.551	11068.859	11068.859	11068.859	16	1324 NW 23RD LANE
17	11206.103	11069.114	11069.114	11069.114	17	1328 NW 23RD LANE
18	11048.092	11073.581	11073.581	11073.581	18	1330 NW 23RD LANE
19	11111.775	11069.106	11069.106	11069.106	19	1335 NW 23RD LANE
20	11268.786	11046.639	11046.639	11046.639	20	1311 NW 23RD LANE
21	11216.183	11044.867	11044.867	11044.867	21	1307 NW 23RD LANE
22	11287.834	11035.763	11035.763	11035.763	22	1303 NW 23RD LANE
23	11308.173	11064.341	11064.341	11064.341	23	2230 NW CAMO LANE
24	11547.210	11085.327	11085.327	11085.327	24	2226 NW CAMO LANE
25	11079.979	11089.919	11089.919	11089.919	25	2222 NW CAMO LANE
26	11477.921	11097.657	11097.657	11097.657	26	2218 NW CAMO LANE
27					27	2214 NW CAMO LANE
28					28	2210 NW CAMO LANE
29					29	2206 NW CAMO LANE
30					30	2202 NW CAMO LANE

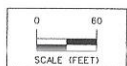
LEGEND

- Survey**
- Section Corner
- 1/2" Rebar, Orange Cap *1579 (Unless Otherwise Noted)
- ROW Marker
- ROW Nail
- Control Point
- Bench Mark
- Platted Distance
- Measure 1 Bearing & Distance
- Records As
- Deed Distance
- Calculated Distance
- Minimum Projection Elevation
- Public Utility Easement
- Public Utility & Drainage Easement
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 Section Line Easement Line

I hereby certify that this land surveying work was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.



[Signature]
Date: 11/24/2020
L. License Number: 11579
My License Renewal Date is December 31, 2026



W 1/4 Corner Sec. 11-80-24
Fnd 1/2" Rebar w/ Cop *12106

Point of Beginning NW Corner Parcel "T"
Fnd 1/2" Rebar w/ Cop *1579

SW Corner Parcel "T"
Fnd 1/2" Rebar w/ Cop *1579

SW Corner Sec. 11-80-24
Fnd Rebar

OUTLET "Z"
221,763 SF
3.11 ACRES
PARCEL "T" (BK. 1125, PG. 12-13)

OUTLET "V"
150,222 SF
3.45 ACRES
PT. PARCEL "T" (BK. 1125, PG. 12-13)

OUTLET "X"
89,018 SF
2.06 ACRES
STORM SEWER DETENTION AND DRAINAGE EASEMENT

PARCEL "G"
1121, PG. 693-695

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-5 M&P	9° 57' 14" LT	2,150.00'	373.52'	187.23'	N 86° 48' 45" W 373.05'
A-7	6° 05' 13" LT	2,150.00'	228.47'	114.31'	N 72° 52' 08" W 228.30'
A-8	21° 56' 31" LT	2,150.00'	822.94'	416.57'	N 60° 47' 27" W 812.32'
A-9	5° 53' 23" LT	2,150.00'	221.01'	110.60'	N 78° 51' 28" W 220.92'
B-2	22° 30' 06" LT	150.00'	58.91'	29.84'	N 44° 10' 20" W 58.53'
C-12 M&P	1° 19' 45" RT	515.00'	11.35'	5.67'	S 33° 33' 09" E 11.35'

SE Corner Parcel "J"
Fnd 1/2" Rebar w/ Cop *1579

REVISED AS PER CITY COMMENTS	DATE	BY
1	10/27/20	JSP
2	10/28/20	JSP

RECEIVED
NOV 19 2020
POLK COUNTY AUDITOR'S OFFICE
ANKENY, IOWA

ASHLAND POINTE TOWNHOMES PLAT 1
FINAL PLAT
SNYDER & ASSOCIATES

105.0563 D-2794
Sheet 2 of 5