

# SIENNA FALLS PLAT 2

## FINAL PLAT

### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°02'39"	1130.00'	0.87'	N54°06'26"E	0.87'
C2	4°20'40"	1070.00'	81.13'	N56°18'06"E	81.11'
C3	4°21'08"	1070.00'	81.28'	N60°39'00"E	81.26'
C4	4°21'17"	1070.00'	81.33'	N65°00'12"E	81.31'
C5	4°21'17"	1070.00'	81.33'	N69°21'30"E	81.31'
C6	4°21'28"	1070.00'	81.38'	N73°42'52"E	81.36'
C7	4°22'00"	1070.00'	81.58'	N78°04'36"E	81.53'
C8	4°22'28"	1070.00'	81.69'	N82°26'50"E	81.67'
C9	4°22'44"	1070.00'	81.78'	N86°49'26"E	81.76'
C10	1°24'14"	1070.00'	26.22'	N89°42'55"E	26.22'
C11	11°53'59"	37.50'	7.79'	S83°37'59"E	7.77'
C12	2°23'37"	37.50'	14.77'	S86°24'01"E	14.67'
C13	5°23'31"	56.50'	52.65'	S81°48'39"E	50.76'
C14	46°47'03"	56.50'	48.13'	N48°08'13"E	44.88'
C15	64°08'19"	56.50'	63.25'	N72°11'19"W	60.00'
C16	39°03'27"	37.50'	25.56'	N19°06'29"W	25.07'
C17	13°47'21"	52.50'	12.63'	N8°28'27"W	12.60'
C18	48°48'11"	52.50'	44.72'	N37°46'13"W	43.38'
C19	48°49'50"	52.50'	44.74'	N86°35'13"W	43.40'
C20	48°49'57"	52.50'	44.75'	S44°34'54"W	43.40'
C21	80°56'18"	52.50'	74.16'	S20°18'13"E	68.15'
C22	5°55'16"	52.50'	5.43'	N63°44'01"W	5.42'
C23	6°06'53"	37.50'	4.93'	N33°06'12"W	4.16'
C24	26°06'31"	25.00'	11.39'	S13°28'30"W	11.29'
C25	89°59'48"	25.00'	39.27'	N45°25'08"E	35.35'
C26	43°59'57"	1130.00'	92.02'	N88°05'04"E	91.99'
C27	4°58'40"	1130.00'	98.22'	S83°35'41"W	98.19'
C28	87°31'08"	25.00'	38.19'	H55°28'10"W	34.58'
C29	18°05'04"	37.50'	9.87'	N41°04'04"W	9.84'
C30	30°55'57"	37.50'	20.25'	N18°50'27"E	20.00'
C31	60°02'48"	52.50'	55.02'	N41°70'1"E	52.54'
C32	50°36'31"	52.50'	46.37'	N51°02'36"W	44.88'
C33	50°40'28"	52.50'	46.43'	S78°18'52"W	44.93'
C34	50°08'40"	52.50'	45.95'	S27°54'18"W	44.49'
C35	60°33'36"	52.50'	55.49'	S27°26'50"E	52.94'
C36	33°14'23"	37.50'	21.76'	S41°06'26"E	21.45'
C37	12°46'38"	25.00'	8.36'	S18°05'56"E	8.35'
C38	87°31'08"	25.00'	38.19'	S32°02'58"W	34.58'
C39	53°31'33"	1130.00'	116.10'	N75°31'55"W	116.05'
C40	53°31'33"	1130.00'	116.10'	S66°58'42"W	116.05'
C41	87°31'08"	25.00'	38.19'	N72°12'20"W	34.58'
C42	17°54'46"	37.50'	11.72'	N18°29'23"W	11.68'
C43	28°08'15"	37.50'	18.39'	N33°10'7"E	18.21'
C44	62°45'27"	52.50'	57.51'	N13°48'44"W	54.68'
C45	50°23'59"	52.50'	46.18'	N70°23'42"W	44.71'
C46	51°05'11"	52.50'	46.81'	S58°51'43"W	45.28'
C47	48°40'02"	52.50'	44.87'	S89°09'06"W	43.27'
C48	59°08'53"	52.50'	54.17'	S44°54'21"E	51.80'
C49	32°59'15"	37.50'	21.59'	S57°58'10"E	21.29'
C50	13°01'47"	37.50'	8.53'	S34°57'40"E	8.51'
C51	87°31'08"	25.00'	38.19'	S15°18'48"W	34.58'
C52	4°56'36"	1130.00'	97.46'	N56°36'04"W	97.46'
C53	36°17'16"	1100.00'	696.68'	N72°16'24"E	685.09'
C54	7°25'28"	1100.00'	142.54'	N57°50'30"E	142.44'
C55	1°44'11"	1100.00'	321.31'	N69°55'19"E	320.17'
C56	1°27'38"	1100.00'	232.83'	N84°21'13"E	232.39'
C57	2°28'52"	1130.00'	48.93'	N79°31'50"E	48.93'

### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C58	2°28'52"	1130.00'	48.93'	N77°02'58"E	48.93'
C59	2°28'52"	1130.00'	48.93'	N82°47'40"E	48.93'
C60	2°28'52"	1130.00'	48.93'	N60°18'48"E	48.93'
C61	2°20'50"	1130.00'	46.29'	N81°56'41"E	46.29'
C62	50°42'28"	25.00'	22.13'	N53°52'30"W	21.41'

### OWNER/DEVELOPER

SIENNA HILLS, LLC  
102 SE 30TH STREET, SUITE 3  
ANKENY, IA 50021  
PH. (515) 248-2507

### ENGINEER/SURVEYOR:

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

### DATE OF SURVEY:

SEPTEMBER 30, 2015

### BENCHMARKS

BM#1 ANKENY BM#534 CUT "X" IN SW CORNER OF TRAFFIC SIGNAL BOX @ SE CORNER OF ORLATOR & HWY 29  
ELEVATION=953.83

BM#2 SET BM SE BURY BOLT ON HYDRANT IN FRONT OF 608 SW SPRINGFIELD DRIVE  
ELEVATION=948.91

### ZONING

SIENNA HILLS PUD

### BULK REGULATIONS

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

### 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.

### PLAT DESCRIPTION:

OUTLOT 'Z', SIENNA FALLS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT SIENNA FALLS PLAT 3, AN OFFICIAL PLAT.

### AREA SUMMARY:

PLAT AREA = 14.35 ACRES (625,168 SQ. FT.)

### BOLL CALL

Plan & Zoning Commission

Date: 10/14/2015

Page: 1 of 1

Author: MLL

Checker: MLL

Printer: MLL

Scale: 1"=50'

Sheet: 1 of 1

Project: SIENNA FALLS PLAT 2

Client: SIENNA HILLS, LLC

### LEGEND:

SECTION CORNER AS NOTED  
1/2" REBAR, YELLOW CAP #16747  
(UNLESS OTHERWISE NOTED)  
PLATTED BEARING & DISTANCE  
MEASURED BEARING & DISTANCE  
RECORDED BEARING & DISTANCE  
DEEDED BEARING & DISTANCE  
MINIMUM PROTECTION ELEVATION  
PUBLIC UTILITY EASEMENT  
CENTERLINE  
SECTION LINE  
EASEMENT LINE

### FOUND

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MPE

P.U.E.

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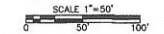
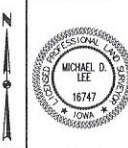
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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael D. Lee* 10-15  
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL  
THIS SHEET



APPROVED  
ANKENY CITY COUNCIL  
Date: 11/16/15  
Request No: 2015-453  
*DeWalt* City Clerk

State of Iowa, Polk County as I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the Office of the Polk County Auditor.

DATE: 10/14/2015  
TIME: 10:00 AM  
PROJECT: SIENNA FALLS PLAT 2  
SHEET: 1 OF 1  
SCALE: 1"=50'  
DRAWN BY: MLL  
CHECKED BY: MLL  
APPROVED BY: MLL

3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
ENGINEER: EKO  
EI: JMM

SIENNA FALLS PLAT 2  
FINAL PLAT

2/17  
1401.008