ASHLAND POINTE TOWNHOMES PLAT 2

FINAL PLAT

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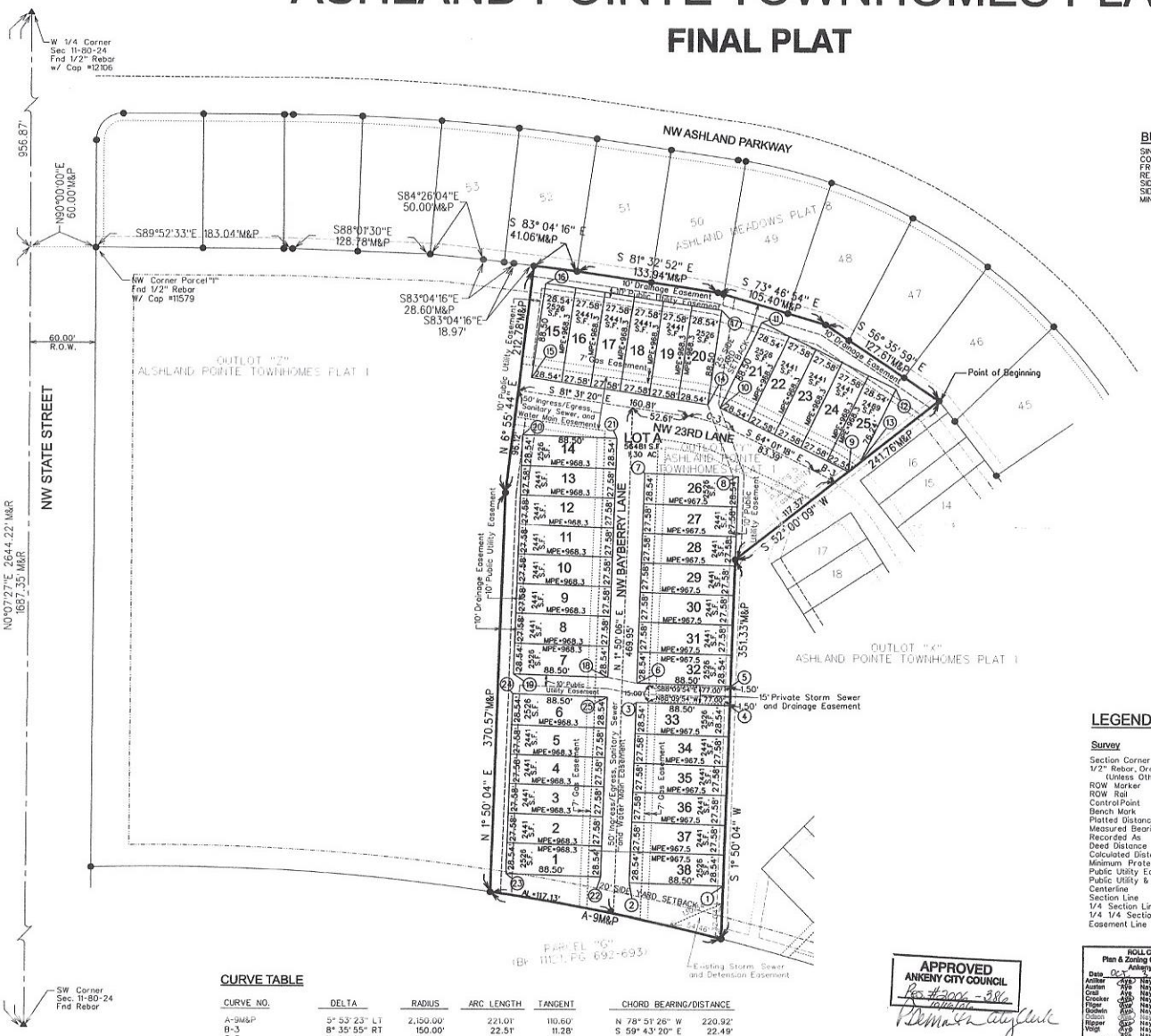
Recorded: 10/23/2006 at 09:20:36 AM
Fee Amt: $87.00 Page 1 of 8
Polk County Iowa
TIMOTHY J. BRIEN RECORDER
File# 2007-0006800
BK 11913 PG 349-356



BULK REGULATIONS

SINGLE FAMILY ATTACHED TOWNHOMES	- 38 UNITS
COMMON OPEN SPACE	- 1.31 AC.
FRONT YARD SETBACK	- 35'
REAR YARD SETBACK	- 30'
SIDE YARD SETBACK ADJACENT TO SINGLE FAMILY RESIDENTIAL	- 25'
SIDE YARD SETBACK ADJACENT TO COMMERCIAL & OPEN SPACE	- 20'
MINIMUM TOWNHOME BUILDING SEPARATION	- 20'

PROPERTY DESCRIPTION

OUTLOT "Y" OF ASHLAND POINTE TOWNHOMES PLAT 1, BEING AN OFFICIAL PLAT LYING IN SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 3.45 ACRES (150,222 SF). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

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

ZONING:

EXISTING: ASHLAND MEADOWS PUD (PLANNED UNIT DEVELOPMENT)

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	11,095.71	10,653.31
2	11,098.54	10,564.86
3	11,265.88	10,570.22
4	11,263.04	10,658.67
5	11,281.03	10,659.25
6	11,283.87	10,570.80
7	11,478.81	10,577.04
8	11,475.98	10,665.50
9	11,481.04	10,768.82
10	11,539.88	10,648.06
11	11,619.44	10,686.83
12	11,557.97	10,812.97
13	11,489.44	10,779.58
14	11,542.86	10,636.36
15	11,567.54	10,470.78
16	11,655.08	10,483.82
17	11,630.39	10,649.41
18	11,288.93	10,543.94
19	11,291.76	10,455.49
21	11,514.23	10,462.62
22	11,511.40	10,551.07
23	11,103.61	10,538.01
24	11,106.44	10,449.55
25	11,273.77	10,454.91
	11,270.94	10,543.37

LOT ADDRESSES

LOT NO.	ADDRESS
1	2204 NW Bayberry Lane
2	2208 NW Bayberry Lane
3	2212 NW Bayberry Lane
4	2216 NW Bayberry Lane
5	2220 NW Bayberry Lane
6	2224 NW Bayberry Lane
7	2228 NW Bayberry Lane
8	2232 NW Bayberry Lane
9	2236 NW Bayberry Lane
10	2240 NW Bayberry Lane
11	2244 NW Bayberry Lane
12	2248 NW Bayberry Lane
13	2252 NW Bayberry Lane
14	2256 NW Bayberry Lane
15	1424 NW 23rd Lane
16	1420 NW 23rd Lane
17	1416 NW 23rd Lane
18	1412 NW 23rd Lane
19	1408 NW 23rd Lane
20	1404 NW 23rd Lane
21	1344 NW 23rd Lane
22	1340 NW 23rd Lane
23	1336 NW 23rd Lane
24	1332 NW 23rd Lane
25	1328 NW 23rd Lane
26	2251 NW Bayberry Lane
27	2247 NW Bayberry Lane
28	2243 NW Bayberry Lane
29	2239 NW Bayberry Lane
30	2235 NW Bayberry Lane
31	2231 NW Bayberry Lane
32	2227 NW Bayberry Lane
33	2223 NW Bayberry Lane
34	2219 NW Bayberry Lane
35	2215 NW Bayberry Lane
36	2211 NW Bayberry Lane
37	2207 NW Bayberry Lane
38	2203 NW Bayberry Lane

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap #11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	GHR	BR
Control Point	GCP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Public Utility Easement	PUE	
Public Utility & Drainage Easement	PUDE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-9M&P	5° 53' 23" LT	2,150.00'	221.01'	110.60'	N 78° 51' 26" W 220.92'
B-3	8° 35' 55" RT	150.00'	22.51'	11.28'	S 59° 43' 20" E 22.49'
C-3	17° 30' 02" RT	150.00'	45.82'	23.09'	S 72° 46' 19" E 45.64'

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date Oct 9, 2006

Amliber	Aye	Nay	Pass	Absent
Austen	Aye	Nay	Pass	Absent
Croll	Aye	Nay	Pass	Absent
Crocker	Aye	Nay	Pass	Absent
Pilger	Aye	Nay	Pass	Absent
Baldwin	Aye	Nay	Pass	Absent
Gibson	Aye	Nay	Pass	Absent
Rigger	Aye	Nay	Pass	Absent
Voigt	Aye	Nay	Pass	Absent

Ayes 7 Nays 0 Pass Absent 2
APPROVED
T. Ashlock Chairperson
Tricia Kassel Secretary

APPROVED
ANKENY CITY COUNCIL
Res #2006-386
10/16/06
Date

State of Iowa, Polk County ss
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 this 23rd day of October 20 06
MICHAEL A. MAURO, County Auditor
By

LICENSED LAND SURVEYOR
Dave L. Joens
11579
IOWA

I hereby certify that this land surveying document was prepared and the related surveying work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Dave L. Joens, PLS 10/11/2006 Date
License Number 11579
My License Renewal Date is December 31, 2006
Pages or sheets covered by this seal:
SHEET 2 OF 5

MARK	REVISION	BY	DATE
3	REVISED AS PER CITY COMMENTS	AWS	10/31/06
2	REVISED AS PER CITY COMMENTS	JWM	10/24/06
1	REVISED AS PER CITY COMMENTS	JWM	9/22/06

Engineer: CDD | Checked By: TLW | Scale: 1"= 50'
Technician: JBP | Date: 8/18/06 | Field Bk: Pg:
Project No: 106.0828 | Sheet 2 of 5
File No: D-2951

ASHLAND POINTE TOWNHOMES PLAT 2
FINAL PLAT
ANKENY, IOWA

SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020

ATLANTIC, IA 712-243-4606
CO. BLUFFS, IA 712-322-2626
MARYVILLE, MO 660-582-8888
SIOUX CITY, IA 712-224-1904
816-584-4224

106.0828 | D-2951
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