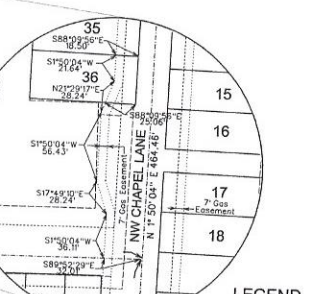
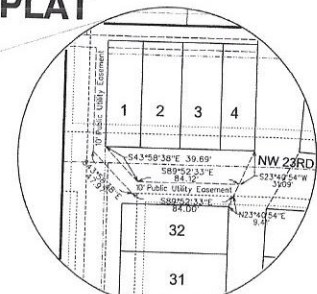


# ASHLAND POINTE TOWNHOMES PLAT 3 FINAL PLAT

Surveyor's License No. 14571-5561  
Professional Seal  
I hereby certify that I am a duly licensed Surveyor under the laws of the State of Iowa.



ROLL CALL

Date	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author	Author
08-05-18	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM	JMM

**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

- 36 UNITS
- 2.83 AC.
- 35'
- 30'
- 25'
- 20'
- 10'

**PROPERTY DESCRIPTION**

OUTLOT #2 OF ASHLAND POINTE TOWNHOMES PLAT 1, BEING AN OFFICIAL PLAT LYING IN SECTION 15, TOWNSHIP 30 NORTH, RANGE 24 WEST OF THE 5TH P.M. CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 5.11 ACRES (227,758 S.F.)

**OWNER/DEVELOPER**

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

**ZONING:**

EXISTING: ASHLAND MEADOWS PUD (PLANNED UNIT DEVELOPMENT)

**COORDINATE TABLE**

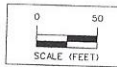
POINT NO.	NORTHING	EASTING	LOT NO.	ADDRESS
1	11,588,3817	10,098,5829	1	1514 NW 23RD LANE
2	11,672,8815	10,098,7747	2	1510 NW 23RD LANE
3	11,672,6123	10,222,9411	3	1506 NW 23RD LANE
4	11,584,1125	10,222,7492	4	1502 NW 23RD LANE
5	11,583,9181	10,260,1730	5	1454 NW 23RD LANE
6	11,672,2032	10,266,3379	6	1450 NW 23RD LANE
7	11,628,9503	10,456,1257	7	1446 NW 23RD LANE
8	11,570,6653	10,449,9608	8	1442 NW 23RD LANE
9	11,532,2337	10,349,1306	9	1434 NW 23RD LANE
10	11,529,4008	10,437,5853	10	1430 NW 23RD LANE
11	11,334,5554	10,431,3451	11	2255 NW CHAPEL LANE
12	11,337,3983	10,342,9504	12	2251 NW CHAPEL LANE
13	11,318,5922	10,342,2885	13	2247 NW CHAPEL LANE
14	11,315,2598	10,424,2052	14	2243 NW CHAPEL LANE
15	11,216,6091	10,325,7318	15	2239 NW CHAPEL LANE
16	11,224,4420	10,336,0705	16	2235 NW CHAPEL LANE
17	11,143,9832	10,097,6278	17	2231 NW CHAPEL LANE
18	11,232,3930	10,292,8629	18	2227 NW CHAPEL LANE
19	11,231,9564	10,292,8629	19	2223 NW CHAPEL LANE
20	11,143,4566	10,292,6094	20	2219 NW CHAPEL LANE
21	11,537,2240	10,113,6006	21	2215 NW CHAPEL LANE
22	11,537,0321	10,203,1004	22	2211 NW CHAPEL LANE
23	11,377,0325	10,201,7535	23	2207 NW CHAPEL LANE
24	11,377,2244	10,113,2537	24	2203 NW CHAPEL LANE
25	11,533,0980	10,322,1445	25	1507 NW 22ND LANE
26	11,373,1800	10,317,0229	26	1511 NW 22ND LANE
27	11,376,0128	10,228,5882	27	1515 NW 22ND LANE
28	11,335,9309	10,233,6808	28	1521 NW 22ND LANE
29	11,586,9500	10,063,800	29	1525 NW 22ND LANE
30	11,671,1500	10,472,5500	30	2245 NW STATE STREET
31	11,089,9200	10,435,0200	31	2241 NW STATE STREET
32	11,101,8000	10,062,5600	32	2237 NW STATE STREET
			33	2253 NW STATE STREET
			34	2257 NW STATE STREET
			35	2253 NW CHAPEL LANE
			36	2250 NW CHAPEL LANE
			37	2246 NW CHAPEL LANE
			38	2242 NW CHAPEL LANE

**DATE OF SURVEY**  
7-27-2010

**BASIS OF BEARING**

WEST LINE OF ASHLAND POINTE TOWNHOMES PLAT 1 AS ESTABLISHED AND SHOWN ON THE OFFICIAL PLAT

State of Iowa, Polk County ss  
I certify that the attached plat maps has been prepared as being subject to Polk County and the plat has been entered of record in the office of Polk County Auditor on 08/12/10.  
By: *[Signature]*  
TERRY COADY



**LEGEND**

Survey  
Section Corner  
1/2" Rebar Orange Cap #11539  
1/2" Rebar, Yellow Cap #18643  
ROW Marker  
ROW Nail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Dead Distance  
Calculated Distance  
Minimum Protection Elevation  
Public Utility Easement  
Public Utility & Drainage Easement  
Centerline  
Section Line  
1/4 Section Line  
1/4 Section Line  
Easement Line

Found  
Set  
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**TERRY COADY**  
Iowa Land Surveyor  
18643  
Date: 3-29-2012  
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 Land Surveyor under the laws of the State of Iowa.  
I License Number: 18643  
My License Renewal Date is December 31, 2013  
Pages or sheets covered by this plat:  
SHEET 2 of 7

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	1° 51' 03" RT	249.00'	8.04'	4.02'	S 88° 57' 02" E 8.04'
C-2	6° 30' 30" RT	200.00'	22.70'	11.35'	S 84° 40' 25" E 22.69'
A-5M&P	5° 57' 14" LT	2,150.00'	373.52'	187.23'	N 88° 46' 45" W 373.05'

APPROVED BY THE CITY OF ANKENY JULY 9, 2010

APPROVED ANKENY CITY COUNCIL  
Date: 10/12/10  
Ref. Plat No. 212-382  
City Clerk

ANKENY, IOWA  
MARVALLA MOSE  
121 SHURRINE DRIVE, SUITE 4  
ANKENY, IOWA 50021  
515-964-0200

**ASHLAND POINTE TOWNHOMES PLAT 3**  
**FINAL PLAT**  
**SNYDER & ASSOCIATES**  
2127 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-0200

107.0647 D-3073  
Sheet 2 of 7