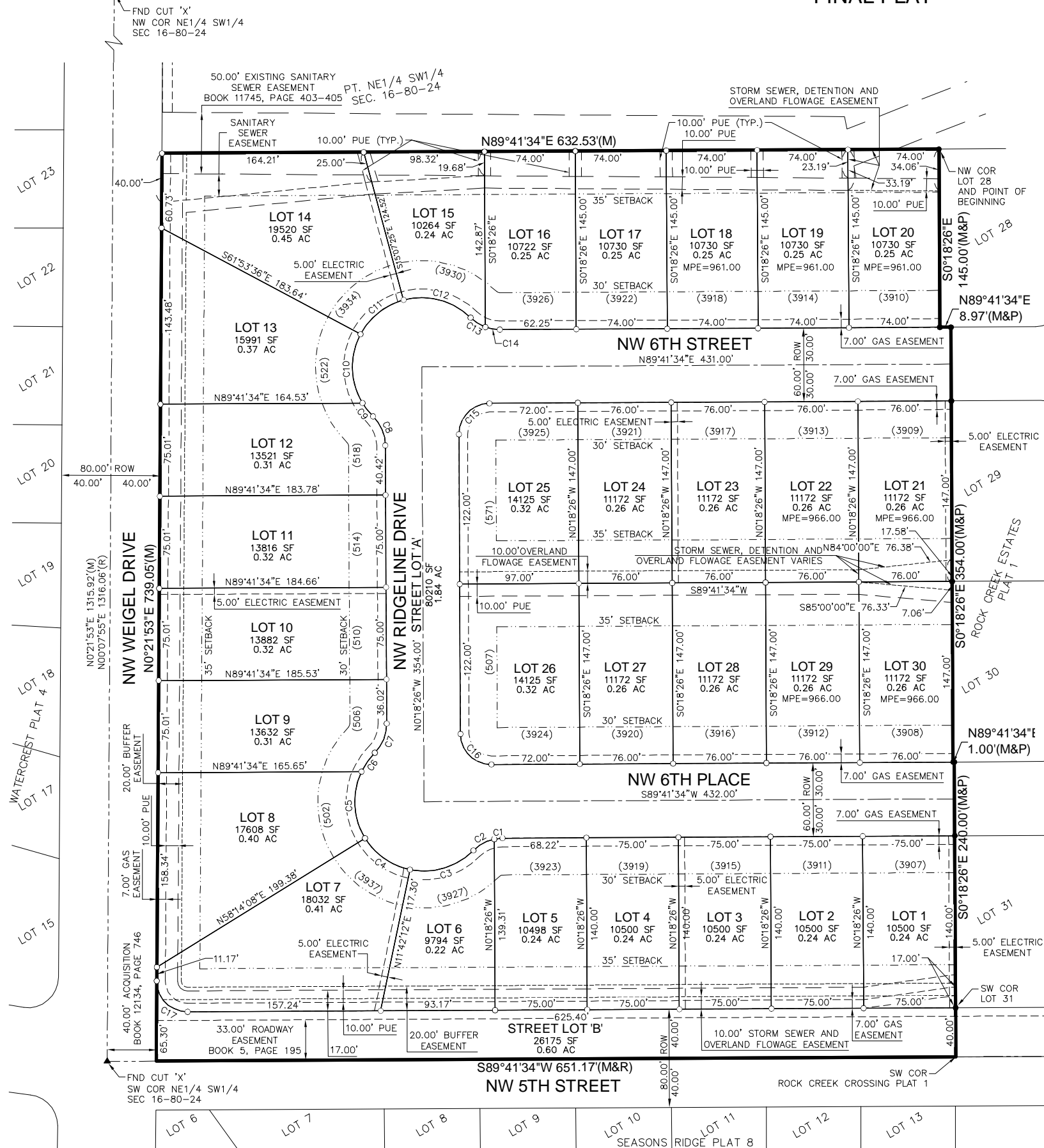


# ROCK CREEK CROSSING PLAT 2

## FINAL PLAT



### PLAT DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28, ROCK CREEK CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°18'26" EAST ALONG THE WEST LINE OF ROCK CREEK CROSSING PLAT 1, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH 89°41'34" EAST ALONG SAID WEST LINE, 8.97 FEET; THENCE SOUTH 00°18'26" EAST ALONG SAID WEST LINE, 354.00 FEET TO THE SOUTHWEST CORNER OF LOT 30, ROCK CREEK CROSSING PLAT 1; THENCE NORTH 89°41'34" EAST ALONG SAID WEST LINE, 1.00 FEET; THENCE SOUTH 00°18'26" EAST ALONG SAID WEST LINE, 240.00 FEET TO THE SOUTHWEST CORNER OF ROCK CREEK CROSSING PLAT 1 AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°41'34" WEST ALONG SAID SOUTH LINE, 651.17 FEET TO THE EAST RIGHT OF WAY LINE OF THE ACQUISITION PLAT RECORDED IN BOOK 12134, PAGE 746 FOR NW WEIGEL DRIVE; THENCE NORTH 00°21'53" EAST ALONG SAID EAST RIGHT OF WAY LINE, 739.05 FEET; THENCE NORTH 89°41'34" EAST, 632.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.93 ACRES (476,211 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER/DEVELOPER:

BRESSON CONSTRUCTION, INC.  
REMINGTON HOMES  
9430 NE 26TH COURT  
ANKENY, IA 50021

### ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DR, SUITE G  
GRIMES, IOWA 50111

### NOTES:

1. LOTS 1-7 WILL NOT BE ALLOWED ACCESS TO NW 5TH STREET
2. LOTS 7-14 WILL NOT BE ALLOWED ACCESS TO NW WEIGEL DRIVE

### BENCHMARK:

CITY BM 702 - CENTER CAP BOLT HYDT, N SIDE NW 5TH STREET, 1ST HYDT WEST OF IRVINGDALE DRIVE - ELEVATION = 941.713

ARROW ON HYDT AT THE NE CORNER OF NW 8TH CT AND NW WEIGEL DRIVE - ELEVATION = 984.30

### ZONING:

R-2: ONE FAMILY AND TWO-FAMILY RESIDENCE DISTRICT (RESTRICTED TO SINGLE-FAMILY DETACHED RESIDENTIAL HOUSING)

### DATE OF SURVEY:

FEBRUARY 2012

### BULK REGULATIONS:

#### SETBACKS:

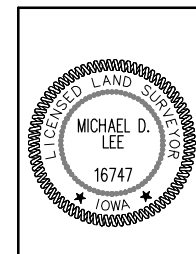
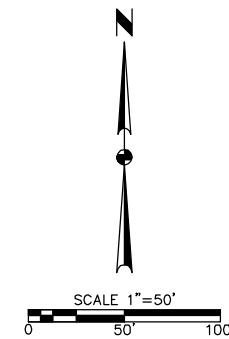
- FRONT = 30'
- REAR = 35'
- SIDE = 17' (8' MIN. - MORE THAN 1 STORY)  
= 15' (7' MIN. - 1 STORY)

### CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°40'29"	33.50'	6.83'	N83°51'19"E	6.81'
C2	33°27'03"	33.50'	19.56'	N61°17'33"E	19.28'
C3	57°08'10"	56.50'	56.34'	N73°08'07"E	54.04'
C4	46°31'56"	56.50'	45.89'	S55°01'50"E	44.64'
C5	57°29'27"	56.50'	56.69'	S3°01'09"E	54.34'
C6	19°05'31"	56.50'	18.83'	S35°16'20"W	18.74'
C7	45°07'32"	33.50'	26.38'	S22°15'20"W	25.71'
C8	45°07'32"	33.50'	26.38'	S22°52'12"E	25.71'
C9	14°00'15"	56.50'	13.81'	S38°25'51"E	13.78'
C10	59°32'08"	56.50'	58.71'	S1°39'40"E	56.10'
C11	46°46'11"	56.50'	46.12'	S51°29'30"W	44.85'
C12	59°56'31"	56.50'	59.11'	N75°09'10"W	56.45'
C13	24°35'47"	33.50'	14.38'	N57°28'48"W	14.27'
C14	20°31'45"	33.50'	12.00'	N80°02'34"W	11.94'
C15	90°00'00"	25.00'	39.27'	N44°41'34"E	35.36'
C16	90°00'00"	25.00'	39.27'	N45°18'26"W	35.36'
C17	90°40'19"	25.00'	39.56'	N44°58'17"W	35.56'

### LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (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	----	



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.

MICHAEL D. LEE, P.L.S. DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET \_\_\_\_\_

DATE	03/29/12
REVISIONS	
FINAL SUBMITTAL	03/09/12
SECOND SUBMITTAL	
FIRST SUBMITTAL	02/17/12

3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: ENGINEER: EKO / ENH

**CIVIL DESIGN ADVANTAGE**  
ANKENY, IOWA

**ROCK CREEK CROSSING PLAT 2**  
**FINAL PLAT**

10  
1201.015