

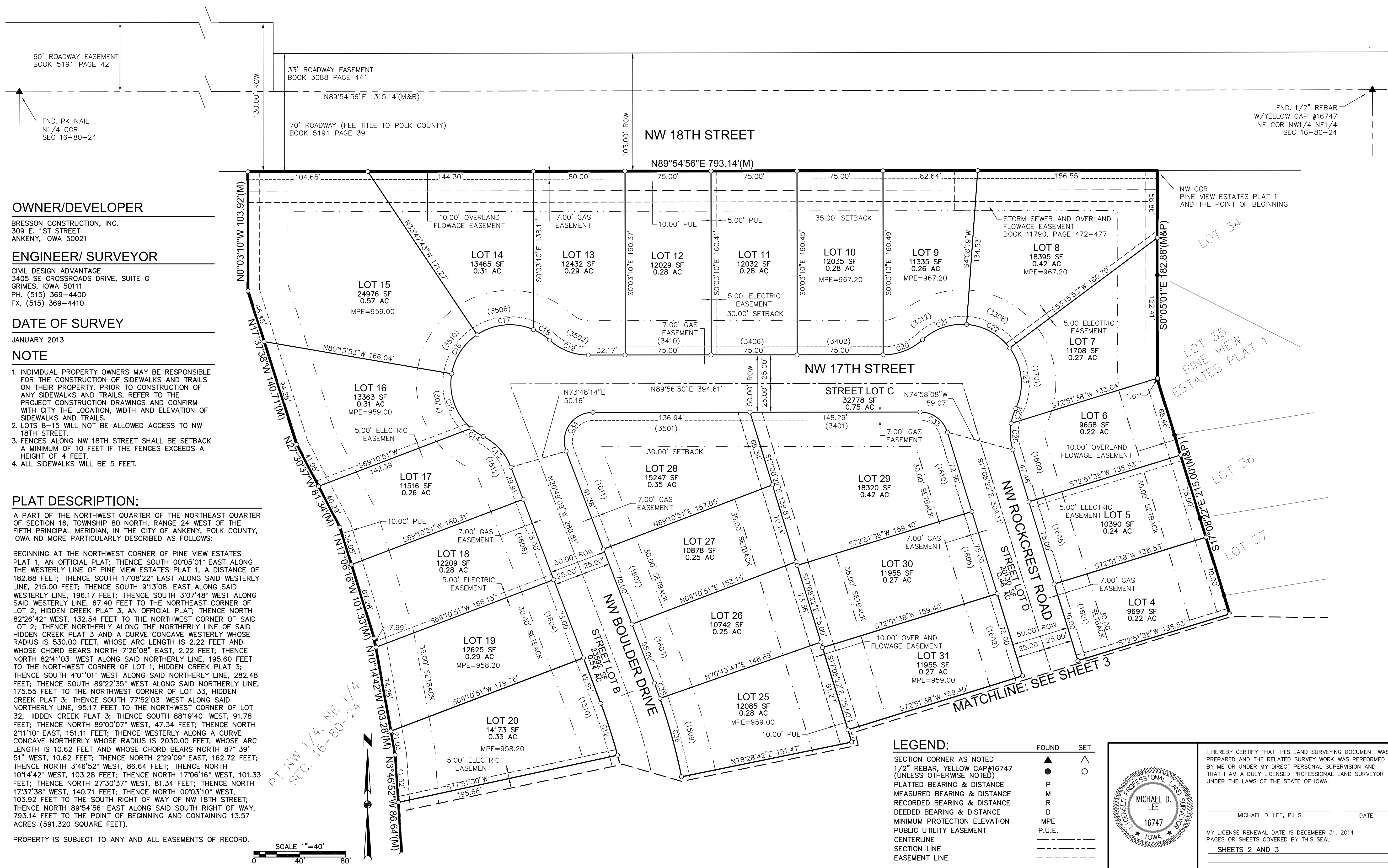
# PINE VIEW ESTATES PLAT 2 FINAL PLAT

REVISIONS	DATE
FINAL SUBMITTAL	02/28/14
THIRD SUBMITTAL	01/29/14
SECOND SUBMITTAL	01/10/14
FIRST SUBMITTAL	12/20/13

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



**PINE VIEW ESTATES PLAT 2**  
**FINAL PLAT**  
 ANKENY, IOWA  
 2/14  
 1310.413



**OWNER/DEVELOPER**

BRESSON CONSTRUCTION, INC.  
309 E. 1ST STREET  
ANKENY, IOWA 50021

**ENGINEER/ SURVEYOR**

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400  
FX. (515) 369-4410

**DATE OF SURVEY**

JANUARY 2013

**NOTE**

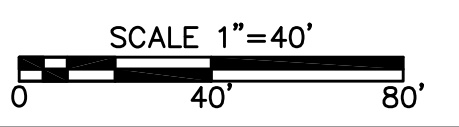
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS AND TRAILS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS AND TRAILS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS AND TRAILS.
- LOTS 8-15 WILL NOT BE ALLOWED ACCESS TO NW 18TH STREET.
- FENCES ALONG NW 18TH STREET SHALL BE SETBACK A MINIMUM OF 10 FEET IF THE FENCES EXCEEDS A HEIGHT OF 4 FEET.
- ALL SIDEWALKS WILL BE 5 FEET.

**PLAT DESCRIPTION:**

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

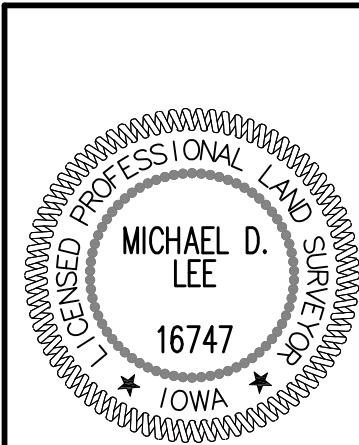
BEGINNING AT THE NORTHWEST CORNER OF PINE VIEW ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°05'01" EAST ALONG THE WESTERLY LINE OF PINE VIEW ESTATES PLAT 1, A DISTANCE OF 182.88 FEET; THENCE SOUTH 17°08'22" EAST ALONG SAID WESTERLY LINE, 215.00 FEET; THENCE SOUTH 91°3'08" EAST ALONG SAID WESTERLY LINE, 196.17 FEET; THENCE SOUTH 3°07'48" WEST ALONG SAID WESTERLY LINE, 67.40 FEET TO THE NORTHEAST CORNER OF LOT 2, HIDDEN CREEK PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 82°26'42" WEST, 132.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY LINE OF SAID HIDDEN CREEK PLAT 3 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.22 FEET AND WHOSE CHORD BEARS NORTH 7°26'08" EAST, 2.22 FEET; THENCE NORTH 82°41'03" WEST ALONG SAID NORTHERLY LINE, 195.60 FEET TO THE NORTHWEST CORNER OF LOT 1, HIDDEN CREEK PLAT 3; THENCE SOUTH 4°01'01" WEST ALONG SAID NORTHERLY LINE, 282.48 FEET; THENCE SOUTH 89°22'35" WEST ALONG SAID NORTHERLY LINE, 175.55 FEET TO THE NORTHWEST CORNER OF LOT 33, HIDDEN CREEK PLAT 3; THENCE SOUTH 77°52'03" WEST ALONG SAID NORTHERLY LINE, 95.17 FEET TO THE NORTHWEST CORNER OF LOT 32, HIDDEN CREEK PLAT 3; THENCE SOUTH 88°19'40" WEST, 91.78 FEET; THENCE NORTH 89°00'07" WEST, 47.34 FEET; THENCE NORTH 2°11'10" EAST, 151.11 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2030.00 FEET, WHOSE ARC LENGTH IS 10.62 FEET AND WHOSE CHORD BEARS NORTH 87° 39' 51" WEST, 10.62 FEET; THENCE NORTH 2°29'09" EAST, 162.72 FEET; THENCE NORTH 3°46'52" WEST, 86.64 FEET; THENCE NORTH 10°14'42" WEST, 103.28 FEET; THENCE NORTH 17°06'16" WEST, 101.33 FEET; THENCE NORTH 27°30'37" WEST, 81.34 FEET; THENCE NORTH 17°37'38" WEST, 140.71 FEET; THENCE NORTH 00°03'10" WEST, 103.92 FEET TO THE SOUTH RIGHT OF WAY OF NW 18TH STREET; THENCE NORTH 89°54'56" EAST ALONG SAID SOUTH RIGHT OF WAY, 793.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.57 ACRES (591,320 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



**LEGEND:**

SECTION CORNER AS NOTED	▲	FOUND	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	SET	○
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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

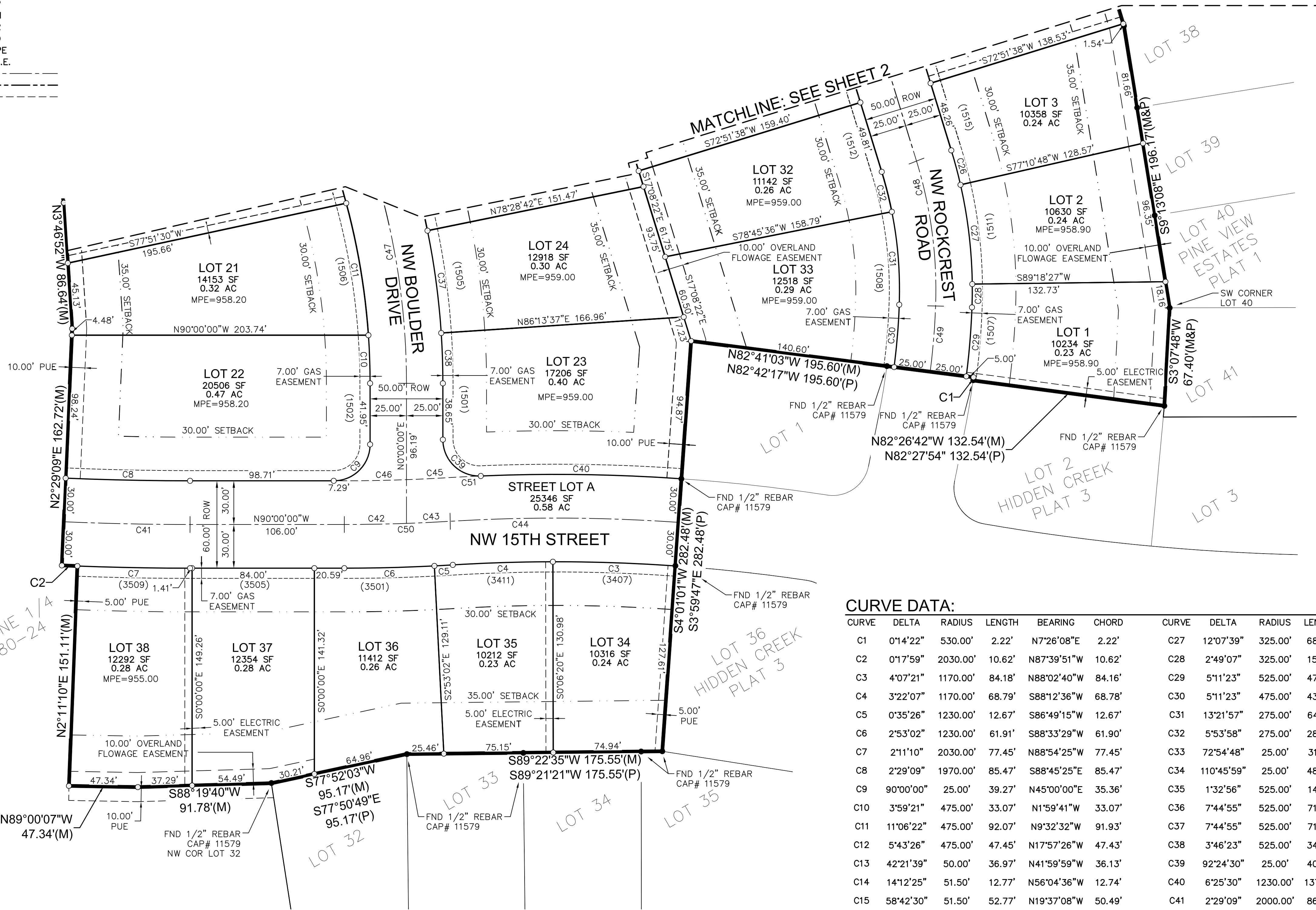
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 2 AND 3

COMMENT: EKO  
 FILE: H:\2013\13043\13043\FINAL PLAT.DWG  
 PLOTTED BY: ANTON COLLINS  
 DATE: 8/19/2014 2:17 PM

# PINE VIEW ESTATES PLAT 2 FINAL PLAT

**LEGEND:**

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	---	



**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°14'22"	530.00'	2.22'	N7°26'08"E	2.22'	C27	12°07'39"	325.00'	68.79'	S6°45'23"E	68.66'
C2	0°17'59"	2030.00'	10.62'	N87°39'51"W	10.62'	C28	2°49'07"	325.00'	15.99'	S0°43'00"W	15.99'
C3	4°07'21"	1170.00'	84.18'	N88°02'40"W	84.16'	C29	5°11'23"	525.00'	47.55'	S4°43'15"W	47.54'
C4	3°22'07"	1170.00'	68.79'	S88°12'36"W	68.78'	C30	5°11'23"	475.00'	43.03'	N4°43'15"E	43.01'
C5	0°35'26"	1230.00'	12.67'	S86°49'15"W	12.67'	C31	13°21'57"	275.00'	64.15'	N4°33'25"W	64.01'
C6	2°53'02"	1230.00'	61.91'	S88°33'29"W	61.90'	C32	5°53'58"	275.00'	28.32'	N14°11'23"W	28.30'
C7	2°11'10"	2030.00'	77.45'	N88°54'25"W	77.45'	C33	72°54'48"	25.00'	31.81'	N53°35'46"W	29.71'
C8	2°29'09"	1970.00'	85.47'	S88°45'25"E	85.47'	C34	110°45'59"	25.00'	48.33'	S34°33'50"W	41.15'
C9	90°00'00"	25.00'	39.27'	N45°00'00"E	35.36'	C35	1°32'56"	525.00'	14.19'	S20°02'41"E	14.19'
C10	3°59'21"	475.00'	33.07'	N1°59'41"W	33.07'	C36	7°44'55"	525.00'	71.00'	S15°23'45"E	70.95'
C11	11°06'22"	475.00'	92.07'	N9°32'32"W	91.93'	C37	7°44'55"	525.00'	71.00'	S7°38'51"E	70.95'
C12	5°43'26"	475.00'	47.45'	N17°57'26"W	47.43'	C38	3°46'23"	525.00'	34.57'	S1°53'12"E	34.57'
C13	42°21'39"	50.00'	36.97'	N41°59'59"W	36.13'	C39	92°24'30"	25.00'	40.32'	S46°12'15"E	36.09'
C14	14°12'25"	51.50'	12.77'	N56°04'36"W	12.74'	C40	6°25'30"	1230.00'	137.93'	S89°11'44"E	137.86'
C15	58°42'30"	51.50'	52.77'	N19°37'08"W	50.49'	C41	2°29'09"	2000.00'	86.77'	N88°45'25"W	86.77'
C16	46°28'10"	51.50'	41.77'	N32°58'12"E	40.63'	C42	3°28'27"	1200.00'	72.76'	S88°15'46"W	72.75'
C17	57°16'35"	51.50'	51.48'	N84°50'34"E	49.37'	C43	3°28'27"	1200.00'	72.76'	S88°15'46"W	72.75'
C18	18°49'37"	51.50'	16.92'	S57°06'20"E	16.85'	C44	7°29'28"	1200.00'	156.89'	N89°43'43"W	156.78'
C19	42°21'39"	50.00'	36.97'	S68°52'21"E	36.13'	C45	3°28'27"	1170.00'	70.95'	N88°15'46"E	70.93'
C20	43°06'31"	50.00'	37.62'	N69°08'04"E	36.74'	C46	3°28'27"	1170.00'	70.95'	N88°15'46"E	70.93'
C21	46°33'08"	51.50'	41.84'	N70°51'45"E	40.70'	C47	20°49'09"	500.00'	181.68'	N10°24'35"W	180.68'
C22	49°07'33"	51.50'	44.16'	S61°17'54"E	42.82'	C48	19°15'55"	300.00'	100.87'	S7°30'24"E	100.40'
C23	61°57'25"	51.50'	55.69'	S5°45'25"E	53.02'	C49	5°11'23"	500.00'	45.29'	S4°43'15"W	45.27'
C24	15°34'20"	50.00'	13.59'	S17°26'07"W	13.55'	C50	3°28'27"	1200.00'	72.76'	S88°15'46"W	72.75'
C25	26°47'19"	50.00'	23.38'	S3°44'42"E	23.17'	C51	1°03'58"	1230.00'	22.88'	N87°03'32"E	22.88'
C26	4°19'10"	325.00'	24.50'	S14°58'47"E	24.50'						

**ZONING**

R-2: RESTRICTED TO ONE-FAMILY RESIDENTIAL DISTRICT

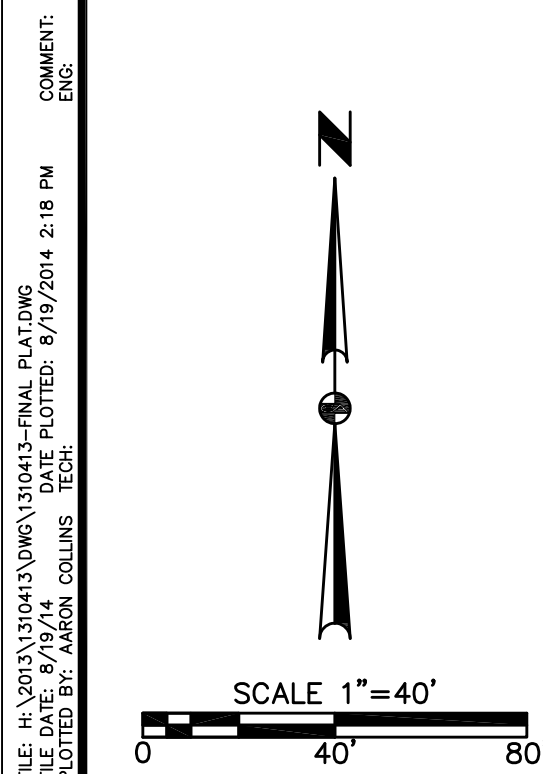
**BULK REGULATIONS**

SETBACKS:  
 FRONT = 30'  
 REAR = 35'  
 SIDE = 17' (>1-STORY - 8' MIN.)  
 = 15' (1-STORY - 7' MIN.)

**BENCHMARKS**

- BM#1: CUT "X" AT CENTERLINE OF 15TH STREET AND ROCKCREST ROAD. ELEV=956.34
- BM#2: BURY BOLT ON HYDRANT AT NW CORNER OF 15TH STREET AND ROCKCREST ROAD. ELEV=959.52
- BM#3: BURY BOLT ON HYDRANT AT SW CORNER OF 18TH STREET AND IRVINGDALE. ELEV=961.69
- BM#4: NE BOLT ON HYDRANT AT NW CORNER OF WEIGEL AND 5TH STREET. ELEV=1004.04

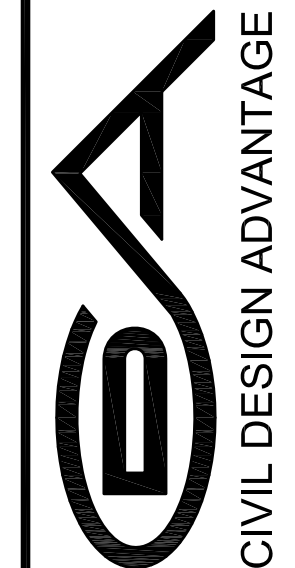
PT NW 1/4, NE 1/4  
 SEC. 16-80-24



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 PLOTTED BY: ANSON COLLINS TECH

REVISIONS	DATE
FIRST SUBMITTAL	01/10/14
SECOND SUBMITTAL	01/29/14
THIRD SUBMITTAL	02/28/14
FINAL SUBMITTAL	02/28/14

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
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ANKENY, IOWA

## PINE VIEW ESTATES PLAT 2 FINAL PLAT