

ROCK CREEK CROSSING PLAT 1

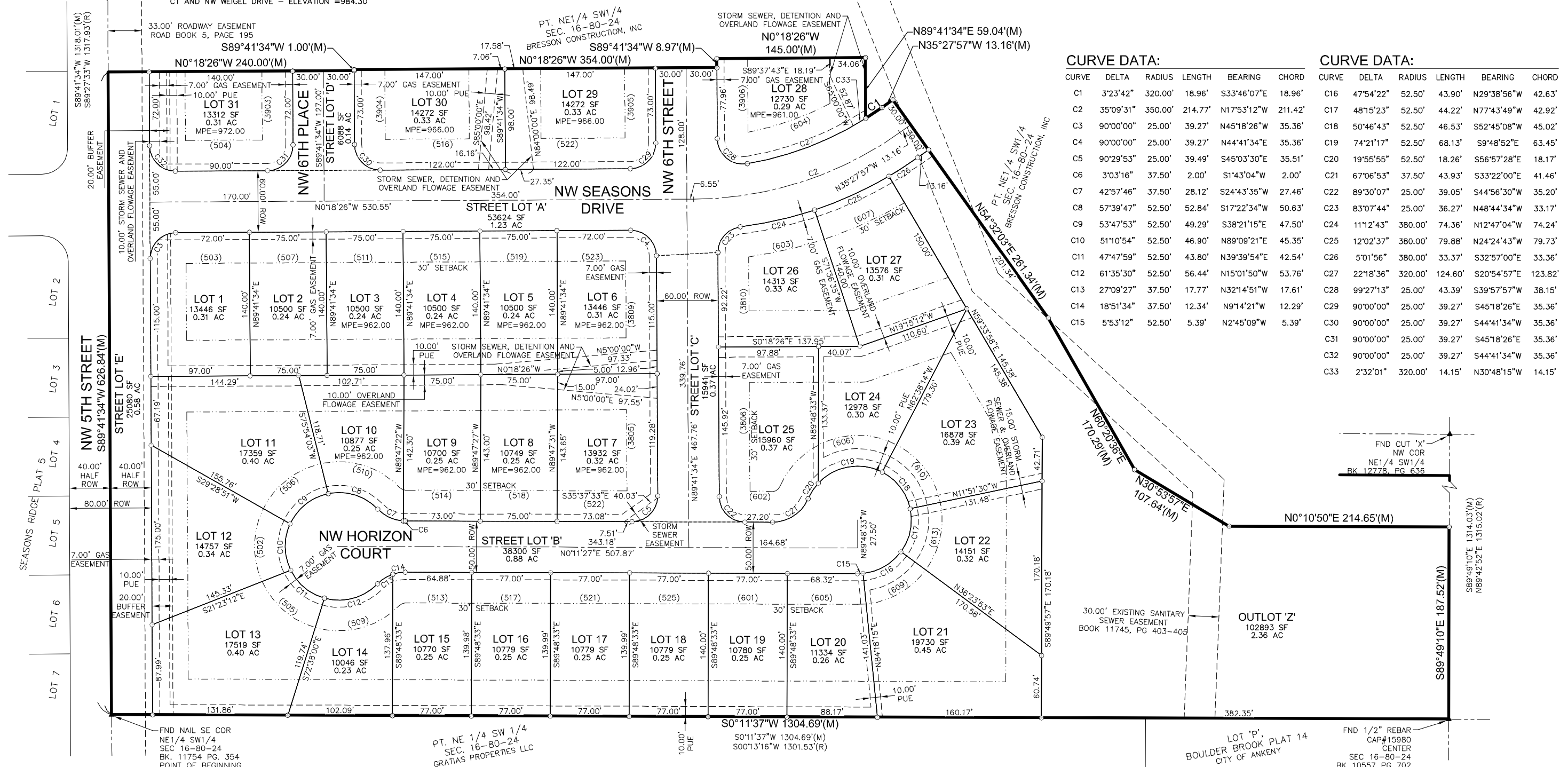
FINAL PLAT

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

FND CUT X
SW COR
NE1/4 SW1/4
SEC 16-80-24
BK. 12778 PG. 635



CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°23'42"	320.00'	18.96'	S33°46'07"E	18.96'
C2	35°09'31"	350.00'	214.77'	N17°53'12"W	211.42'
C3	90°00'00"	25.00'	39.27'	N45°18'26"W	35.36'
C4	90°00'00"	25.00'	39.27'	N44°41'34"E	35.36'
C5	90°29'53"	25.00'	39.49'	S45°03'30"E	35.51'
C6	3°03'16"	37.50'	2.00'	S1°43'04"W	2.00'
C7	42°57'46"	37.50'	28.12'	S24°43'35"W	27.46'
C8	57°39'47"	52.50'	52.84'	S17°22'34"W	50.63'
C9	53°47'53"	52.50'	49.29'	S38°21'15"E	47.50'
C10	51°10'54"	52.50'	46.90'	N89°09'21"E	45.35'
C11	47°47'59"	52.50'	43.80'	N39°39'54"E	42.54'
C12	61°35'30"	52.50'	56.44'	N15°01'50"W	53.76'
C13	27°09'27"	37.50'	17.77'	N32°14'51"W	17.61'
C14	18°51'34"	37.50'	12.34'	N9°14'21"W	12.29'
C15	5°53'12"	52.50'	5.39'	N2°45'09"W	5.39'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C16	47°54'22"	52.50'	43.90'	N29°38'56"W	42.63'
C17	48°15'23"	52.50'	44.22'	N77°43'49"W	42.92'
C18	50°46'43"	52.50'	46.53'	S52°45'08"W	45.02'
C19	74°21'17"	52.50'	68.13'	S9°48'52"E	63.45'
C20	19°55'55"	52.50'	18.26'	S56°57'28"E	18.17'
C21	67°06'53"	37.50'	43.93'	S33°22'00"E	41.46'
C22	89°30'07"	25.00'	39.05'	S44°56'30"W	35.20'
C23	83°07'44"	25.00'	36.27'	N48°44'34"W	33.17'
C24	11°12'43"	380.00'	74.36'	N12°47'04"W	74.24'
C25	12°02'37"	380.00'	79.88'	N24°24'43"W	79.73'
C26	5°01'56"	380.00'	33.37'	S32°57'00"E	33.36'
C27	22°18'36"	320.00'	124.60'	S20°54'57"E	123.82'
C28	99°27'13"	25.00'	43.39'	S39°57'57"W	38.15'
C29	90°00'00"	25.00'	39.27'	S45°18'26"E	35.36'
C30	90°00'00"	25.00'	39.27'	S44°41'34"W	35.36'
C31	90°00'00"	25.00'	39.27'	S45°18'26"E	35.36'
C32	90°00'00"	25.00'	39.27'	S44°41'34"W	35.36'
C33	2°32'01"	320.00'	14.15'	N30°48'15"W	14.15'

OWNER/DEVELOPER:

BRESSON CONSTRUCTION, INC.
REMINGTON HOMES
732 SE SHURFINE DRIVE, SUITE B
ANKENY, IA 50021

ENGINEER/SURVEYOR:

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

NOTES:

- LOTS 1, 11-13 AND 31 WILL NOT BE ALLOWED ACCESS TO NW 5TH STREET

ZONING:

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

DATE OF SURVEY:

FEBRUARY 2011

BULK REGULATIONS:

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (8' MIN. - 2-STORY)
= 15' (7' MIN. - 1 OR 1-1/2 STORY)

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 SET

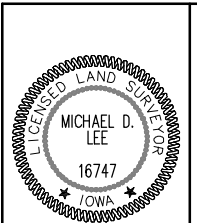
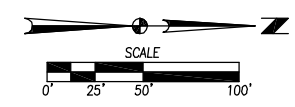
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P P
M M
R R
D D
MPE MPE
P.U.E. P.U.E.

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 SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°41'34" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 626.84 FEET; THENCE NORTH 00°18'26" WEST, 240.00 FEET; THENCE SOUTH 89°41'34" WEST, 1.00 FEET; THENCE NORTH 00°18'26" WEST, 354.00 FEET; THENCE SOUTH 89°41'34" WEST, 8.97 FEET; THENCE NORTH 00°18'26" WEST, 145.00 FEET; THENCE NORTH 89°41'34" EAST, 59.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 18.96 FEET AND WHOSE CHORD BEARS NORTH 33°46'07" WEST, 18.96 FEET; THENCE NORTH 35°27'57" WEST, 13.16 FEET; THENCE NORTH 54°32'03" EAST, 261.34 FEET; THENCE NORTH 60°20'36" EAST, 170.29 FEET; THENCE NORTH 30°53'57" EAST, 107.64 FEET; THENCE NORTH 00°10'50" EAST, 214.65 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°49'10" EAST ALONG SAID NORTH LINE, 187.52 FEET TO THE CENTER OF SAID SECTION 16; THENCE SOUTH 00°11'37" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1304.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.79 ACRES (644,155 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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	09/19/11
FINAL SUBMITTAL	09/16/11
THIRD SUBMITTAL	09/09/11
SECOND SUBMITTAL	08/26/11
FIRST SUBMITTAL	07/29/11

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

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

TECH: ENGINEER: EKO / ENH

ROCK CREEK CROSSING PLAT 1

FINAL PLAT

2 / 16

1010.322