

OWNER/DEVELOPER

BRESSON CONSTRUCTION, INC.
9430 NE 26TH COURT
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

AREA SUMMARY:

NW 1/4, NE 1/4 = 93,359 SF 2.14 ACRES
NE 1/4, NE 1/4 = 536,059 SF 12.31 ACRES
TOTAL = 629,418 SF 14.45 ACRES

ZONING

R-2: ONE-FAMILY AND TWO-FAMILY
RESIDENTIAL DISTRICT

NOTE:

- NO INDIVIDUAL LOT OWNER SHALL BE ALLOWED DIRECT ACCESS TO NW 18TH STREET.
FENCES ALONG NW 18TH STREET SHALL BE SETBACK A MINIMUM OF 10 FEET IF THE FENCE EXCEEDS A HEIGHTS OF 4 FEET.
ALL SIDEWALKS SHALL BE 4 FOOT WIDE.

PINE VIEW ESTATES PLAT 1
FINAL PLAT

CURVE TABLE:

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curves C1 through C36 with their respective measurements.

CURVE TABLE:

Table with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD. Lists curves C37 through C51 with their respective measurements.

PLAT DESCRIPTION:

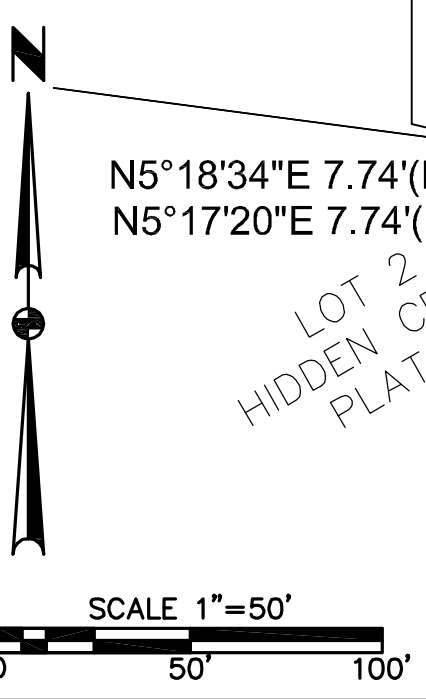
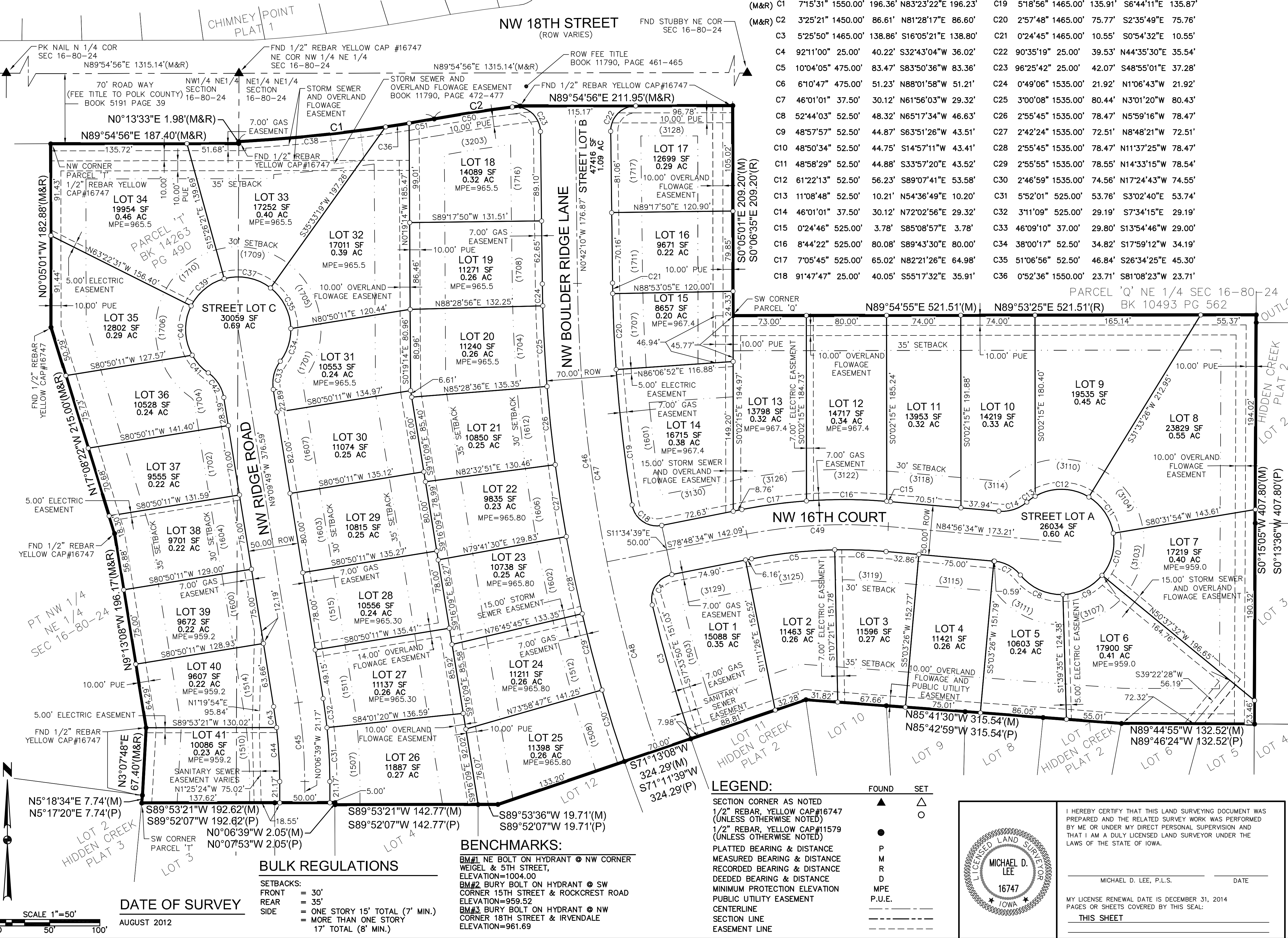
PARCEL 'T' IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA IN BOOK 14263 AT PAGE 490 ON THE 8TH DAY OF MAY, 2012.

AND

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST 1320.01 FEET THENCE SOUTH 89 DEGREES 52 MINUTES 07 SECONDS WEST 1314.52 FEET, THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS EAST 1320.51 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 25 SECONDS EAST 1315.10 FEET TO THE POINT OF BEGINNING; EXCEPT PARCEL 'Q' AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 10493 PAGE 562 ON APRIL 21, 2004; AND EXCEPT HIDDEN CREEK PLAT 2 AND HIDDEN CREEK PLAT 3, BOTH OFFICIAL PLATS; AND EXCEPT THE PORTION THEREOF CONVEYED TO THE CITY OF ANKENY, IOWA BY THE WARRANTY DEED FILED IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA IN BOOK 11790 PAGE 461 ON AUGUST 7, 2006;

ALL TOGETHER WITH ALL EASEMENTS AND SERVICENT ESTATES APPURTENANT THERETO, AND SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



DATE OF SURVEY
AUGUST 2012

BULK REGULATIONS

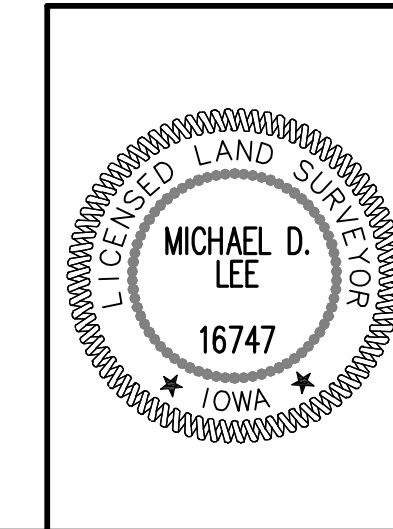
SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = ONE STORY 15' TOTAL (7' MIN.)
= MORE THAN ONE STORY 17' TOTAL (8' MIN.)

BENCHMARKS:

BM#1 NE BOLT ON HYDRANT @ NW CORNER WEIGEL & 5TH STREET, ELEVATION=1004.00
BM#2 BURY BOLT ON HYDRANT @ SW CORNER 15TH STREET & ROCKCREST ROAD ELEVATION=959.52
BM#3 BURY BOLT ON HYDRANT @ NW CORNER 18TH STREET & IRVENDALE ELEVATION=961.69

LEGEND:

- SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW CAP #11579 (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



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, 2014
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

Vertical sidebar containing: REVISIONS table, PROJECT ADDRESS (3405 S.E. CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111), PHONE: (515) 369-4400, ENGINEER: EKO, CIVIL DESIGN ADVANTAGE logo, ANKENY, IOWA, and page number 2/13.