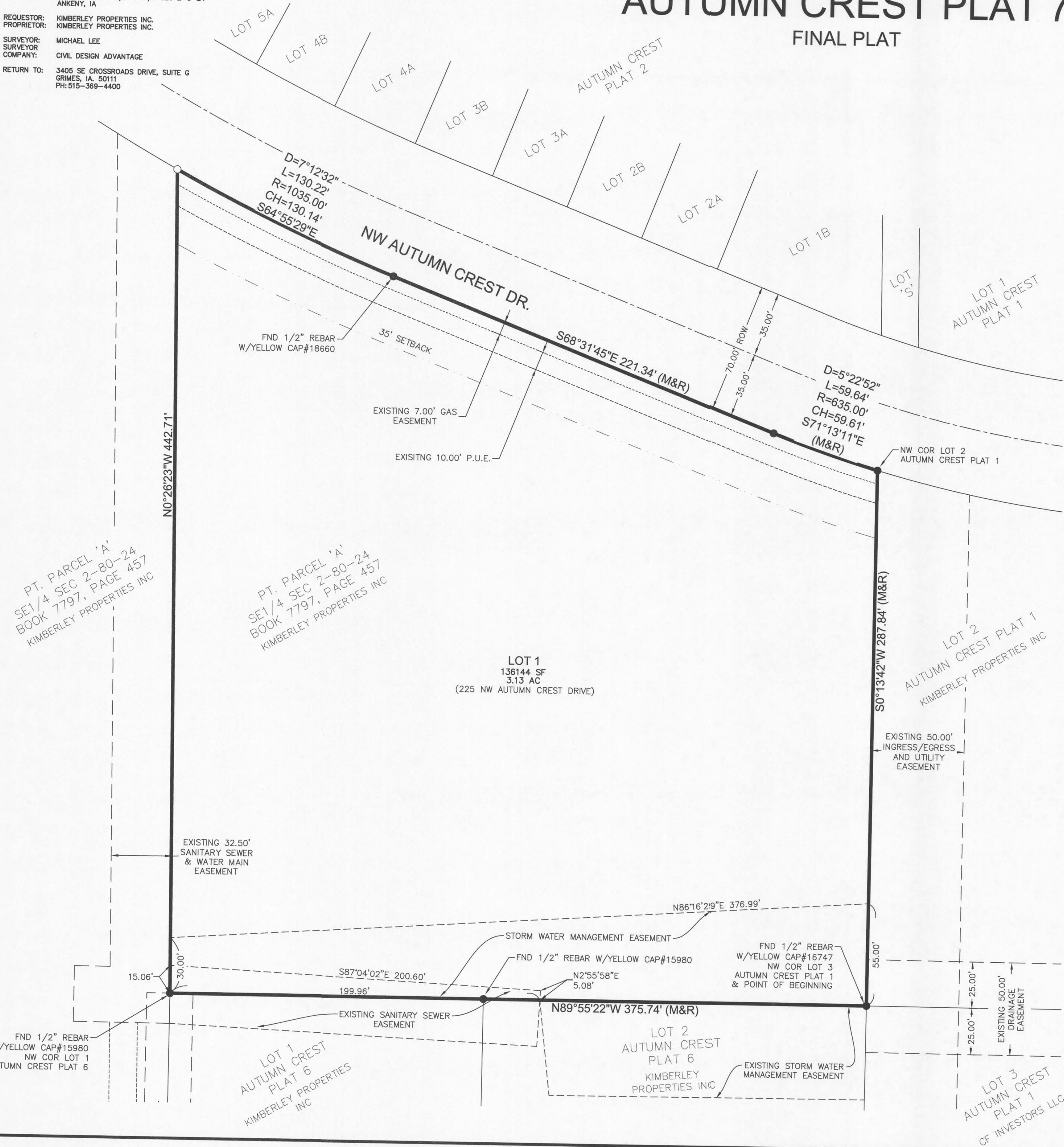


INDEX LEGEND
LOCATION: PT PARCEL 'A' S1/2 SE 1/4 SEC 2-8-24 ANKENY, IA
REQUESTOR: KIMBERLEY PROPERTIES INC.
PROPRIETOR: KIMBERLEY PROPERTIES INC.
SURVEYOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IA. 50111
PH: 515-369-4400

AUTUMN CREST PLAT 7

FINAL PLAT



ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	Aye	Nay	Pass
Anderson	Aye	Nay	Pass
Endler	Aye	Nay	Pass
Flack	Aye	Nay	Pass
Houlihan	Aye	Nay	Pass
Hunter	Aye	Nay	Pass
Odson	Aye	Nay	Pass
Ripper	Aye	Nay	Pass
West	Aye	Nay	Pass
Whiting	Aye	Nay	Pass
Ayes	2	Nays	0
APPROVED			
T. Ripper		Chairperson	
B. Engstrom		Secretary	

PLAT DESCRIPTION:

A PART OF PARCEL 'A' OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7797 PAGE 457, BEING IN SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, AUTUMN CREST PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°55'22" WEST ALONG THE NORTH LINE OF AUTUMN CREST PLAT 6, AN OFFICIAL PLAT, 375.74 FEET TO THE NORTHWEST CORNER OF SAID AUTUMN CREST PLAT 2; THENCE NORTH 00°26'23" WEST, 442.71 FEET TO THE SOUTH LINE OF STREET LOT 'A', AUTUMN CREST PLAT 2; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 130.22 FEET AND WHOSE CHORD BEARS SOUTH 64°55'29" EAST, 130.14 FEET; THENCE SOUTH 68°31'45" EAST ALONG SAID SOUTH LINE, 221.34 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 635.00 FEET, WHOSE ARC LENGTH IS 59.64 FEET AND WHOSE CHORD BEARS SOUTH 71°13'11" EAST, 59.61 FEET TO THE NORTHWEST CORNER OF LOT 2, AUTUMN CREST PLAT 1; THENCE SOUTH 00°13'42" WEST ALONG THE WEST LINE OF SAID LOT 2, AUTUMN CREST PLAT 1, A DISTANCE OF 287.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.13 ACRES (136144 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER:

KIMBERLEY PROPERTIES INC.
P.O. BOX 369
ANKENY, IOWA 50021
PH: (515)-963-8335

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515)-369-4400

ZONING:

C-2 GENERAL RETAIL, HIGHWAY ORIENTED
AND CENTRAL BUSINESS COMMERCIAL
DISTRICT

DATE OF SURVEY:

JULY 14, 2016

BULK REGULATIONS:

- C-2 COMMERCIAL
- FRONT YARD SETBACK: 35 FT
- SIDE YARD SETBACK (ADJOINING R DISTRICT): 25 FT
- REAR YARD SETBACK: 40 FT
- MAXIMUM HEIGHT: 45 FT
- MAXIMUM NUMBER OF STORIES: 3

NOTE:

- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

LEGEND:

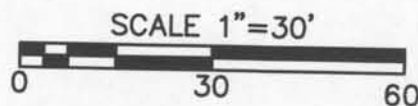
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 4-7-17
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET



DATE	REVISIONS
04/07/17	
03/23/17	
03/03/17	

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



ANKENY, IOWA
AUTUMN CREST PLAT 7
FINAL PLAT