

ANKENY, IOWA

OWNER/DEVELOPER
OKOBOJI LAND CO.
2171 GRAND AVENUE
WEST DES MOINES, IA 50265

ZONING

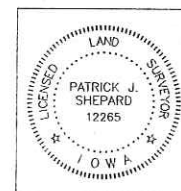
EXISTING: R-3
PROPOSED: R-3

LEGAL DESCRIPTION

A PART OF OUTLOT 'A', SAWGRASS PARK FLAT 2, AN OFFICIAL FLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE N25°00'00"E, 125.00 FEET ALONG THE NORTH LINE OF SAID OUTLOT 'A' TO A POINT; THENCE S25°00'00"E, 25.25 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N82°56'00"E, 183.00 FEET ALONG SAID NORTH LINE TO A POINT; THENCE S47°30'00"E, 210.00 FEET TO A POINT; THENCE S28°45'00"E, 40.91 FEET TO A POINT; THENCE N10°30'00"E, 234.25 FEET TO A POINT; THENCE S48°38'50"E, 26.15 FEET TO A POINT; THENCE S03°15'39"E, 101.30 FEET TO A POINT; THENCE S60°18'12"E, 218.50 FEET TO A POINT; THENCE N84°41'21"N, 125.00 FEET TO A POINT; THENCE N20°15'21"E, 3.00 FEET TO A POINT; THENCE S89°59'59"E, 125.00 FEET ON THE WEST LINE OF SAID OUTLOT 'A'; THENCE N42°41'24"E, 183.33 FEET ALONG SAID WEST LINE TO A POINT; THENCE N00°10'11"E, 148.33 FEET ALONG SAID WEST LINE TO A POINT; THENCE N41°16'50"E, 149.45 FEET ALONG SAID WEST LINE TO A POINT; THENCE N30°15'21"E, 182.81 FEET ALONG SAID WEST LINE TO A POINT; THENCE N00°10'11"E, 308.33 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNINGS, ALL OF WHICH CONTAINS 11.241 ACRES MORE OR LESS.

CERTIFICATION



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.

Patrick J. Shepard 4-7-2-6

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

NOTE

1. MAINTENANCE OF THE CUL-DE-SAC ISLAND ON SW SAGE CIRCLE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 19

LEGEND

- | | |
|--------|---|
| ▲ | FLAT BOUNDARY |
| ● | SECTION CORNER |
| ○ | FOUND CORNER - 1/4 5/8" I.R. CAP # 12265 UNLESS OTHERWISE NOTED |
| ○ | SET CORNER - 1/4 5/8" I.R. CAP #12265 |
| 1/4" | IRON ROD |
| 6 P. | GAS PIPE |
| D. | DEEDED DISTANCE |
| M. | MEASURED DISTANCE |
| P. | PREVIOUSLY RECORDED DISTANCE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| 1234 | ADDRESS |
| B.S.L. | BUILDING SETBACK LINE |
| N.R. | NOT RADIAL |
| M.P.E. | MINIMUM PROTECTION ELEVATION |

DATE: 4-24-2002



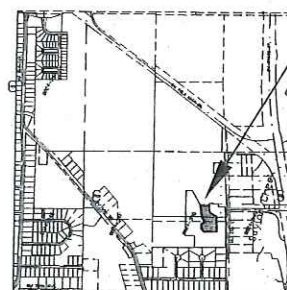
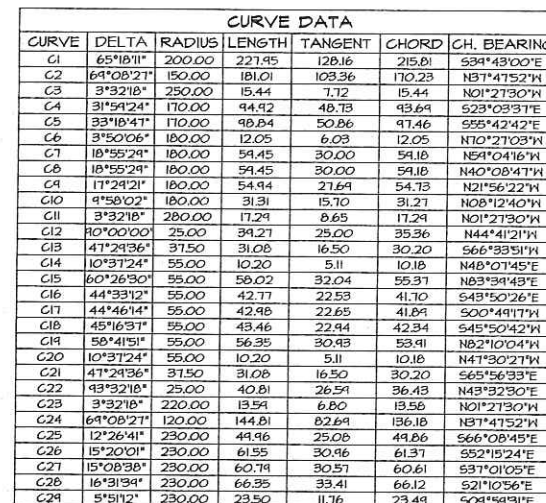
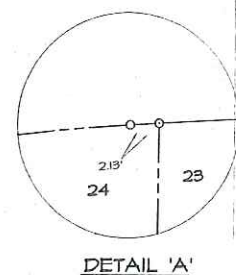
SCALE: 1"=50'



CEC

CIVIL ENGINEERING CONSULTANTS, INC.

2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322.4379
PHONE: 515.276.4884 FAX: 515.276.7084



VICINITY MAP