

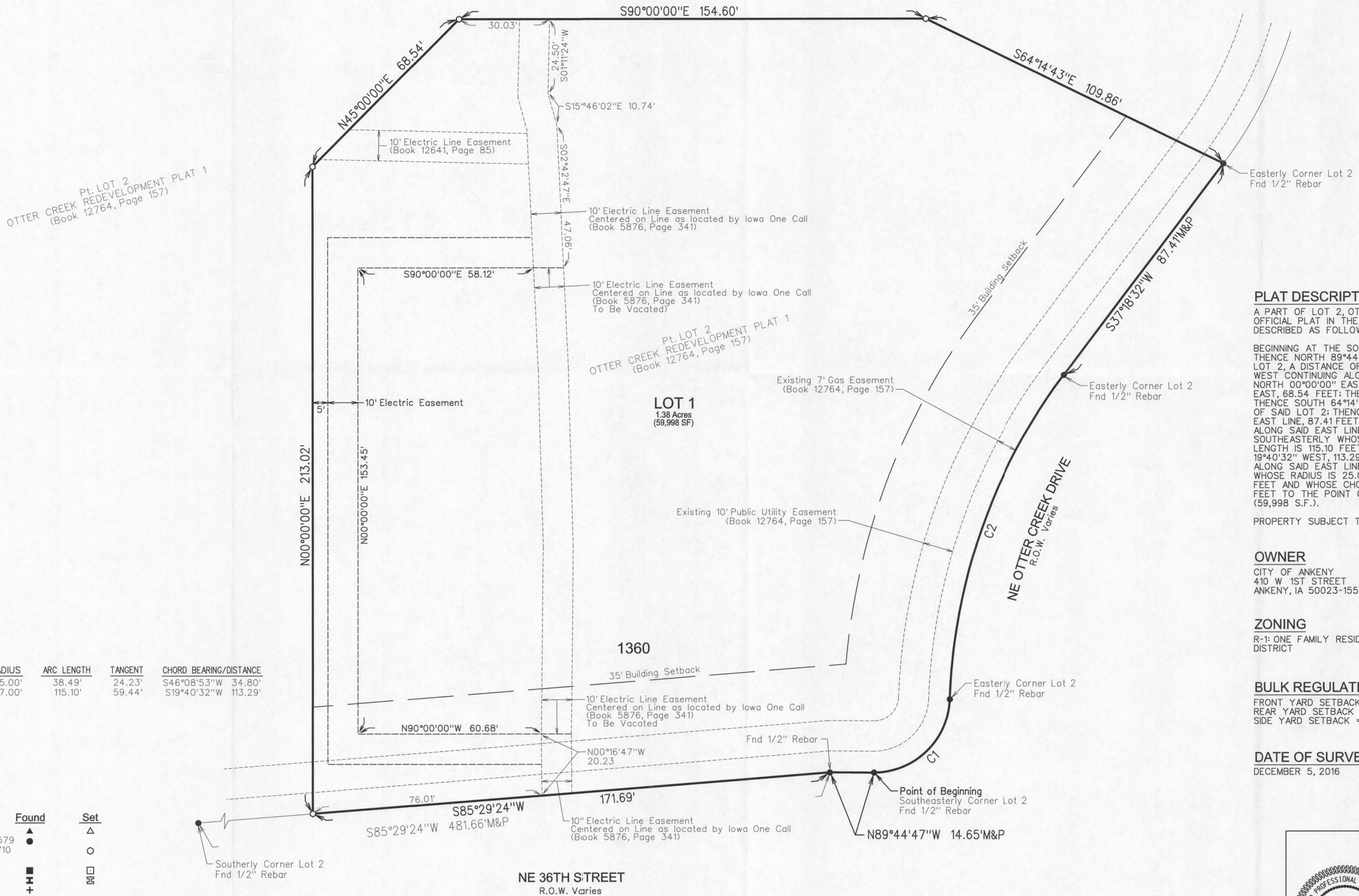
# ANKENY FIRE STATION NO. 3

## FINAL PLAT

### INDEX LEGEND

SURVEYOR'S NAME:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
EGRIFIN@SNYDER-ASSOCIATES.COM  
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.  
SURVEY LOCATED:  
LOT 2, OTTER CREEK REDEVELOPMENT PLAT 1  
PT. SW1/4 SW1/4  
SECTION 06-80N-23W  
REQUESTED BY:  
CITY OF ANKENY  
RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023

ROLL CALL Plan & Zoning Commission Ankeny, IA					
Date	May 16, 2017				
Anderson	Aye	Nay	Pass	Absent	
Endler	Aye	Nay	Pass	Absent	
Black	Aye	Nay	Pass	Absent	
Houlihan	Aye	Nay	Pass	Absent	
Hunter	Aye	Nay	Pass	Absent	
Odson	Aye	Nay	Pass	Absent	
Ripper	Aye	Nay	Pass	Absent	
West	Aye	Nay	Pass	Absent	
Whiting	Aye	Nay	Pass	Absent	
Ayes	9	Nays	0	Pass	Absent
APPROVED					
T. Ripper				Chairperson	
B. Huglsang				Secretary	



### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 (M&P)	88°12'41\" RT	25.00'	38.49'	24.23'	S46°08'53\"W 34.80'
C2 (M&P)	35°15'59\" LT	187.00'	115.10'	59.44'	S19°40'32\"W 113.29'

### LEGEND

Survey	Found	Set
Section Corner	●	△
1/2\" Rebar, Orange Plastic Cap #11579	●	△
1/2\" Rebar, Yellow Plastic Cap #19710	●	△
(Unless Otherwise Noted)		
ROW Marker	■	□
ROW Rail	—	—
Calculated Point	+	+
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

### PLAT DESCRIPTION

A PART OF LOT 2, OTTER CREEK REDEVELOPMENT PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 89°44'47\" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 14.65 FEET; THENCE SOUTH 85°29'24\" WEST CONTINUING ALONG SAID SOUTH LINE, 171.69 FEET; THENCE NORTH 00°00'00\" EAST, 213.02 FEET; THENCE NORTH 45°00'00\" EAST, 68.54 FEET; THENCE SOUTH 90°00'00\" EAST, 154.60 FEET; THENCE SOUTH 64°14'43\" EAST, 109.86 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 37°18'32\" WEST ALONG SAID EAST LINE, 87.41 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 187.00 FEET, WHOSE ARC LENGTH IS 115.10 FEET AND WHOSE CHORD BEARS SOUTH 19°40'32\" WEST, 113.29 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.49 FEET AND WHOSE CHORD BEARS SOUTH 46°08'53\" WEST, 34.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.38 ACRES (59,998 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER

CITY OF ANKENY  
410 W 1ST STREET  
ANKENY, IA 50023-1557

### ZONING

R-1: ONE FAMILY RESIDENCE DISTRICT

### BULK REGULATIONS

FRONT YARD SETBACK = 35'  
REAR YARD SETBACK = 35'  
SIDE YARD SETBACK = 10'

### DATE OF SURVEY

DECEMBER 5, 2016



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.  
Erin D. Griffin, PLS  
License Number 19710  
My License Renewal Date is December 31, 2017  
Pages or sheets covered by this seal:  
Page 1 of 1

ANKENY FIRE STATION NO. 3

FINAL PLAT

ANKENY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



Project No: 116.1108

Sheet 1 of 1