

ENGINEER/SURVEYOR:

3405 SE CROSSROADS DR, SUITE G

OWNER/DEVELOPER:

2401 SE TONES DR STE 17

DATE OF SURVEY:

ZONING:

C-2 GE:NERAL RETAIL, HIGHWAY ORIENTED AND CENTRAIL BUSINESS DISTRICT

BULK REGULATIONS:

FRONT SETBACK: REAR SIETBACK:

40 FEET NONE EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET

NEUEIVED

CITY OF ANKENY

A PART OF LOT 2, GEORGETOWN PLAT 2, AN OFFICIAL PLAT IN THE CITY OIF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 2 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 256.06 FEET AND WHOSE CHORD BEARS SOUTH 82°47'31" EAST, 255.41 FEET; THENCE SOUTH 89°52'46" EAST, 172.77 FEET TO THE NORTHWEST CORNER OF PARCEL "C" OF PARCEL "A' OF SAID LOT 2 AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 10846, PAGE 761, POLK COUNTY, IOWA; THENCE SOUTH 00"3'34" WEST ALONG THE WEST LINE OF SAID PARCEL "C", 233.39 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "C"; THENCE SOUTH 00"19'35" WEST ALONG THE WEST LINE OF PARCEL 'B" OF PARCEL 'A' OF SAID LOT 2 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10846, PAGE 761, A DISTANCE OF 209.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B"; THENCE NORTH 89'48'12" WEST ALONG THE SOUTH LINE OF SAID LOT 2, GEORGETOWN PLAT 2, A DISTANCE OF 119.40 FEET: THENCE WESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 62.13 FEET AND WHOSE CHORD BEARS SOUTH 81"17"50" WEST, 61.88 FEET; THENCE NORTH 63'20'48" WEST, 66.56 FEET; THENCE NORTH 56'56'56" WEST, 281.73 FEET; THENCE NORTH 48'25'60" WEST, 30.86 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 26"2'15" EAST ALONG SAID WEST LINE, 16.63 FEET; THENCE NORTH 14°04'34" EAST ALONG SAID WEST LINE, 80.80 FEET TO THE NORTHEAST CORNER OF LOT 4, GEORGETOWN PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 14"27"34" EAST AILONG THE WEST LINE OF SAID LOT 2, GEORGETOWN PLAT 2, A DISTANCE OF 193.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.33 ACRES (188,448 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASIEMENTS OF RECORD.

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY, PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

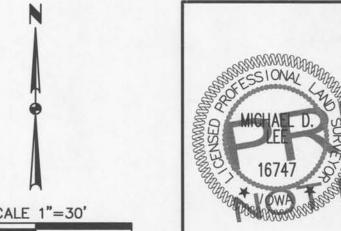
LEGEIND:

EASEMENT LINE

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 LLINE

P.U.E.

FOUND



PAGES OIR SHEETS COVERED BY THIS SEAL: THIS; SHEET

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