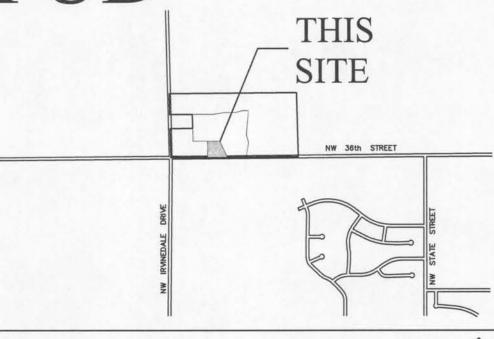


# PUD MASTER PLAN ROCK CREEK COMMERCIAL



VICINITY SKETCH



### OWNER/DEVELOPER

ROCK CREEK COMMERCIAL, LLC 400 LOCUST STREET, STE 400 DES MOINES, IOWA 50309

#### **ZONING**

EXISTING: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT) PROPOSED: ROCK CREEK COMMERCIAL P.U.D. (PLANNED UNIT DEVELOPMENT)

#### LAND USE

EXISTING: AGRICULTURE

PROPOSED: COMMERCIAL DEVELOPMENT

#### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 15735, PAGE 812 IN THE OFFICE OF THE POLK COUNTY RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 15735, PAGE 812 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE S89°32'34"W, 512.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'E'; THENCE N 00°27'26"W, 243.40 FEET TO A POINT OF CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 93.80 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 93.41 FEET AND A CHORD BEARDING OF N09°24'51"W, TO THE NORTHERLY LINE OF SAID PARCEL 'E'; THENCE N90°00'00"E, 374.98 FEET, TO THE EAST LINE OF SAID PARCEL 'E'; THENCE S25°00'00"E; 365.73 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL'E' AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.355 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD

## **LEGEND**

PLAT BOUNDARY SECTION CORNER

FOUND CORNER, AS NOTED

SET CORNER 5/8" I.R. W/ YELLOW CAP #13156

IRON ROD GAS PIPE

DEEDED DISTANCE

MEASURED DISTANCE

PREVIOUSLY RECORDED DISTANCE

P.U.E. PUBLIC UTILITY EASEMENT 3333 ADDRESS

BUILDING SETBACK LINE B.S.L.

MINIMUM OPENING ELEVATION

MINIMUM PROTECTION ELEVATION M.P.E.

N.R. NOTRADIAL

# COOPER CRAWFORD

& ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 4-28-2017

APPROVED: ---

IOWA

ONE-CALL

800-2992-8989

TOLLL-FREE CALL- BEFORE- YOU- DIG

SCALE: 1"=50'

INITIALED: --- AS-BUILT: ---

PUD MASTER PLAN ROCK CREEK COMMERCIAL SHEET 1 OF 1

1966

JOB NUMBER