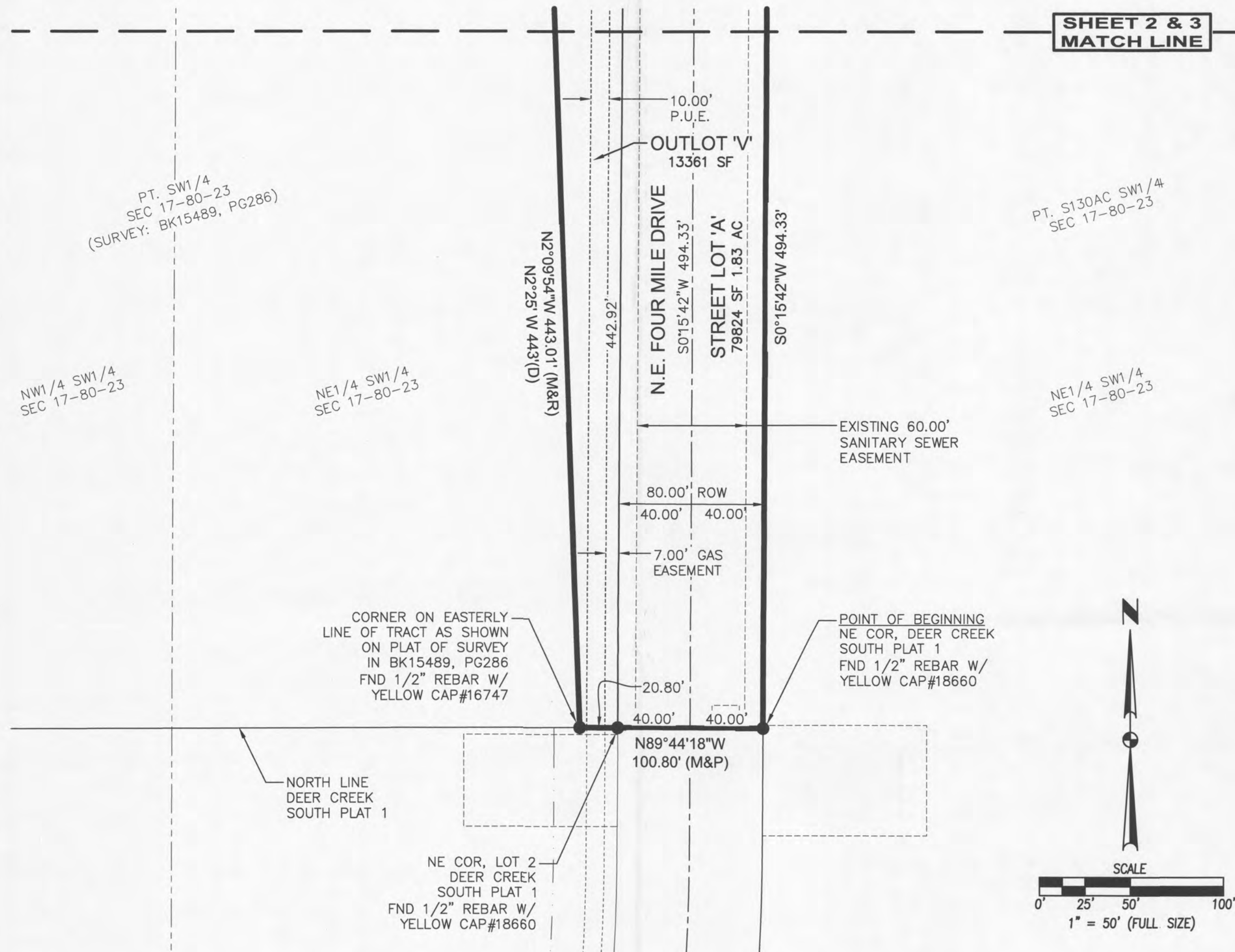


INDEX LEGEND
LOCATION: SEC 17--T80N--R23W, NW1/4
SEC 17--T80N--R23W, SW1/4
REQUESTOR: DEER CREEK ESTATES LLC
PROPRIETOR: DEER CREEK ESTATES LLC
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

THE CROSSINGS AT DEER CREEK PLAT 1

FINAL PLAT

RECEIVED
JUN 12 2017
CITY OF ANKENY



PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DEER CREEK SOUTH PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 89°44'18" WEST ALONG THE NORTH LINE OF SAID DEER CREEK SOUTH PLAT 1, A DISTANCE OF 100.80 FEET TO A CORNER ON THE EASTERLY LINE OF A TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15489, PAGE 286; THENCE NORTH 2°09'54" WEST ALONG SAID EASTERLY LINE, 443.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 89°48'19" WEST ALONG THE NORTH LINE OF SAID TRACT OF LAND, 415.45 FEET; THENCE NORTH 0°11'41" WEST, 135.00 FEET; THENCE SOUTH 89°48'19" WEST, 16.17 FEET; THENCE NORTH 0°11'41" WEST, 263.26 FEET; THENCE NORTH 79°14'37" EAST, 178.61 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE ARC LENGTH IS 51.59 FEET AND WHOSE CHORD BEARS NORTH 24°58'12" WEST, 51.58 FEET; THENCE NORTH 79°14'37" EAST, 201.27 FEET; THENCE NORTH 66°13'23" EAST, 105.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 91.11 FEET AND WHOSE CHORD BEARS NORTH 25°52'55" WEST, 91.09 FEET; THENCE NORTH 53°07'15" EAST, 304.02 FEET; THENCE NORTH 61°17'22" EAST, 85.17 FEET; THENCE NORTH 75°14'01" EAST, 82.80 FEET; THENCE NORTH 89°01'04" EAST, 82.80 FEET; THENCE SOUTH 77°11'53" EAST, 82.80 FEET; THENCE SOUTH 60°08'50" EAST, 121.70 FEET; THENCE SOUTH 45°00'00" EAST, 60.00 FEET; THENCE SOUTH 29°16'19" EAST, 128.58 FEET; THENCE SOUTH 12°23'22" EAST, 82.94 FEET; THENCE SOUTH 0°11'41" EAST, 597.51 FEET; THENCE SOUTH 89°48'19" WEST, 95.67 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 280.00 FEET, WHOSE ARC LENGTH IS 219.91 FEET AND WHOSE CHORD BEARS NORTH 67°41'41" WEST, 214.30 FEET; THENCE NORTH 45°11'41" WEST, 26.24 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 220.00 FEET, WHOSE ARC LENGTH IS 172.79 FEET AND WHOSE CHORD BEARS NORTH 67°41'41" WEST, 168.38 FEET; THENCE SOUTH 89°48'19" WEST, 155.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.25 FEET AND WHOSE CHORD BEARS SOUTH 43°41'15" WEST, 36.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 58.27 FEET AND WHOSE CHORD BEARS SOUTH 1°05'04" EAST, 58.26 FEET; THENCE SOUTH 0°15'42" WEST, 494.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.97 ACRES (826,182 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING AND BULK REGULATIONS

ZONING: DEER CREEK PUD

BULK REGULATIONS:

LOTS 1-6 (LDR, 80' MIN LOT WIDTH, 10,000 S.F. MIN LOT AREA)
- FRONT: 30 FEET FROM INTERNAL PUBLIC STREET ROW
- REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO REAR YARD)
- SIDE: 15 FEET (7 FEET MIN ONE SIDE)
- R-1 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

LOTS 7-12 (LDR, 70' MIN LOT WIDTH, 8,750 S.F. MIN LOT AREA)
- FRONT: 30 FEET FROM INTERNAL PUBLIC STREET ROW
- REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO REAR YARD)
- SIDE: 12 FEET (6 FEET MIN ONE SIDE)
- R-1 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

LOTS 13-54 (LDR, 60' MIN LOT WIDTH, 7,500 S.F. MIN LOT AREA)
- FRONT: 30 FEET FROM INTERNAL PUBLIC STREET ROW
- REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO REAR YARD)
- SIDE: 12 FEET (6 FEET MIN ONE SIDE)
- R-2 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

NOTES

- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
- OUTLOTS V, W, X, Y AND Z ARE COMMON LANDSCAPE BUFFERS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING THE 8' SHARED USE PATH ALONG THE WEST SIDE OF N.E. FOUR MILE DRIVE.
- 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 OF SIDEWALKS.
- 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.

OWNER / DEVELOPER

DEER CREEK ESTATES LLC
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: 515-208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

DATE OF SURVEY

NOVEMBER, 2016

BENCHMARKS

- FND 1" DISC AT THE SW COR OF SEC 17-80-23.
ELEVATION=948.37
- FND 1" DISC AT THE S1/4 COR OF SEC 17-80-23.
ELEVATION=972.44

AREA SUMMARY

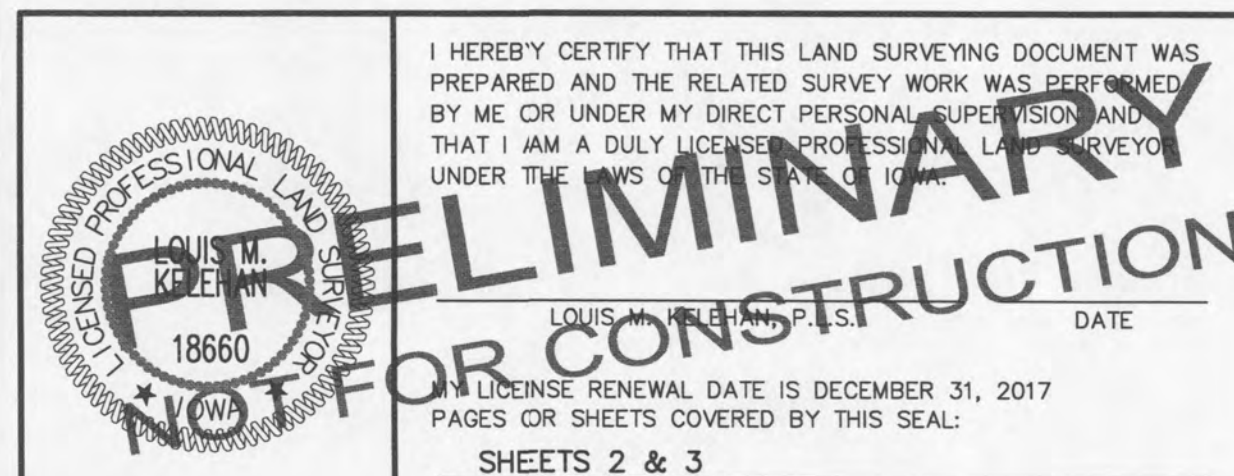
SE1/4 NW1/4 SEC 17-80-23 = 5.29 ACRES
NW1/4 SW1/4 SEC 17-80-23 = 2.21 ACRES
NE1/4 SW1/4 SEC 17-80-23 = 11.47 ACRES
TOTAL = 18.97 ACRES

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°26'42"	1200.00'	114.04'	S2°27'39"E	114.00'	C44	3°17'07"	1390.00'	79.70'	N8°32'29"W	79.69'
C2	18°35'37"	1200.00'	389.43'	S14°28'49"E	387.72'	C45	2°31'41"	1390.00'	61.33'	N11°26'53"W	61.32'
C3	19°40'17"	970.00'	333.03'	S16°12'22"E	331.40'	C46	2°31'41"	1390.00'	61.33'	N13°58'34"W	61.32'
C4	45°00'00"	250.00'	196.35'	S67°41'41"E	191.34'	C47	2°31'41"	1390.00'	61.33'	N16°30'14"W	61.32'
C5	22°30'00"	250.00'	98.17'	S56°26'41"E	97.55'	C48	1°21'01"	1390.00'	32.76'	N18°26'35"W	32.76'
C6	22°30'00"	250.00'	98.17'	S78°56'41"E	97.55'	C49	44°35'16"	33.50'	26.07'	N41°24'44"W	25.42'
C7	18°20'21"	1420.00'	454.51'	N13°34'43"W	452.58'	C50	13°39'14"	56.50'	13.46'	N56°52'45"W	13.43'
C8	81°52'45"	190.00'	271.52'	N85°56'23"W	249.00'	C51	51°41'13"	56.50'	50.97'	N24°12'31"W	49.26'
C9	44°48'19"	190.00'	148.58'	N22°35'50"W	144.82'	C52	27°25'14"	56.50'	27.04'	N15°20'42"E	26.78'
C10	22°30'00"	350.00'	137.44'	N11°03'19"E	136.56'	C53	24°03'55"	56.50'	23.73'	N41°05'17"E	23.56'
C11	2°56'54"	1160.00'	59.69'	N1°12'45"W	59.69'	C54	1°37'57"	220.00'	6.27'	N53°56'13"E	6.27'
C12	87°30'28"	25.00'	38.18'	N46°26'27"W	34.58'	C55	13°35'18"	220.00'	52.18'	N61°32'50"E	52.05'
C13	4°12'45"	1135.00'	83.45'	N1°50'40"W	83.43'	C56	13°47'03"	220.00'	52.93'	N75°14'01"E	52.80'
C14	100°01'46"	25.00'	43.65'	N39°47'26"E	38.31'	C57	13°47'03"	220.00'	52.93'	N89°01'04"E	52.80'
C15	4°32'29"	940.00'	74.50'	N12°29'41"W	74.48'	C58	13°47'03"	220.00'	52.93'	S77°11'53"E	52.80'
C16	4°17'33"	940.00'	70.42'	N16°54'42"W	70.41'	C59	12°19'59"	220.00'	47.36'	S64°08'22"E	47.26'
C17	4°20'24"	940.00'	71.20'	N21°13'40"W	71.19'	C60	77°01'38"	25.00'	33.61'	N83°30'49"E	31.13'
C18	2°56'41"	1000.00'	51.39'	S24°06'01"E	51.39'	C61	35°50'26"	160.00'	100.09'	N71°06'15"W	98.46'
C19	4°38'58"	1000.00'	81.15'	S20°18'12"E	81.12'	C62	36°13'06"	160.00'	101.14'	S72°51'59"W	99.46'
C20	4°36'07"	1000.00'	80.32'	S15°40'40"E	80.30'	C63	1°38'12"	160.00'	4.57'	S53°56'21"W	4.57'
C21	4°14'18"	1000.00'	73.97'	S11°15'27"E	73.96'	C64	74°11'51"	25.00'	32.37'	S16°01'19"W	30.16'
C22	81°03'22"	25.00'	35.37'	S49°40'00"E	32.49'	C65	2°49'32"	1450.00'	71.51'	S19°39'50"E	71.50'
C23	7°26'24"	25.00'	3.25'	N86°05'07"E	3.24'	C66	2°31'00"	1450.00'	63.69'	S16°59'34"E	63.68'
C24	6°03'41"	1135.00'	120.07'	N10°02'03"W	120.02'	C67	2°19'23"	1450.00'	58.79'	S14°34'23"E	58.78'
C25	4°03'03"	1135.00'	80.25'	N15°05'25"W	80.23'	C68	2°19'23"	1450.00'	58.79'	S12°15'00"E	58.78'
C26	4°04'59"	1135.00'	80.88'	N19°09'27"W	80.87'	C69	2°19'23"	1450.00'	58.79'	S9°55'37"E	58.78'
C27	2°34'41"	1135.00'	51.07'	N22°29'17"W	51.07'	C70	2°30'56"	1450.00'	63.66'	S7°30'28"E	63.65'
C28	16°46'25"	1135.00'	332.28'	S15°23'25"E	331.09'	C71	74°56'49"	25.00'	32.70'	S43°43'25"E	30.42'
C29	15°30'42"	1160.00'	314.04'	N16°01'17"W	313.09'	C72	19°18'36"	280.00'	94.37'	S71°32'32"E	93.92'
C30	90°37'52"	25.00'	39.55'	N37°03'00"E	35.55'	C73	16°41'33"	280.00'	81.57'	S53°32'27"E	81.29'
C31	5°34'44"	1160.00'	112.95'	S5°28'34"E	112.90'	C74	5°21'00"	220.00'	20.54'	S47°52'11"E	20.54'
C32	5°00'03"	1240.00'	108.23'	S4°55'52"E	108.20'	C75	114°36'53"	25.00'	50.01'	N72°08'53"E	42.08'
C33	16°20'44"	1240.00'	353.75'	S15°36'15"E	352.56'	C76	15°02'07"	320.00'	83.97'	N7°19'23"E	83.73'
C34	21°52'21"	1265.00'	482.91'	N17°13'40"W	479.99'	C77	17°08'56"	160.00'	47.89'	N8°46'09"W	47.71'
C35	82°45'48"	25.00'	36.11'	S48°48'47"E	33.05'	C78	35°50'26"	160.00'	100.09'	N35°15'50"W	98.46'
C36	3°53'34"	1265.00'	85.94'	S8°14'16"E	85.93'	C79	77°01'38"	25.00'	33.61'	S6°29'11"W	31.13'
C37	2°31'41"	1265.00'	55.81'	S11°26'53"E	55.81'	C80	13°29'42"	220.00'	51.82'	S25°16'47"E	51.70'
C38	2°31'41"	1265.00'	55.81'	S13°58'34"E	55.81'	C81	13°47'03"	220.00'	52.93'	S11°38'25"E	52.80'
C39	2°31'41"	1265.00'	55.81'	S16°30'14"E	55.81'	C82	4°33'12"	220.00'	17.48'	S2°28'17"E	17.48'
C40	2°46'32"	1265.00'	61.28'	S19°09'21"E	61.27'	C83	5°30'43"	380.00'	36.56'	S2°33'41"W	36.54'
C41	4°03'21"	1265.00'	89.55'	S22°34'17"E	89.53'	C84	11°44'06"	380.00'	77.83'	S11°11'05"W	77.69'
C42	3°33'53"	1265.00'	78.70'	S26°22'54"E	78.69'	C85	100°36'33"	25.00'	43.90'	S33°15'09"E	38.47'
C43	96°42'15"	25.00'	42.20'	N41°27'12"E	37.36'	C86	6°38'15"	220.00'	25.49'	S86°52'33"E	25.47'



THE CROSSINGS AT DEER CREEK
PLAT 1
FINAL PLAT

2
33
1703.107

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



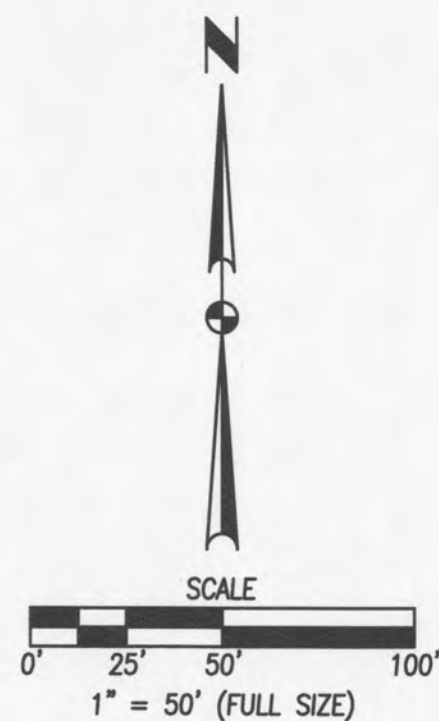
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

REVISIONS
DATE
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

DATE
6/12/17
5/23/17
5/01/17

THE CROSSINGS AT DEER CREEK PLAT 1

FINAL PLAT



DATE	REVISIONS	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
6/12/17				
5/23/17				
5/10/17				

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



CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

THE CROSSINGS AT DEER CREEK
PLAT 1
FINAL PLAT