

MINOR PRELIMINARY PLAT

TRIPLE J PARK PLAT 1

N1/2, NW FRL. 1/4, SEC 2, T-80-N, R-24-W, POLK COUNTY, IOWA

THIS SPACE RESERVED FOR RECORDER'S USE

VICINITY MAP

NOT TO SCALE



SURVEYOR'S NOTES:

- 1.) MAILBOXES WITHIN THE ROAD RIGHT-OF-AY SHALL BE OF A BREAKAWAY DESIGN.
- 2.) ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE
- 3.) SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- 4.) WATER MAIN SHOWN IS OWNED BY THE CITY OF ANKENY. 5.) LOT 1 WILL BE DEVELOPED AS A PUBLIC ELECTRIC SUBSTATION. THE DEVELOPMENT WILL HAVE NO WATER SERVICE AND NO WASTEWATER DISPOSAL SERVICE.
- 6.) LOT A WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
- 7.) EXISTING OVERHANG EASEMENT ON SOUTH SIDE AS SHOWN SHALL BE DEDICATED TO MID AMERICAN ENERGY
- 8.) THE PARENT PARCEL DEED RECORDED IN BOOK 9869, PAGE 274, IS SUBJECT TO ESTABLISHED HIGHWAYS ON THE NORTH AND SOUTH SIDE THEREOF. THE DEED SHOULD STATE THE NORTH AND EAST SIDES THEREOF.
- 9.) IF ANNEXED INTO THE CITY OF ANKENY, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR STREETLIGHTS AND

OWNER

TRIPLE J OF ANKENY L.C. 3625 NW ASH DR ANKENY, IA 50023 515-480-8025

PARENT PARCEL DESCRIPTION

PER WARRANTY DEED RECORDING IN THE RECORDERS' OFFICE OF POLK COUNTY IN BOOK 9869 PAGE 274.

THE NORTH FRACTIONAL 11/2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 INORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.. EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APPRIL 17, 2000 IN BOOK 8471 PAGE 233. SUBJECT TO LEGALLY EST ABLISHED HIGHWAYS ON THE NORTH AND SOUTH SIDES THEREOF.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITH THE NORTH HALF (N 1/2) OF THE NIORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 2, TOWNISHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND IS MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID

THENCE ALONG AND UPON THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FIRL 1/4) OF SAID SECTION 2, SOUTH 00°55'17" EAST, 1289.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'47" WES3T, 389.57 FEET; THENCE SOUTH 00°55'17" EAST 574.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 11/2) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4);

THENCE ALONG AND UPON SAID SOUTH LINE SOUTH 89°50'47" EAST, 389.57 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SAID SECTION 2:

THENCE ALONG SAID EAST LINE, NORTH 00°55'17" WEST, 574.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 223,575 SQ.FT. (5..133 ACRES), MORE OR LESS AND SUBJECT TO ALL EASEMENTS (OF RECORD.

ZONING:

LDR - LOW DENSITY RESIDE:NTIAL

SURVEYOR'S INFORMATION:

MURRAY BERTING SHIVE-HATTERY 4125 WESTOWN PARKWAY, SUITE 100 WEST DES MOINES, IOWA 50266 515-223-8104



FIELD WORK COMPLETED: 12/22/2016



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. NAME: MURRAY B BERTING DATE: _____ LICENSE NUMBER: ____13148 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018 PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: MPP101

DENSITY CALCULATIONS: 5.133 ACRES

0.461 ACRES 4.672 ACRES RESOURCE PROTECTION: 0.000 ACRES 4.672 ACRES 60% MIN. DISTRICT OPEN SPACE: 122,107 SQ.FT.

REQUIRED OPEN SPACE: 122,107 SQ.FT. 4.671 ACRES 13%

> SECTION CORNER FOUND (AS NOTED) SECTION CORNER SET (5/8" ROD W/ YELLOW CAP #13148, UNLESS NOTED) PROPERTY CORNER SET (5/8" ROD W/ YELLOW CAP #13148) UTILITY POLE PROPERTY LINE

26,451 SQ.FT.

----- RIGHT-OF-WAY LINE VACATED RR LINE

SEAL

X

JUN 2-0 2017

CITY OF ANKENY