

FINAL PLAT  
OF  
PDI PLACE PLAT 2  
4150 SE DELAWARE AVE., ANKENY, IOWA 50021-3958

RECORDER'S  
STAMP

DRAWING INDEX

| Sheet # | TITLE      |
|---------|------------|
| 1       | COVER      |
| 2       | NORTH HALF |
| 3       | SOUTH HALF |

PURPOSE OF SURVEY:

- THIS FINAL PLAT IS BEING PREPARED TO COMBINE MULTIPLE PARCELS INTO A SINGLE LOT FOR DEVELOPMENT.

BASIS OF BEARINGS

- THE EAST LINE OF NE $\frac{1}{4}$  SE $\frac{1}{4}$  IS ASSUMED TO HAVE A BEARING OF 500°18'06"11.

NOTES

- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS EXISTING.
- ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
- THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.

LEGEND

|                  |                                                                                                                                                     |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| ---              | PROPERTY BOUNDARY                                                                                                                                   |
| ---              | SECTION LINES                                                                                                                                       |
| ---              | LOT LINES                                                                                                                                           |
| ---              | CENTERLINE                                                                                                                                          |
| ---              | PARCEL LINES                                                                                                                                        |
| ---              | EASEMENT LINES                                                                                                                                      |
| ---              | BUILDING SETBACK LINES (B.S.L.)                                                                                                                     |
| ▲                | FOUND SECTION CORNER                                                                                                                                |
| △                | SET SECTION CORNER                                                                                                                                  |
| ●                | FOUND PROPERTY CORNER                                                                                                                               |
| ○                | SET PROPERTY CORNER (3/4" I.R. W/BUE CAP #10391 UNLESS OTHERWISE NOTED) CORNERS WILL BE SET WITHIN 12 MONTHS AFTER THE RECORDING OF THE FINAL PLAT. |
| D.               | DEEDED BEARINGS & DISTANCE                                                                                                                          |
| M.               | MEASURED BEARINGS & DISTANCE                                                                                                                        |
| P.               | PREVIOUSLY RECORDED BEARINGS & DISTANCE                                                                                                             |
| I.R.             | IRON ROD                                                                                                                                            |
| I.P.             | IRON PIPE                                                                                                                                           |
| BK. XXX, PG. XXX | COUNTY RECORDER'S INDEXING BOOK                                                                                                                     |
| R.O.W.           | RIGHT-OF-WAY                                                                                                                                        |
| P.U.E.           | PUBLIC UTILITY EASEMENT                                                                                                                             |
| B.S.L.           | BUILDING SETBACK LINE                                                                                                                               |
| P.O.B.           | POINT OF BEGINNING                                                                                                                                  |
| 1234             | ADDRESS                                                                                                                                             |

INDEX LEGEND

|                                                    |            |          |       |                  |                  |
|----------------------------------------------------|------------|----------|-------|------------------|------------------|
| COUNTY: POLK                                       |            |          |       |                  |                  |
| ALIQUOT PART:                                      | SECTION    | TOWNSHIP | RANGE | 1/4 1/4          | 1/4              |
|                                                    | 36         | 80       | 24    | SW $\frac{1}{4}$ | SE $\frac{1}{4}$ |
|                                                    | 36         | 80       | 24    | NW $\frac{1}{4}$ | SE $\frac{1}{4}$ |
| PARCEL (S):                                        | PARCEL 'H' | 36       | 80    | 24               | SE $\frac{1}{4}$ |
|                                                    |            |          |       |                  |                  |
| CITY: ANKENY                                       |            |          |       |                  |                  |
| SUBDIVISION: PDI PLACE                             |            |          |       |                  |                  |
| LOTS: PARCEL 'A' OF LOT 1                          |            |          |       |                  |                  |
| PROPRIETOR (S): PERISHABLE DISTRIBUTORS OF IA LTD  |            |          |       |                  |                  |
| REQUESTED BY: PERISHABLE DISTRIBUTORS OF IA LTD    |            |          |       |                  |                  |
| PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS, PLS |            |          |       |                  |                  |
| COMPANY: CIVIL ENGINEERING CONSULTANTS, INC.       |            |          |       |                  |                  |
| RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322   |            |          |       |                  |                  |

PROPERTY OWNER:

PERISHABLE DISTRIBUTORS OF IA LTD  
2741 SE PDI PLACE  
ANKENY, IA 50021-3958  
OWNER PH: 515-965-6300

PREPARED FOR:

PERISHABLE DISTRIBUTORS OF IA LTD  
2741 SE PDI PLACE  
ANKENY, IA 50021-3958

PROFESSIONAL LAND SURVEYOR

CIVIL ENGINEERING CONSULTANTS, INC.  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, UNIT 12  
DES MOINES, IOWA 50322  
PH: 515-276-4884

LEGAL DESCRIPTION

PARCEL 'A' OF LOT 1, PDI PLACE, AN OFFICIAL PARCEL RECORDED IN BOOK 11744, PAGE 540 AND AMENDED BY AFFIDAVIT RECORDED IN BOOK 11924 AT PAGE 644, ALL AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA

AND

PARCEL 'H' OF THE SE $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 8181, PAGE 219 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA

AND

THE SOUTH 546.85 FEET OF THE EAST 948.78 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SE 1/4 OF SECTION 36 BEING 125.61 FEET SOUTH OF THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTH 00°00' EAST, ALONG SAID EAST LINE 546.85 FEET TO THE SE 1/4 CORNER OF THE NORTH 1/2 OF SAID SE 1/4, SECTION 36; THENCE SOUTH 84°46'31" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SE 1/4 SAID SECTION 36, 948.78 FEET; THENCE NORTH 00°00' EAST, 546.85 FEET; THEN NORTH 84°46'31" EAST, 948.78 FEET TO THE POINT OF BEGINNING ALL NOW BEING IN AND FORMING A PART OF POLK COUNTY, IOWA

EXCEPT EAST 70.00 FEET OF SAID SECTION 36 ACQUIRED BY THE CITY OF ANKENY IN THE WARRANTY DEED RECORDED IN BOOK 11054, PAGE 87 AT THE POLK COUNTY RECORDER'S OFFICE.

ALL OF THE ABOVE DESCRIBED PROPERTY BEING IN SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 91.35 ACRES MORE OR LESS.

LAND AREA

91.35 ACRES

CURRENT ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

ZONING REQUIREMENTS

FRONT YARD: 50 FEET.  
SIDE YARD: NONE REQUIRED, EXCEPT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 50 FEET.  
REAR YARD: 40 FEET. WHERE A RAILROAD RIGHT-OF-WAY LINE LIES IMMEDIATELY ADJACENT TO THE REAR OF A LOT, THE REAR YARD REQUIREMENTS NEED NOT APPLY.  
MAXIMUM HEIGHT: 75 FEET.  
MAXIMUM NUMBER OF STORIES: 5 STORIES.

FLOOD ZONE DESIGNATION

FEMA FLOOD INSURANCE RATE MAP:  
PANEL 190401-0104-C REVISED NOVEMBER 18, 1992  
PANEL 190401-0110-C REVISED NOVEMBER 18, 1992  
\*\*\* FEMA INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. SEE FEMA MAP SERVICE CENTER FOR CURRENT INFORMATION\*\*\*

| ROLL CALL<br>Plan & Zoning Commission<br>Ankeny, IA |       |      |      |        |             |
|-----------------------------------------------------|-------|------|------|--------|-------------|
| Date                                                | Chair | Nays | Pass | Absent |             |
| August 8, 2017                                      |       |      |      |        |             |
| Anderson                                            | Aye   | Nay  | Pass | Absent |             |
| Ender                                               | Aye   | Nay  | Pass | Absent |             |
| Flack                                               | 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                                                | 12    | Nays | 0    | Absent | 3           |
| APPROVED                                            |       |      |      |        |             |
| Jeffrey A. Gaddis                                   |       |      |      |        | Chairperson |
| B. Gaddis                                           |       |      |      |        | Secretary   |

CERTIFICATION

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.

Jeffrey A. Gaddis, Iowa License No. 18381 DATE August 11, 2017 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 (PAGES OR SHEETS COVERED BY THIS SEAL)

SHEETS 1 - 3

RETURN TO:  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: 515-276-4884  
EMAIL: GADDIS@CECLAC.COM

PDI PLACE PLAT 2  
4150 SE DELAWARE AVE., ANKENY, IOWA 50021-3958

SHEET  
1  
OF 3  
A-1868

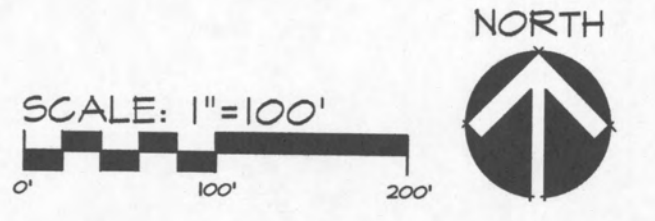
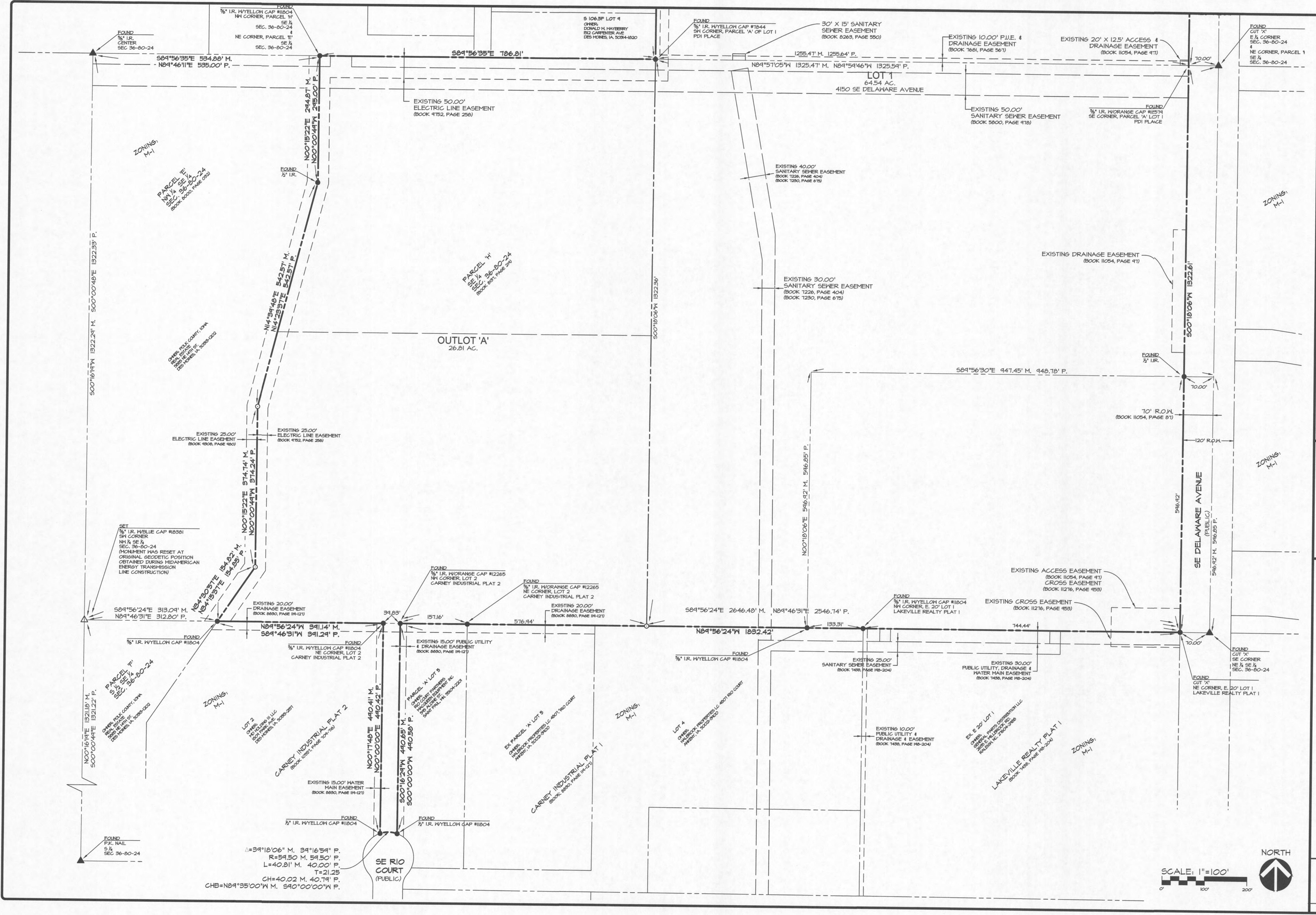
Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com

CEC

| DATE:                         | REVISIONS | COMMENTS |
|-------------------------------|-----------|----------|
| AUG. 11, 2017                 | 1         |          |
| JULY 21, 2017                 | 2         |          |
| JUNE 30, 2017                 | 3         |          |
| DATE OF SURVEY: FEB. 06, 2017 | 4         |          |
| DESIGNED BY: JAG              | 5         |          |
| DRAWN BY: JDS                 | 6         |          |

COVER





FDI PLACE PLAT 2  
4150 SE DELAWARE AVE., ANKENY, IOWA 50021-3458  
SOUTH HALF

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

| DATE: | AUG. 11, 2017                 | REVISIONS | COMMENTS |
|-------|-------------------------------|-----------|----------|
|       |                               | 1         |          |
|       | JULY 21, 2017                 | 2         |          |
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|       | DRAWN BY: JDS                 | 6         |          |

SHEET  
3

A-1868