

INDEX LEGEND

COUNTY: POLK COUNTY, IOWA CITY: ANKENY

LOCATION:
OUTLOT B, ESTATES AT PRAIRIE TRAIL PLAT 6

REQUESTED BY: DRA PROPERTIES, LC
& PROPRIETOR: 1525 NE 36TH STREET
ANKENY, IOWA 50021
(515) 964-9444

SURVEYOR: THAREN J. HELGERSON, PLS #18530

SURVEY COMPANY: NILLES ASSOCIATES, INC.

RETURN TO: THAREN J. HELGERSON,
NILLES ASSOCIATES, INC.
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023 PH: (515) 965-0123

THE VINEYARD AT PRAIRIE TRAIL PLAT 1

FINAL PLAT

RECEIVED

AUG 11 2017

CITY OF ANKENY

THE VINEYARD AT PRAIRIE TRAIL PLAT 1

LEGAL DESCRIPTION

Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 27.90 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

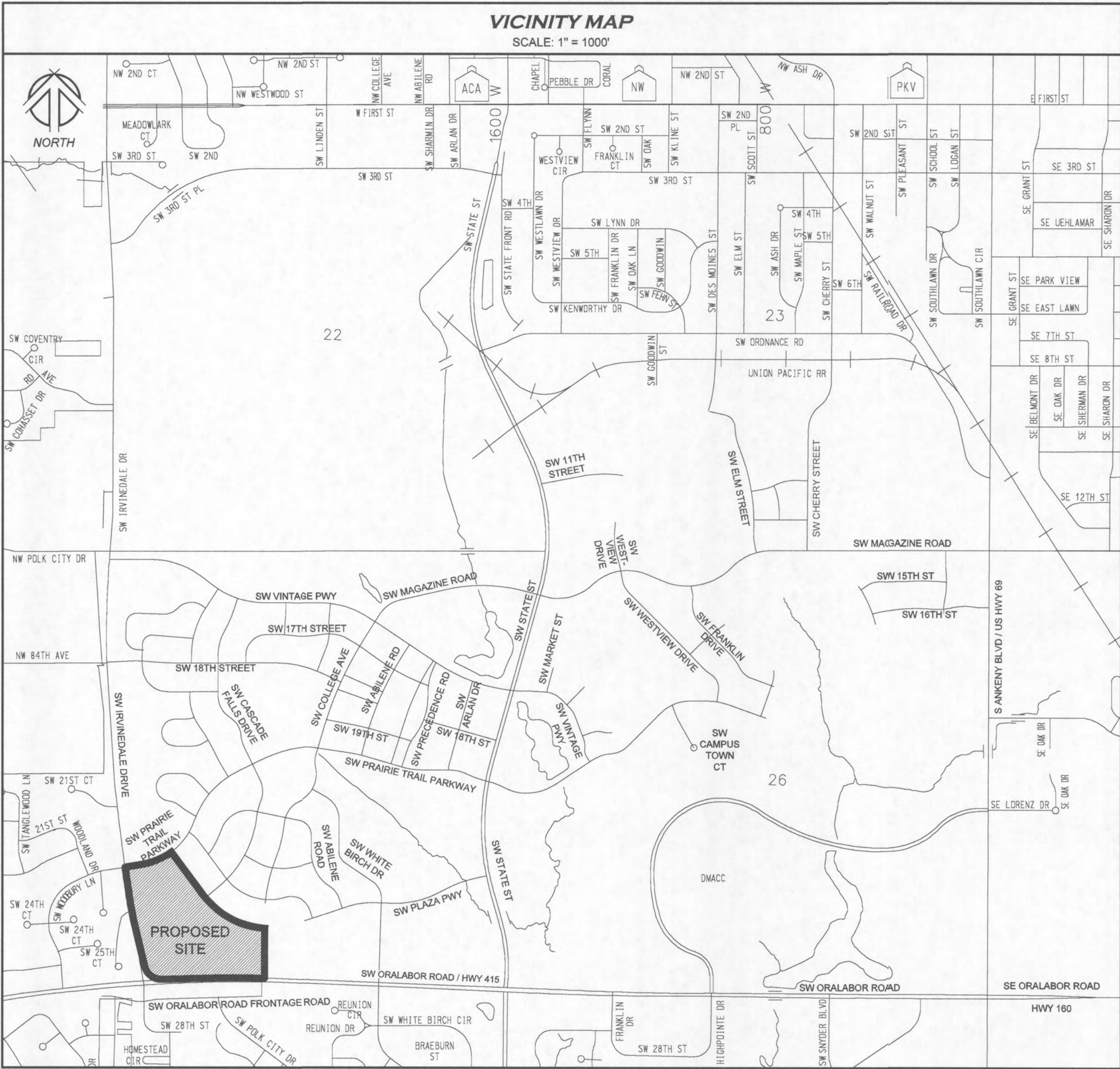
SURVEY NOTES

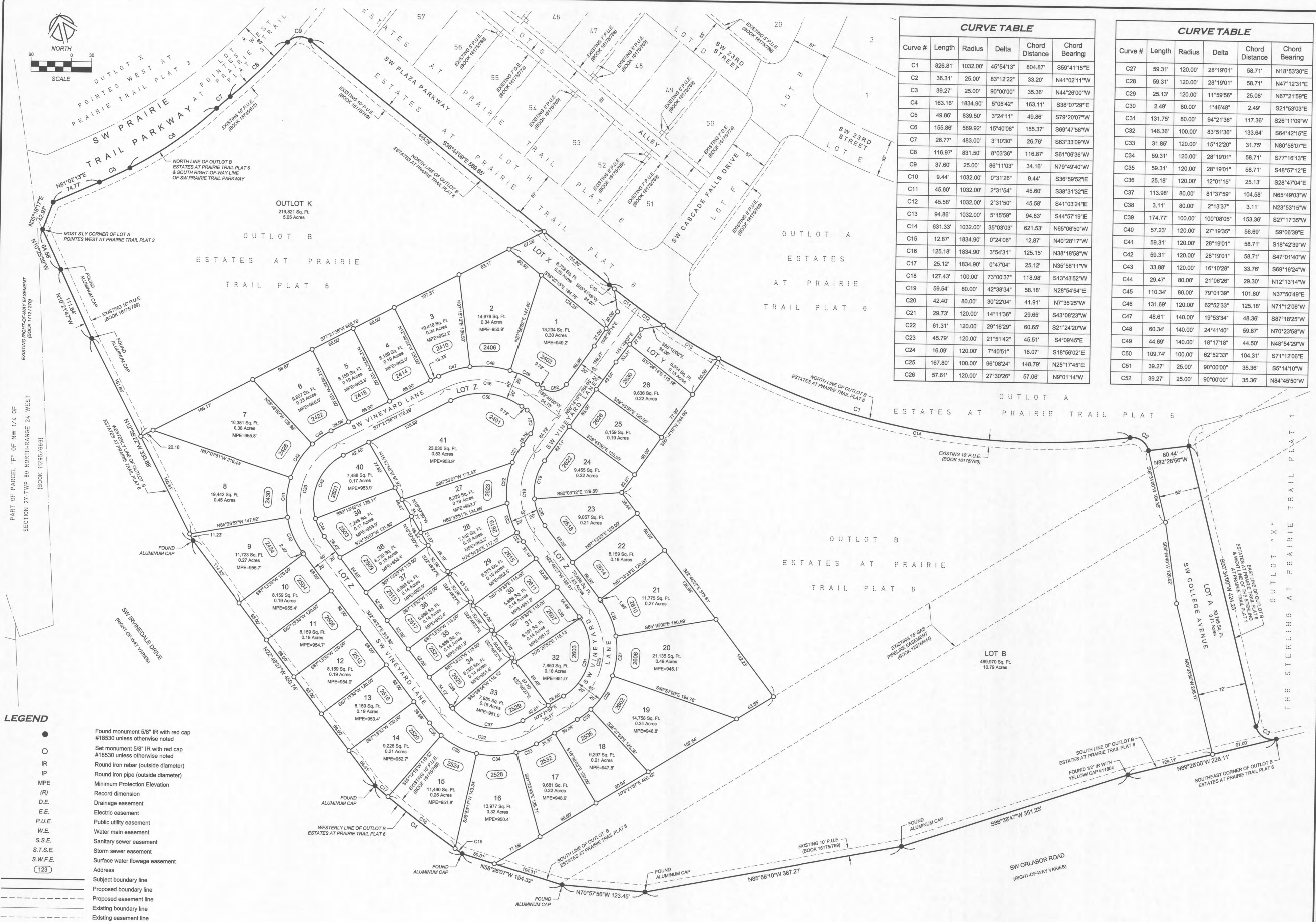
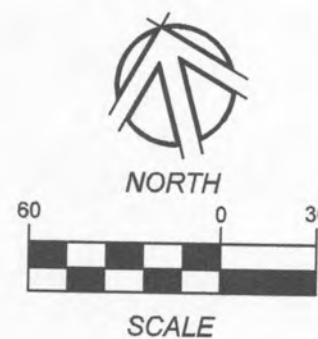
- Land area : 27.90 acres
- THE VINEYARD AT PRAIRIE TRAIL PLAT 1 is part of the SW PLAZA PARKWAY NEIGHBORHOOD PLAN approved by the City of Ankeny.
- Outlot K cannot be further developed without being re-platted.
- Lot A shall be dedicated to the City of Ankeny for public right-of-way purposes.
- Lot B shall be dedicated to the City of Ankeny for public open space purposes.
- Lots X, Y and Z shall be owned and maintained by the Homeowner's Association.
- 8' sidewalks are required along the north side of SW Plaza Parkway and the east side of SW College Avenue.
- Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
- The east line of Outlot B, ESTATES AT PRAIRIE TRAIL PLAT 6, is assumed to bear South 00 degrees 34 minutes 00 seconds West.
- No franchise utility transformers, switch gears, pedestals or other cabinetry will be situated within a Public Utility Easement within the front yard of any residential lot. The intent for said easement is for distribution purposes only. All such above-ground cabinetry shall be placed within the provided Public Utility Easements located towards the rear yards of the residential lots or in future easements created in office or commercial parcels.

BENCHMARKS

- Top of rim of the sanitary sewer manhole located at the intersection of SW Cascade Falls Drive and SW 21st Street. Elevation = 958.87 feet (NAVD88)
- Top of rim of the sanitary sewer manhole located at the intersection of SW College Avenue and SW 21st Street. Elevation = 962.42 feet (NAVD88)

INDEX OF SHEETS		
Sheet Number	Sheet Title	Sheet Description
1	FP-1	COVER SHEET
2	FP-2	FINAL PLAT
3	FP-3	EASEMENT DETAIL





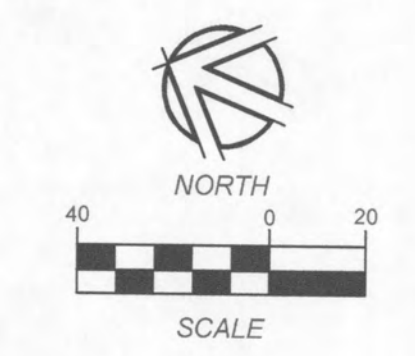
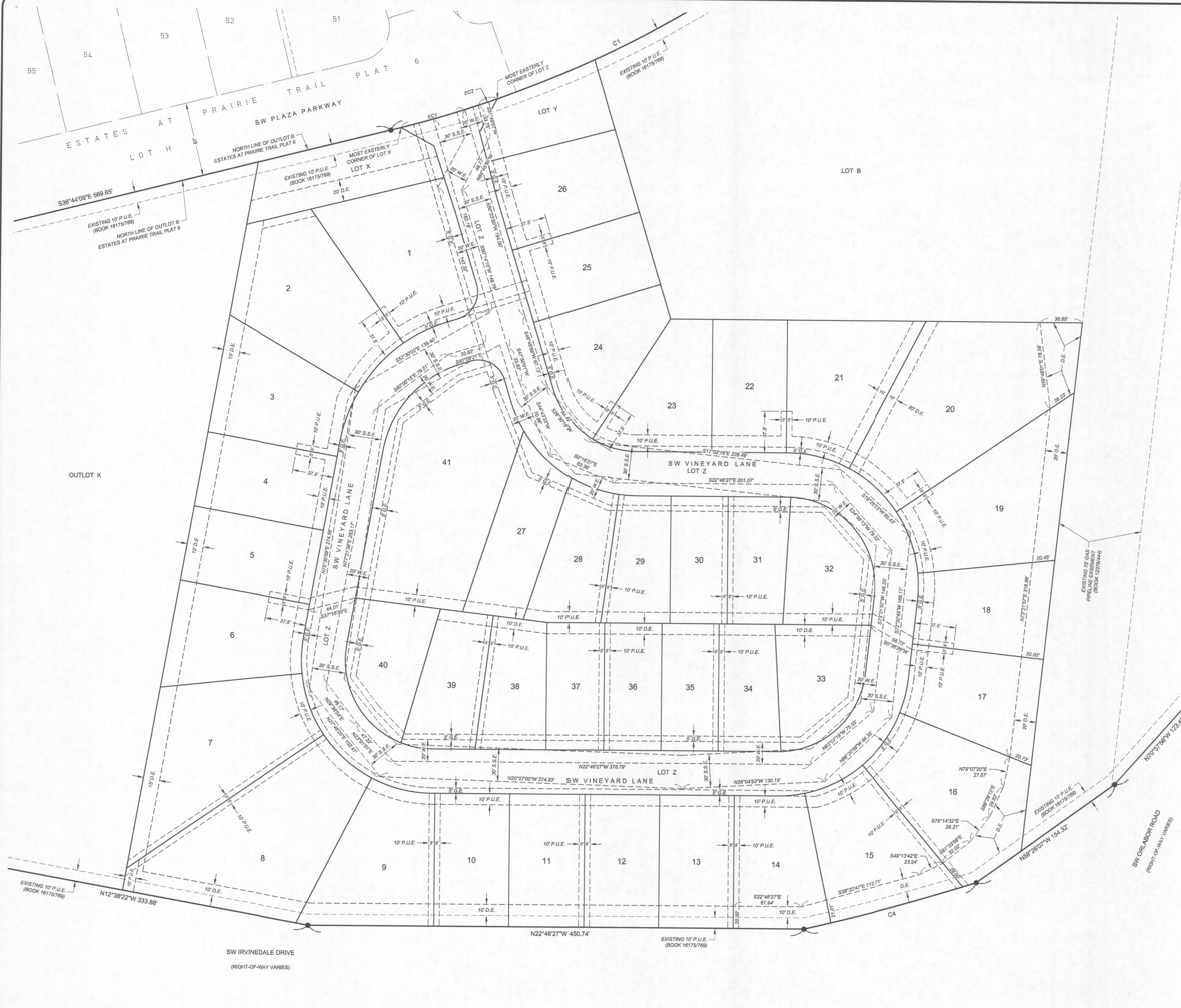
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

REVISIONS:
1. 06/19/17 - PRELIMINARY COMMENTS
2. 08/14/17 - CITY COUNCIL APPROVAL
3. 08/14/17 - CITY COUNCIL APPROVAL
4. 08/14/17 - CITY COUNCIL APPROVAL
5. 08/14/17 - CITY COUNCIL APPROVAL
6. 08/14/17 - CITY COUNCIL APPROVAL
7. 08/14/17 - CITY COUNCIL APPROVAL

THE VINEYARD AT PRAIRIE TRAIL PLAT 1
ANKENY, IOWA
FINAL PLAT

PROJECT NAME: THE VINEYARD AT PRAIRIE TRAIL PLAT 1
DESCRIPTION: FINAL PLAT

NAI NO.: 17056
DATE: 06/19/17
DRAWN BY: TJH
CHECKED BY: ADS
SCALE: AS NOTED
SHEET TITLE: FP-2
SHEET NO.: 2/3



LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- MPE Minimum Protection Elevation
- (R) Record dimension
- D.E. Drainage easement
- E.E. Electric easement
- P.U.E. Public utility easement
- W.E. Water main easement
- S.S.E. Sanitary sewer easement
- S.T.S.E. Storm sewer easement
- S.W.F.E. Surface water flowage easement
- (123) Address
- Subject boundary line
- - - Proposed boundary line
- - - Proposed easement line
- - - Existing boundary line
- - - Existing easement line

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	826.81'	1032.00'	45°54'13"	804.87'	S59°41'15"E
C2	36.31'	25.00'	83°12'22"	33.20'	N41°02'11"W
C3	39.27'	25.00'	90°00'00"	35.36'	N44°26'00"W
C4	163.16'	1834.90'	5°05'42"	163.11'	S38°07'29"E

EASEMENT CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
EC1	60.29'	1032.00'	3°20'49"	60.28'	S38°56'00"E
EC2	18.23'	1032.00'	1°00'44"	18.23'	N41°48'57"W

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NILES ASSOCIATES

REVISIONS:

1.)	07/11/17 - CITY TECH REVIEW COMMENTS
2.)	08/14/17 - CITY COUNCIL APPROVAL
3.)	
4.)	
5.)	
6.)	
7.)	

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PROJECT NAME: THE VINEYARD AT PRAIRIE TRAIL PLAT 1
ANKEKY, IOWA

DESCRIPTION: EASEMENT DETAIL

NAI NO.	17056
DATE	06/19/17
DRAWN BY	T.J.H.
CHECKED BY	ADS
SCALE	AS NOTED
SHEET TITLE	FP-3
SHEET NO.	3/3