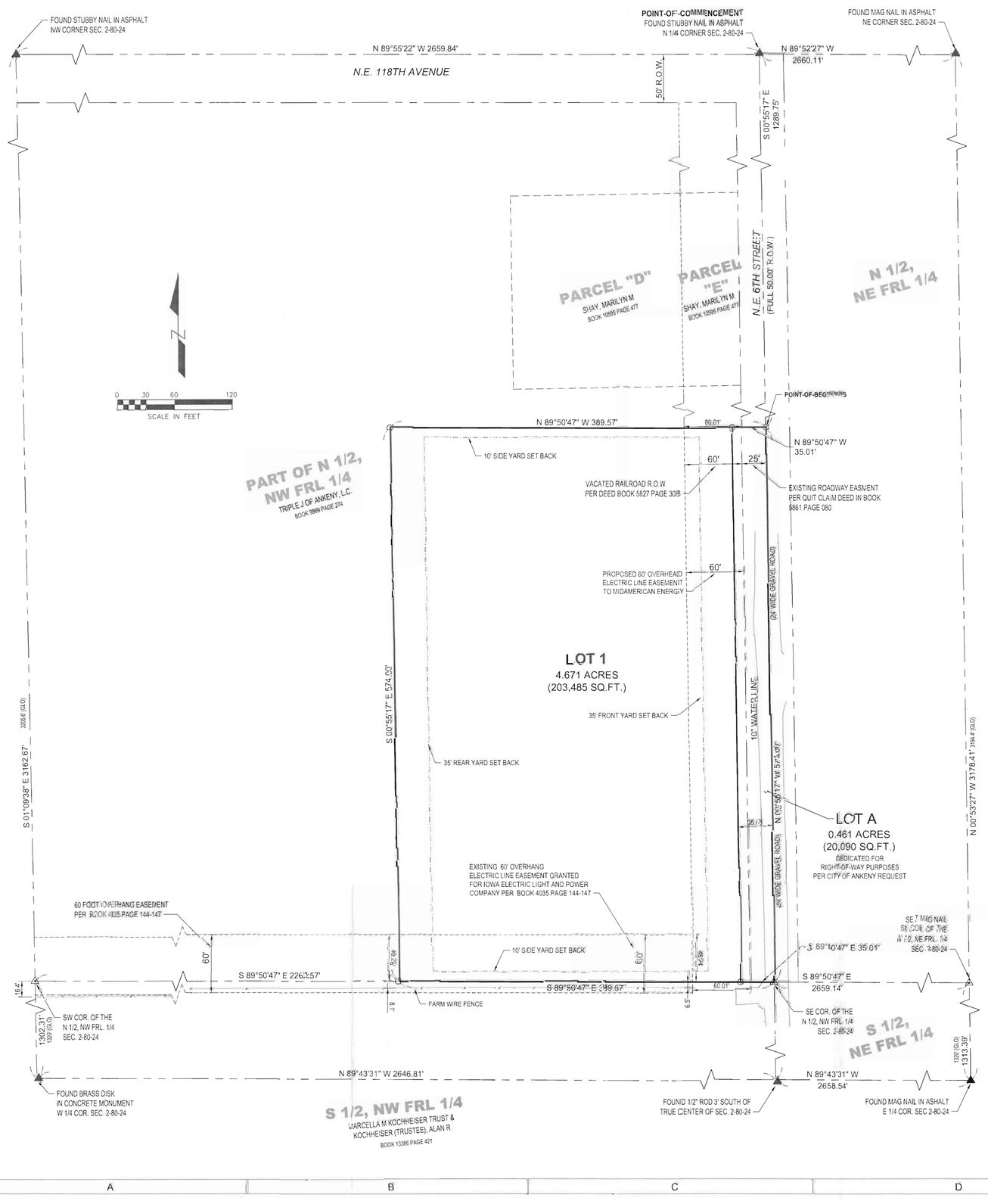

MINOR FINAL PLAT
TRIPLE J PARK PLAT 1

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-WAY SHALL BE OF A BREAKAWAY DESIGN.
2.) ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
3.) SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS 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 SIDEWALKS.

LEGEND

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

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 1/2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471 PAGE 233. SUBJECT TO LEGALLY ESTABLISHED 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 NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 2, TOWNSHIP 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 SECTION 2;

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

THENCE NORTH 89°50'47" WEST, 389.57 FEET;
THENCE SOUTH 00°55'17" EAST 574.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) 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 RESIDENTIAL

SURVEYOR'S INFORMATION:

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

RECEIVED
SEP 1 2017
CITY OF ANKENY

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.

SIGNATURE
NAME: MURRAY B BERTING
DATE
LICENSE NUMBER: 13148
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: MFP01

LICENSED LAND SURVEYOR
MURRAY B. BERTING
13148
IOWA

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | fax: 515.223.0622 | www.shive-hattery.com
Iowa | Illinois | Indiana

SEAL

REVISION COMMENTS FROM CITY OF ANKENY	9/1/2017

TRIPLE J PARK PLAT 1
N.1/2, NW FRL 1/4, SEC 2, T-80-N, R-24-W
POLK COUNTY, IOWA

DRAWN: LCS
APPROVED: MBB
ISSUED FOR: REVIEW
DATE: 08/17/17
PROJECT NO: 4156.30
FIELD BOOK: 4094
CLIENT NO: N/A

MINOR FINAL PLAT

MFP 101

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