

INDEX LEGEND
LOCATION: PT N1/2 SW 1/4 SEC 3-80-24, ANKENY, IOWA
REQUESTOR: CLASSIC DEVELOPMENT LLC
PROPRIETOR: CLASSIC DEVELOPMENT LLC
SURVEYOR: MICHAEL LEE
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA. 50111
PH: 515-369-4400

PT SW1/4 NW1/4
SEC 3-80-24

VILLAS AT BRINMORE ESTATES PLAT 1

FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

OWNER/DEVELOPER:

CLASSIC DEVELOPMENT LLC
2005 S ANKENY BLVD STE 400
ANKENY, IA 50023
PH: (515) 965-7876

DATE OF SURVEY:

SEPTEMBER 11, 2015
& JANUARY 15, 2016

AREA SUMMARY:

NW1/4 SW1/4 = 34.07 AC (1,484,011 SF)
ROW = 1.52 AC (66,121 SF)
NE1/4 SW1/4 = 4.84 AC (211,113 SF)
TOTAL = 40.43 AC (1,761,245 SF)

CURVE DATA:

SEE SHEET 4

PLAT DESCRIPTION:

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01°24'12" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1322.43 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°36'13" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 955.79 FEET; THENCE SOUTH 00°39'20" EAST, 471.85 FEET; THENCE NORTH 89°20'40" EAST, 309.00 FEET; THENCE SOUTH 00°39'20" EAST, 215.00 FEET; THENCE NORTH 89°20'40" EAST, 290.00 FEET; THENCE NORTH 00°39'20" WEST, 145.00 FEET; THENCE NORTH 89°20'40" EAST, 78.19 FEET; THENCE SOUTH 00°39'20" EAST, 783.19 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1615.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.43 ACRES (1,761,245 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SHEET INDEX:



ZONING:

- R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT
- PLANNED UNIT DEVELOPMENT (PUD)

BULK REGULATIONS:

LOTS 1-102

PLANNED UNIT DEVELOPMENT (P.U.D.)

MINIMUM LOT AREA = 6200 SF

MINIMUM LOT WIDTH = 54 FT

SETBACKS:

FRONT YARD = 25 FT

REAR YARD = 25 FT

SIDE YARD = 5 FT EACH SIDE/
10 FT TOTAL

LOTS 103-125B

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

SETBACKS:

FRONT YARD = 30 FT

REAR YARD = 35 FT

SIDE YARD = 17' (> 1-STORY - 8' MIN.)
= 15' (1 STORY - 7' MIN.)

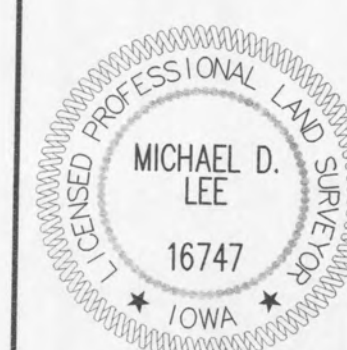
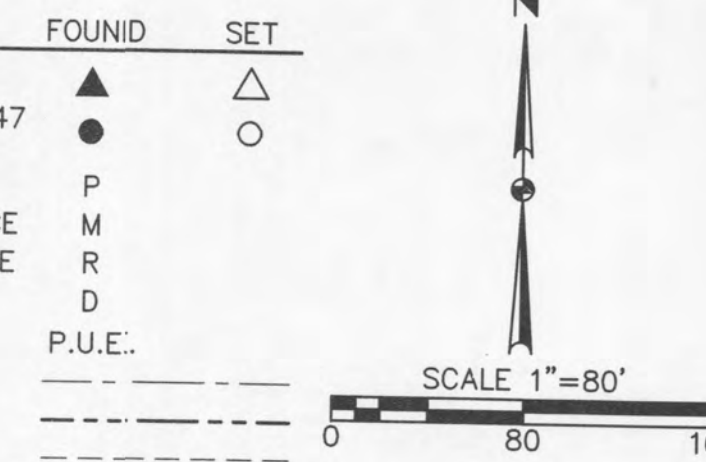
ROLL CALL Plan & Zoning Commission Ankeny, IA				
Date	Aye	Nay	Pass	Absent
Anderson				
Ender				
Fack				
Houlahan				
Hunter				
Osborn				
Ripper				
West				
Whiting				
Ayes	6	Nays	0	Pass
APPROVED				Absent
K. Whiting				Chairperson
B. Hargrave				Secretary

NOTE:

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- OUTLOT 'Z' WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS DEVELOPMENT WILL BE PART OF THE BRINMORE ESTATES HOA.
- LOTS 1-13 AND 122A-125B WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW IRVINGDALE DRIVE.
- REFER TO VILLAS AT BRINMORE ESTATES PLAT 1 CONSTRUCTION DRAWINGS FOR MINIMUM PROTECTION ELEVATIONS.
- REFER TO APPROVED CONSTRUCTION DRAWINGS FOR COMPLETE DESIGN INFORMATION.
- INDIVIDUAL PROPERTY OWNERS ARE 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.
- FENCES ON LOTS ADJACENT TO NW IRVINGDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINGDALE DRIVE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINGDALE DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINGDALE DRIVE RIGHT-OF-WAY.
- EIGHT FOOT SIDEWALKS ARE REQUIRED ON THE EAST SIDE OF NW IRVINGDALE DRIVE.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING A LEFT TURN LANE ON NW IRVINGDALE DRIVE.
- THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHTING WITHIN THE DEVELOPMENT AND ALONG NW IRVINGDALE DRIVE.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.

LEGEND:

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #16747
(UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE



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.

Michael Lee
MICHAEL D. LEE, P.L.S.
DATE: 8-25-17

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

VILLAS AT BRINMORE ESTATES PLAT 1

FINAL PLAT

1/4

1701.042

ANKENY, IOWA

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

ENGINEER: EKO

EI: GH

REVISIONS

REVISIONS	DATE
THIRD SUBMITTAL	07/21/17
SECOND SUBMITTAL	07/10/17
FIRST SUBMITTAL	06/05/17

VILLAS AT BRINMORE ESTATES PLAT 1

FINAL PLAT

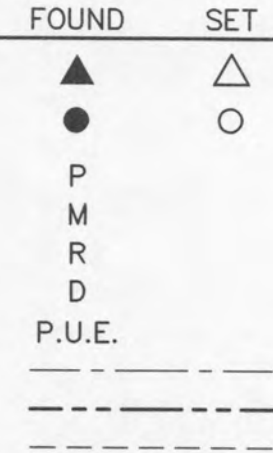


SHEET INDEX:



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1/2" REBAR, YELLOW CAP #16747
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PLATTED BEARING & DISTANCE
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RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE



SCALE 1"=40'



FILE: H:\2017\170042\DWG\170042-FINAL PLAT.DWG
DATE PLOTTED: 8/24/2017 2:04 PM
PLOTTER: HP DesignJet 5000
COMMENTS: NONE

SEE SHEET 3

DATE		REVISIONS	
07/21/17	07/21/17		
07/10/17	07/10/17		
06/05/17	06/05/17		
THIRD SUBMITTAL		FIRST SUBMITTAL	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		ENGINEER: EKO EI: GH	
CIVIL DESIGN ADVANTAGE		ANKENY, IOWA	
2		4	
1701.042			

VILLAS AT BRINMORE ESTATES PLAT 1

SEE SHEET 2

FINAL PLAT

SEE SHEET 1

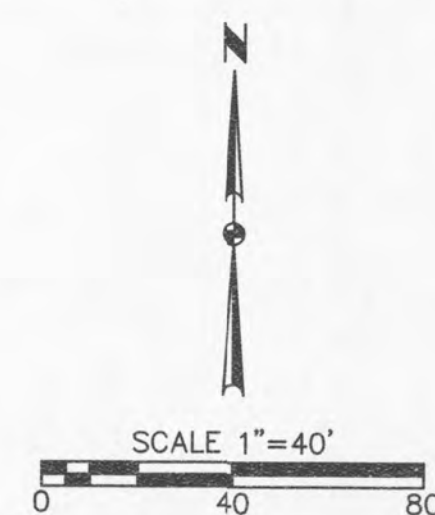
SEE SHEET 4

LEGEND:

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MEASURED BEARING & DISTANCE
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SECTION LINE
EASEMENT LINE

FOUND SET

▲ ○
● ○
P M R D
P.U.E.



SHEET INDEX:



OUTLOT 'X'

VILLAGE AT ROCK CREEK PLAT 1

VILLAS AT BRINMORE ESTATES PLAT 1

FINAL PLAT



ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

EI: GH

ENGINEER: EKO

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

REVISIONS

THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

DATE
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06/05/17

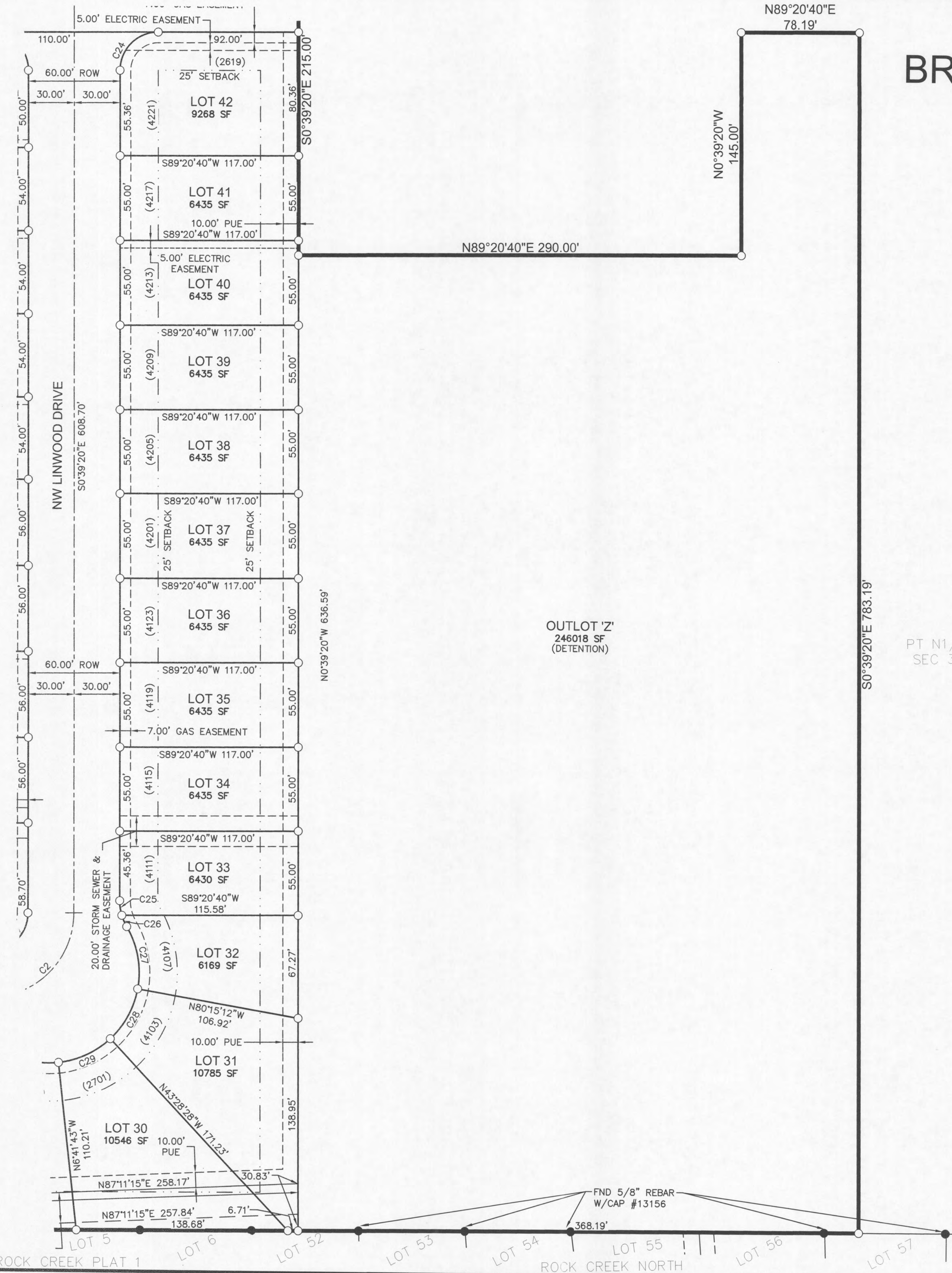
3 4

1701.042

CURVE DATA:

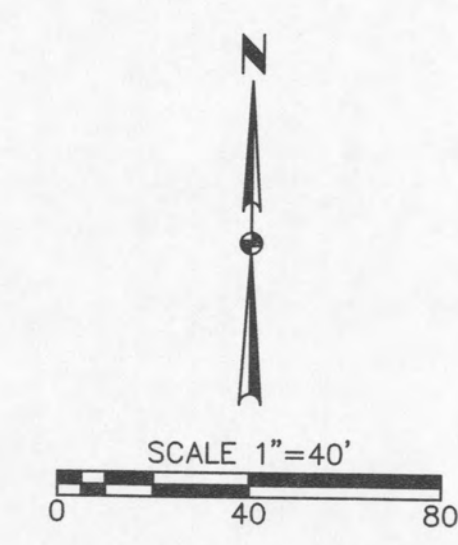
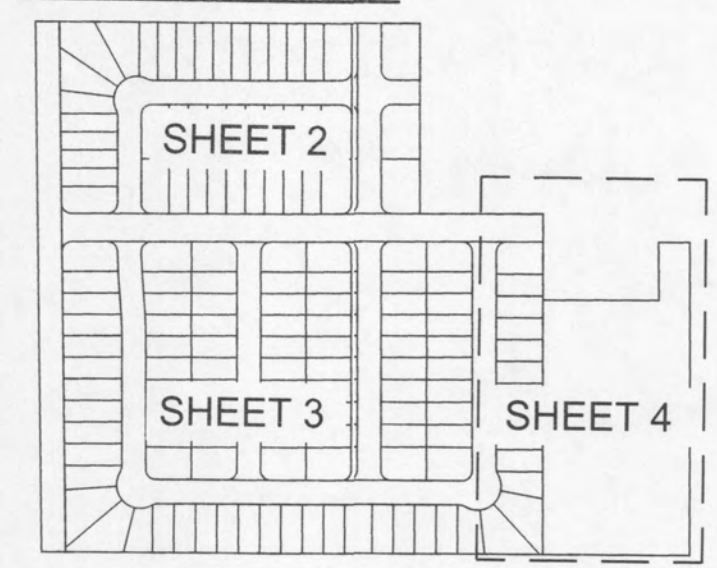
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	55.00'	86.39'	N44°20'40"E	77.78'
C2	90°15'00"	55.00'	86.63'	S44°28'10"W	77.95'
C3	89°45'00"	55.00'	86.15'	N45°31'50"W	77.61'
C4	3°57'36"	1000.00'	69.11'	N2°38'08"W	69.10'
C5	3°57'36"	1000.00'	69.11'	N2°38'08"W	69.10'
C6	89°15'08"	25.00'	38.94'	S46°01'46"E	35.12'
C7	90°00'00"	25.00'	39.27'	N44°20'40"E	35.36'
C8	10°37'42"	34.50'	6.40'	N5°58'11"W	6.39'
C9	15°36'32"	34.50'	9.40'	N19°05'18"W	9.37'
C10	33°04'13"	58.00'	33.48'	N10°21'28"W	33.01'
C11	27°02'08"	58.00'	27.37'	N19°41'43"E	27.11'
C12	33°05'07"	58.00'	33.49'	N49°45'20"E	33.03'
C13	42°37'42"	58.00'	43.15'	N87°36'45"E	42.16'
C14	6°39'18"	58.00'	6.74'	S67°44'45"E	6.73'
C15	26°14'14"	34.50'	15.80'	S77°32'13"E	15.66'
C16	90°00'00"	25.00'	39.27'	N44°20'40"E	35.36'
C17	90°00'00"	25.50'	40.06'	S45°39'20"E	36.06'
C18	90°00'00"	25.50'	40.06'	S44°20'40"W	36.06'
C19	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C20	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C21	90°00'00"	25.00'	39.27'	S45°39'20"E	35.36'
C22	90°00'00"	25.00'	39.27'	N44°20'40"E	35.36'
C23	90°00'00"	25.00'	39.27'	S45°39'20"E	35.36'
C24	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C25	16°43'23"	33.50'	9.78'	S9°01'02"E	9.74'
C26	13°47'06"	33.50'	8.06'	S24°16'16"E	8.04'
C27	40°54'37"	59.00'	42.13'	S10°42'31"E	41.24'
C28	36°46'45"	59.00'	37.87'	S28°08'10"W	37.23'
C29	36°46'45"	59.00'	37.87'	S64°54'55"W	37.23'
C30	36°47'52"	59.00'	37.89'	N78°17'47"W	37.24'
C31	30°30'29"	33.50'	17.84'	N75°09'06"W	17.63'
C32	27°03'23"	33.50'	15.82'	S76°03'59"W	15.67'
C33	3°39'30"	33.50'	2.14'	S60°42'32"W	2.14'
C34	44°22'39"	59.00'	45.70'	S81°04'07"W	44.56'
C35	36°03'40"	59.00'	37.13'	N58°42'44"W	36.52'
C36	36°03'40"	59.00'	37.13'	N22°39'04"W	36.52'
C37	34°40'46"	59.00'	35.71'	N12°43'09"E	35.17'
C38	30°42'52"	33.50'	17.96'	N14°42'06"E	17.74'
C39	0°31'09"	970.00'	8.79'	N0°54'55"W	8.79'
C40	3°11'32"	970.00'	54.04'	N2°46'16"W	54.04'
C41	0°14'54"	970.00'	4.21'	N4°29'29"W	4.21'
C42	0°19'07"	1030.00'	5.73'	N4°27'23"W	5.73'
C43	2°48'15"	1030.00'	50.41'	N2°53'42"W	50.40'
C44	89°09'46"	25.00'	38.90'	N46°04'27"W	35.10'
C45	90°44'52"	25.00'	39.60'	S43°58'14"W	35.59'
C46	90°56'05"	25.00'	39.68'	S43°52'37"W	35.64'
C47	2°55'56"	970.00'	49.64'	S3°03'23"E	49.64'
C48	0°05'35"	970.00'	1.57'	S4°34'09"E	1.57'
C49	0°27'54"	1030.00'	8.36'	S4°22'59"E	8.36'
C50	3°00'22"	1030.00'	54.04'	S2°38'51"E	54.03'
C51	0°29'20"	1030.00'	8.79'	S0°54'00"E	8.79'
C52	89°45'00"	25.00'	39.16'	S45°31'50"E	35.28'
C53	90°15'00"	25.00'	39.38'	N44°28'10"E	35.43'
C54	89°45'00"	25.00'	39.16'	S45°31'50"E	35.28'
C55	90°15'00"	25.00'	39.38'	N44°28'10"E	35.43'
C56	89°45'00"	25.00'	39.16'	S45°31'50"E	35.28'
C57	90°15'00"	25.00'	39.38'	N44°28'10"E	35.43'
C58	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C59	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C60	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C61	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C62	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'

SEE SHEET 3



VILLAS AT
BRINMORE ESTATES PLAT 1
FINAL PLAT

SHEET INDEX:



LEGEND:	FOUND	SET
SECTION CORNER AS NOTED	●	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

DATE

07/21/17

REVISIONS

THIRD SUBMITTAL 07/10/17

SECOND SUBMITTAL 07/10/17

FIRST SUBMITTAL 06/05/17

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ANKENY, IOWA

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