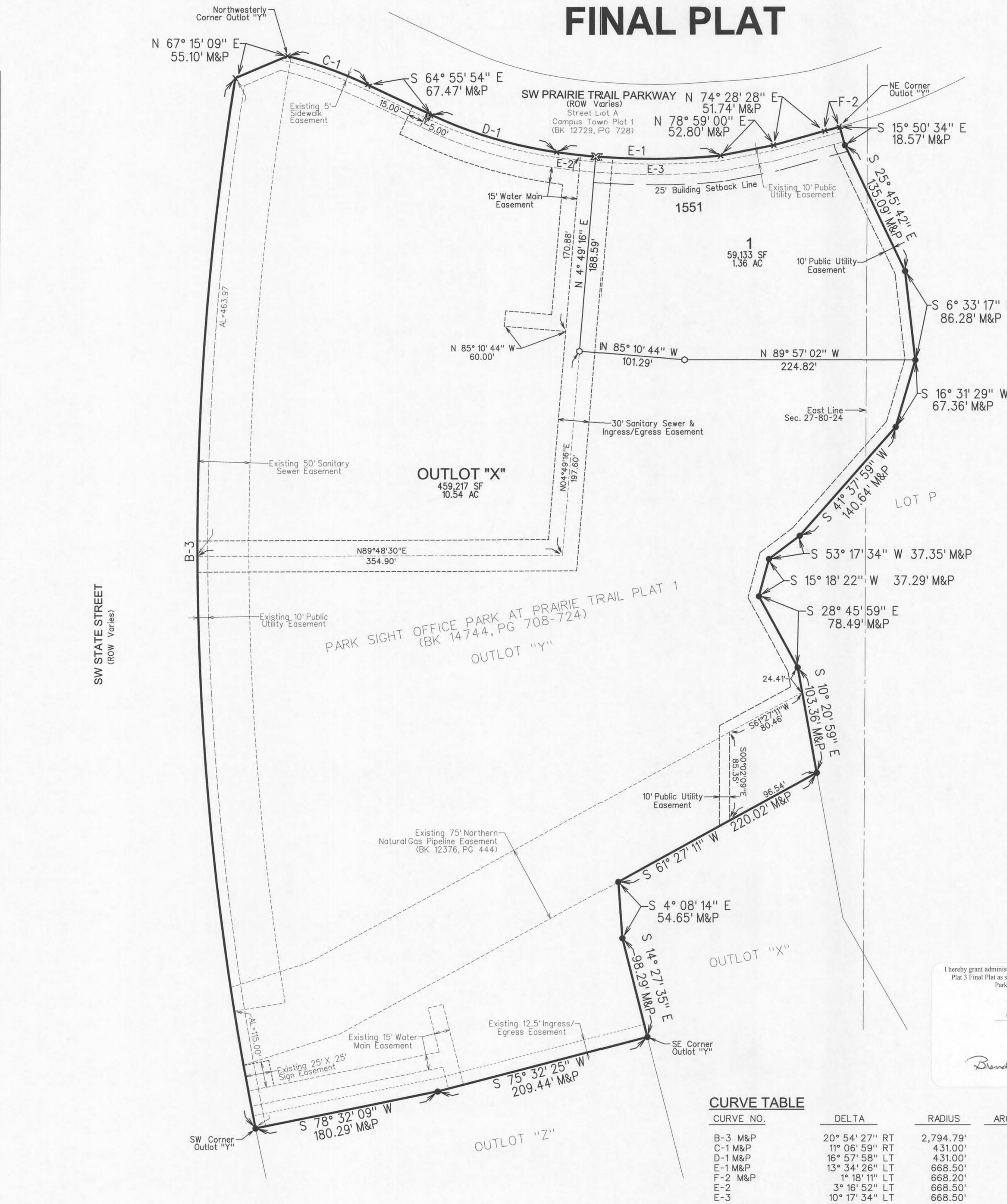


PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 3

FINAL PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
B-3 M&P	20° 54' 27" RT	2,794.79'	1,019.83'	515.65'	N 1° 08' 01" W 1,014.18'
C-1 M&P	1° 06' 59" RT	431.00'	83.52'	41.94'	S 70° 21' 48" E 83.49'
D-1 M&P	16° 57' 58" LT	431.00'	127.63'	64.28'	S 73° 24' 53" E 127.16'
E-1 M&P	13° 34' 26" LT	668.50'	158.37'	79.56'	S 88° 41' 05" E 158.00'
F-2 M&P	1° 18' 11" LT	668.20'	15.20'	7.60'	N 74° 48' 31" E 15.20'
E-2	3° 16' 52" LT	668.50'	38.28'	19.15'	S 83° 32' 18" E 38.28'
E-3	10° 17' 34" LT	668.50'	120.09'	60.21'	N 89° 40' 29" E 119.93'

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED FOR:
DRA PROPERTIES, L.C.

SURVEY LOCATED:
OUTLOT "X", PARK SIGHT OFFICE
PARK AT PRAIRIE TRAIL PLAT 1
NE 1/4, SE 1/4, SEC 27-80N-24W
NW 1/4, SW 1/4, SEC 26-80N-24W

REQUESTED BY:
DRA PROPERTIES, L.C.

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

PLAT DESCRIPTION

OUTLOT "Y", PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 1 AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 11.90 ACRES (518,351 SF)

OWNER/DEVELOPER

DRA PROPERTIES, L.C.
1515 NE 36TH STREET
ANKENY, IOWA 50021
CONTACT: TED RAPP
515-964-9444

ZONING

PRAIRIE TRAIL PUD

PRECINCT

MIXED USE URBAN CORRIDOR PRECINCT
(COMMERCIAL OUT PARCELS)

NOTES

1. ALL EXISTING EASEMENTS ARE RECORDED IN BOOK 14744, PAGES 708-724 UNLESS NOTED OTHERWISE.

SECTION AREAS

PT. NE 1/4, SE 1/4, SEC. 27-80-24 = 11.72 AC.
PT. NW 1/4, SW 1/4 SEC. 26-80-24 = 0.18 AC.

LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, w/ Yellow Plastic Cap # 19710 (Unless Otherwise Noted)	■	○
ROW Marker	■	□
Cut "X"	✕	✕
Calculated Point	+	+
Control Point	○ C.P.	○ C.P.
Bench Mark	⊕	⊕
Platted Distance	S P	S P
Measured Bearing & Distance	M B	M B
Recorded As	R D	R D
Deed Distance	D C	D C
Calculated Distance	C D	C D
Minimum Protection Elevation	M P E	M P E
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 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.

Erin D. Griffin 9/13/17 Date

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
Sheet 1

PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 3

FINAL PLAT

SNYDER & ASSOCIATES, INC.

ANKENY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1170473

Sheet 1 of 1