

BILL KIMBERLEY PLAT 1
FINAL PLAT

NW IRVINEDALE DRIVE

Lot 1
125,166 SF
2.87 AC

PLAT DESCRIPTION

LOT 1, CASEY PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 09' 03" WEST ALONG SAID EAST LINE OF NW 5TH STREET; THENCE NORTH 84° 09' 44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2899.79 FEET, WHOSE ARC LENGTH IS 74.16 FEET AND WHOSE CHORD BEARS NORTH 84° 53' 42" WEST, 74.16 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01° 20' 09" EAST ALONG SAID EAST LINE, 8.00 FEET; THENCE NORTH 85° 49' 24" WEST, 20.00 FEET; THENCE SOUTH 01° 20' 09" WEST, 10.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2897.79 FEET, WHOSE ARC LENGTH IS 191.77 FEET AND WHOSE CHORD BEARS NORTH 87° 55' 00" WEST, 191.73 FEET; THENCE NORTH 32° 42' 32" EAST, 110.00 FEET; THENCE NORTH 55° 42' 13" EAST, 190.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 23° 30' 52" EAST, CONTINUING ALONG SAID WEST LINE, 338.63 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89° 56' 05" EAST, 92.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.87 ACRES (125,166 S.F.).

OWNER/DEVELOPER

WILLIAM B. KIMBERLEY
KIMBERLEY DEVELOPMENT CORP.
2785 N. ANKENY BLVD.
ANKENY, IA 50021
515-963-8335

NOTES

1. THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "A", BEING AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED AND ZONE "C", BEING AREAS OF MINIMAL FLOODING, AS DESIGNATED IN THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, PANEL NUMBER 1902260003C, EFFECTIVE ON 12/06/1999.

ZONING

R-3A - PLANNED MULTIPLE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

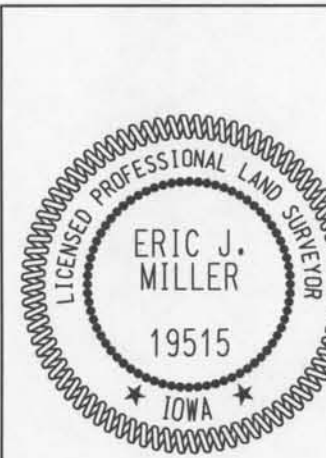
MINIMUM LOT AREA = NONE REQUIRED
MINIMUM LOT WIDTH = NONE REQUIRED
FRONT YARD SETBACK = NONE REQUIRED
REAR YARD SETBACK = NONE REQUIRED
SIDE YARD SETBACK = NONE REQUIRED

SECTION AREAS

PT. NW 1/4 SE 1/4 SEC. 16-80-24 = 2.87 AC.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	●	○
Bench Mark	●	○
Platted Distance	S	P
Measured Bearing & Distance	M	R
Recorded As	D	C
Deed Distance	D	C
Calculated Distance	D	C
Minimum Protection Elevation	MPE	
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.

Eric J. Miller, PLS
License Number 19515
My License Renewal Date is December 31, 2018
Pages or sheets covered by this seal:
Sheet 1 of 1

BILL KIMBERLEY PLAT 1

FINAL PLAT



Project No: 1170729

Sheet 1 of 1

ANKENY, IOWA

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

SNYDER & ASSOCIATES, INC.

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