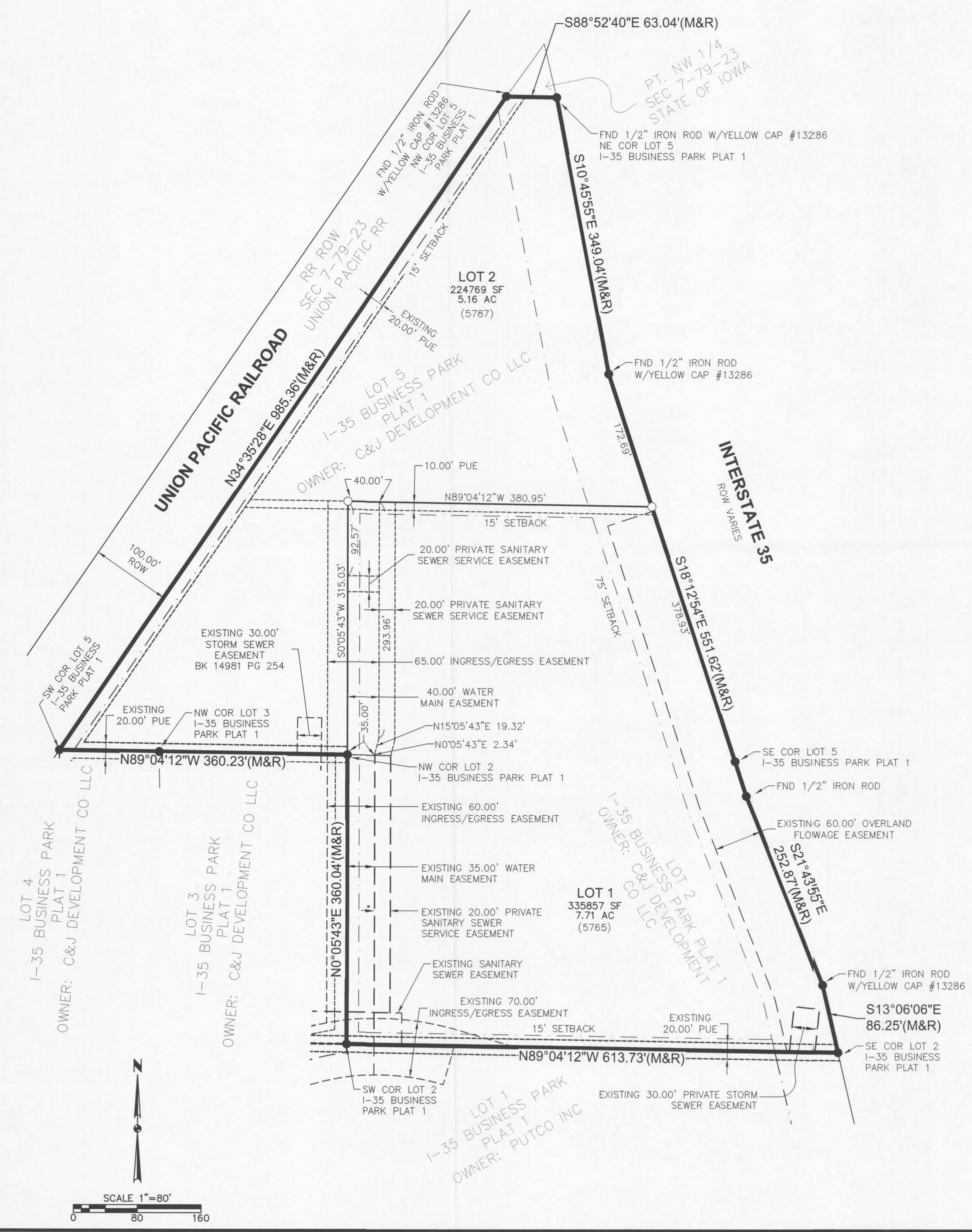


I-35 BUSINESS PARK PLAT 2

FINAL PLAT

INDEX LEGEND
LOCATION: LOTS 2 AND 5, I-35 BUSINESS PARK PLAT 1
REQUESTOR: POLK COUNTY, IOWA
PROPRIETOR: C&J DEVELOPMENT COMPANY LLC
SURVEYOR: MICHAEL D. LEE
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: 515-369-4400



OWNER / DEVELOPER:
C&J DEVELOPMENT COMPANY LLC
CONTACT: CHRIS MURRAY (PH: 515 964-1587)
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021

ENGINEER / SURVEYOR:
CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PLAT DESCRIPTION:
LOTS 2 AND 5, I-35 BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN POLK COUNTY, IOWA AND CONTAINING 12.87 ACRES (560,626 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING:
H-1: HEAVY INDUSTRIAL DISTRICT

- GENERAL NOTES**
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH COUNTY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
 - ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - THE EXISTING PRIVATE ACCESS DRIVE LOCATED AT THE SOUTHWEST CORNER OF LOT 1, WITHIN THE EXISTING INGRESS/EGRESS EASEMENT SHALL BE MAINTAINED PURSUANT TO THE TERMS OF THE INGRESS-EGRESS EASEMENT AGREEMENT FILED CONTEMPORANEOUSLY WITH THE I-35 BUSINESS PARK PLAT 1 FINAL PLAT.
 - LOT 2 WILL BE REQUIRED TO INSTALL A PRIVATE SANITARY SEWER LIFT STATION. THE 20' PRIVATE SANITARY SEWER SERVICE EASEMENT ON LOT 1 IS FOR PRIVATE SANITARY SEWER SERVICE TO LOT 2.
 - THE EXISTING 30'X45' STORM SEWER EASEMENT ON LOT 2 SHALL BE MAINTAINED IN ACCORDANCE WITH THE RECORDED DOCUMENT (BOOK 14981, PAGE 254).
 - SERVICE PROVIDERS:
 - WATER SERVICE - DES MOINES WATER WORKS
 - WASTEWATER DISPOSAL - POLK COUNTY SANITARY SEWER
 - ELECTRIC - MIDAMERICAN ENERGY
 - GAS SERVICE - MIDAMERICAN ENERGY
 - PHONE - QWEST
 - ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
 - MAINTENANCE OF ALL OVERLAND FLOWAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSOCIATION.
 - POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
 - ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
 - EACH LOT SHALL HAVE ON-SITE STORM WATER DETENTION FACILITIES.

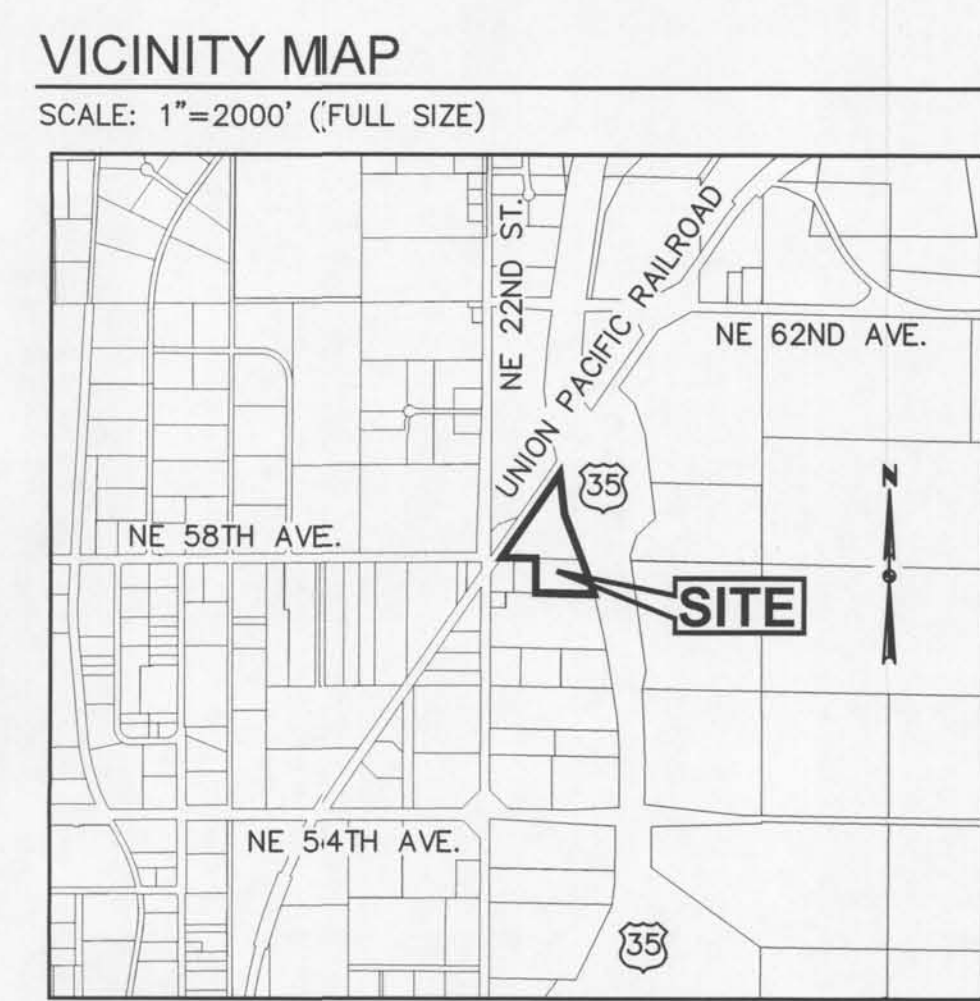
LEGEND:	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #118660 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)		○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	Present	Absent	Excused
September 19, 2017			
Anderson	Aye	Nay	Pass
Ender	Aye	Nay	Pass
Flask	Aye	Nay	Pass
Houlihan	Aye	Nay	Pass
Hunter	Aye	Nay	Pass
Odion	Aye	Nay	Pass
Ripper	Aye	Nay	Pass
West	Aye	Nay	Pass
Whiting	Aye	Nay	Pass
Ayes	7	Nays	2
APPROVED			
Chairperson		Secretary	

DATE OF SURVEY:
JANUARY 11, 2013

BULK REGULATIONS:

H-1: HEAVY INDUSTRIAL DISTRICT	
- STREET SETBACK (EXPRESSWAY/FREEWAY):	75'
- STREET SETBACK (MINOR ARTERIAL/COLLECTOR):	50'
- STREET SETBACK (LOCAL):	50'
- REAR YARD SETBACK:	15'
- SIDE YARD SETBACK:	15'



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 D. Lee 9-13-17
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES (OR SHEETS) COVERED BY THIS SEAL:
THIS SHEET, EXCEPT GENERAL NOTES

FILE: H:\2016\1606292\DWG\1606292-FINAL PLAT.DWG
FILE DATE: 9/13/17 DATE PLOTTED: 9/13/2017 1:23 PM