

RECORDER'S INDEX LEGEND

COUNTY: POLK  
CITY: N/A  
SECTION/TOWNSHIP/RANGE: SECTION 29, TOWNSHIP 80 NORTH, RANGE 24 WEST  
NE 1/4 OF SW 1/4  
LOT 1, HARVEY ACRES PLAT 1  
LOTS 1-4, HARVEY ACRES PLAT 2 (THIS PLAT)

REQUESTOR: MARK BOCKENSTEDT  
PROPRIETOR: DAVID C. HARVEY  
SURVEYOR: DANIEL F. RITTEL, PLS.  
SURVEYOR COMPANY: ENGINEERING RESOURCE GROUP, INC.  
2413 GRAND AVENUE  
DES MOINES, IA 50312  
PHONE: 515-288-4823  
EMAIL: dan@ergcorp.com

RETURN TO: DANIEL F. RITTEL, PLS.  
ENGINEERING RESOURCE GROUP, INC.  
2413 GRAND AVENUE  
DES MOINES, IA 50312

FINAL PLAT  
**HARVEY ACRES PLAT 2**  
POLK COUNTY, IOWA

**PREPARED FOR**  
MARK BOCKENSTEDT  
1003 NW RIDGE ROAD  
ANKENY, IA 50023  
PHONE: (515) 249-2423

**RECORD TITLEHOLDER**  
DAVID C. HARVEY  
4648 STEVENS AVENUE  
MINNEAPOLIS, MN 55419  
BOOK 14153, PAGE 319

**LEGAL DESCRIPTION**  
Lot 1 in HARVEY ACRES PLAT 1, an Official Plat, now included in and forming a part of Polk County, Iowa.

**GROSS PLAT AREA**  
215,198 SQ. FT. (4.94 ACRES)

**FEMA FLOOD ZONE DESIGNATION**

THIS PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 190901 0103; C FOR UNINCORPORATED AREAS OF POLK COUNTY, IOWA, REVISED NOVEMBER 18, 1992.

**ZONING & SETBACKS**

ZONING DISTRICT: RR  
RURAL RESIDENTIAL DISTRICT

SETBACKS:  
FRONT YARD = 50 FEET  
REAR YARD = 50 FEET  
SIDE YARD = 15 FEET

**SURVEYOR'S PLAT NOTES**

1. THE OFFICIAL PLAT OF HARVEY ACRES PLAT 1 IS FILED IN BOOK 6112 AT PAGE 426 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA. RECORD DIMENSIONS DEPICTED HEREON WERE TAKEN FROM THE OFFICIAL PLAT.  
2. ALL LOTS ARE ADDRESSED TO NW 37th STREET.

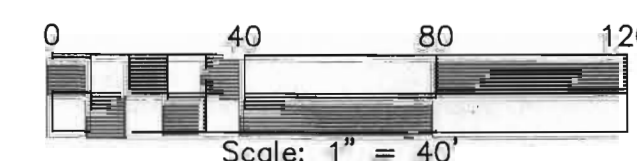
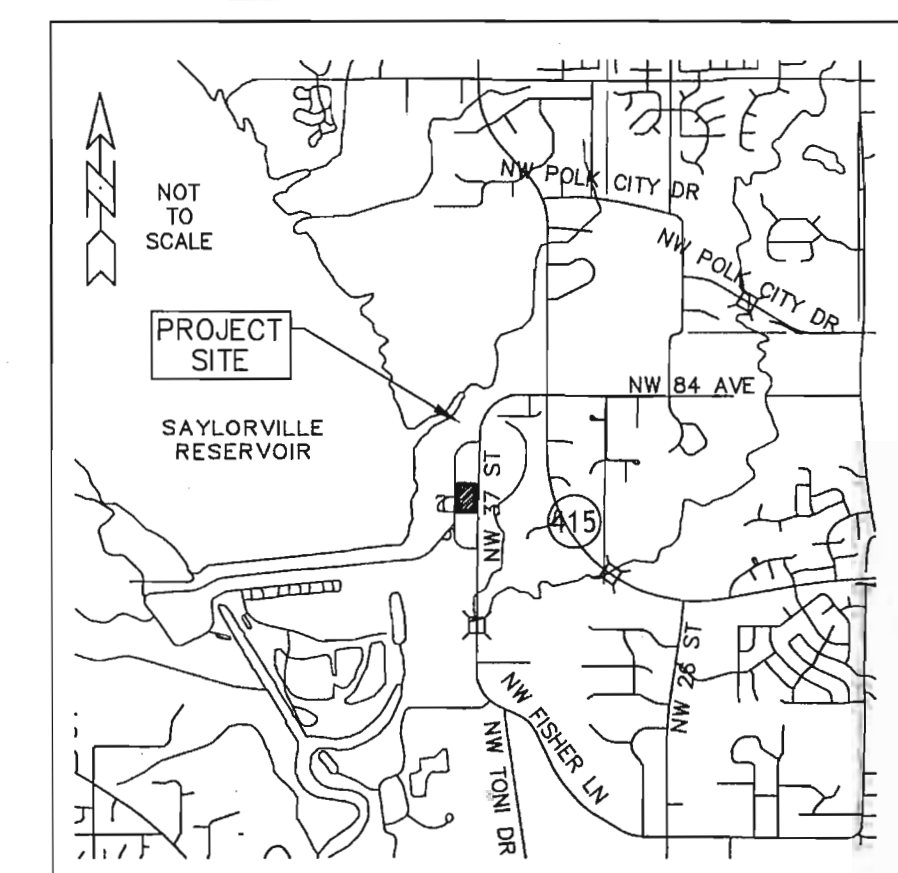
**POLK COUNTY PUBLIC WORKS REQUIRED NOTES**

- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS ON THE PROPERTY.
- MATURE WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 75%.
- UTILITY SERVICE PROVIDERS:
  - ELECTRIC MIDAMERICAN ENERGY COMPANY
  - GAS MIDAMERICAN ENERGY COMPANY
  - PHONE CENTURYLINK
  - WATER DES MOINES WATER WORKS
  - WASTEWATER PRIVATE ON-SITE TREATMENT SYSTEMS

**CITY OF ANKENY REQUIRED NOTES**

- STREETLIGHT AND SIDEWALK INSTALLATION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS IF ANNEXED BY THE CITY OF ANKENY.

**VICINITY MAP**



**LEGEND**

- FOUND MONUMENT (1/2" IRON ROD, UNLESS NOTED)
- SET MONUMENT (5/8" REBAR W/YELLOW CAP #15268)
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- (R) RECORD DIMENSION
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- [225] ADDRESS



IOWA LAND SURVEYOR CERTIFICATION  
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.

Daniel F. Rittel, PLS. #15268  
DATE: 25 SEP 2017  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

**FINAL PLAT - HARVEY ACRES PLAT 2**

Engineering Resource Group, Inc.  
Engineers and Surveyors  
DES MOINES, IOWA 50312  
(515) 288-4823