

LOCATION: LOT 1, DEER CREEK SOUTH PLAT 1  
ANKENY, POLK COUNTY, IOWA  
REQUESTOR: ORTON HOMES  
PROPRIETOR: ORTON HOMES  
SURVEYOR: MICHAEL LEE  
COMPANY: CIVIL DESIGN ADVANTAGE  
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IA. 50111  
PH: 515-369-4400

## FINAL PLAT

**ROLL CALL**  
**Plan & Zoning Commission**  
**Ankeny, IA**

Date: Dec 11, 2017

|          | Aye        | Nay        | Pass        | Absent        |
|----------|------------|------------|-------------|---------------|
| Anderson | <u>Aye</u> |            | <u>Pass</u> | <u>Absent</u> |
| Enders   | <u>Aye</u> |            | <u>Pass</u> | <u>Absent</u> |
| Flack    | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
| Houlihan | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
| Hunter   | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
| Odson    | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
| Ripper   | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
| West     | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
| Whiting  | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |
|          | <u>Aye</u> | <u>Nay</u> | <u>Pass</u> | <u>Absent</u> |

Ayes 7 Nays 0 Pass 8 Absent 2

**APPROVED**

B. Stigler, Chairperson  
B. Stigler, Secretary



VICINITY MAP:  
NOT TO SCALE



**ENGINEER/SURVEYOR:**  
CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DR, SUITE G  
GRIMES, IOWA 50111

**OWNER/DEVELOPER:**  
DEER CREEK VILLAGE, LLC  
CONTACT: BRUCE GATES  
2280 WOODLANDS PARKWAY  
CLIVE, IOWA 50325  
PH: 515-528-8123

DATE OF SURVEY:  
JULY 21, 2017

**ZONING:**  
DEER CREEK PUD

LEGAL DESCRIPTION:

LOT 1, DEER CREEK SOUTH PLAT 1 AN OFFICIAL PLAT IN THE CITY  
OF ANKENY, POLK COUNTY, IOWA. CONTAINING 10.50 ACRES  
(457,432 SF). THE PROPERTY IS SUBJECT TO ANY AND ALL  
EASEMENTS OF RECORD.

## BULK REGULATIONS:

MIN. SETBACKS  
- FRONT = 35 FEET FROM FOURMILE DRIVE (29TH STREET), NE  
18TH STREET AND NE 94TH AVENUE; 30 FEET FROM  
INTERNAL PUBLIC RIGHT-OF-WAY; 25 FEET FROM BACK  
OF CURB OF ALL PRIVATE DRIVES (WHEN IN FRONT OF  
THE GARAGE) AND 10 FEET FROM BACK OF CURB OF  
ALL PRIVATE DRIVES WHEN NOT IN FRONT OF GARAGE)  
- REAR = 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB

SCREENING REQUIRED:

- CLASS A WHERE TOWNHOME AREAS ADJUT SINGLE-FAMILY AREAS
- DECKS ARE NOT ALLOWED IN THE 35' SETBACK/BUFFER YARD ALONG FOURMILE DRIVE (29TH STREET)

R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED.

NOTES:

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. THE DEVELOPER IS RESPONSIBLE FOR THE 8' SHARED USE PATH ON THE WEST SIDE OF FOUR MILE DRIVE.
3. THE HOME OWNERS ASSOCIATION IS TO OWN/ MAINTAIN COMMON AREAS AND STORM SEWER SYSTEMS.

LEGEND:

SECTION CORNER AS NOTED  
1/2" REBAR, YELLOW CAP #18660  
(UNLESS OTHERWISE 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

| FOUND  | SET |
|--------|-----|
| ▲      | △   |
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|        | ○   |
| P      |     |
| M      |     |
| R      |     |
| D      |     |
| P.U.E. |     |

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.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 2 THROUGH 4

## DEER CREEK VILLAGE

## FINAL PLAT

ANKENY, IOWA



CIVIL DESIGN ADVANTAGE

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

DRIVE, SUITE  
50111  
X: (515) 369-4  
TECH: MDM

|                  |  |
|------------------|--|
| REVISIONS        |  |
|                  |  |
| THIRD SUBMITTAL  |  |
| SECOND SUBMITTAL |  |
| FIRST SUBMITTAL  |  |

| DATE    |
|---------|
| 0/09/17 |
| 0/25/17 |
| 0/01/17 |

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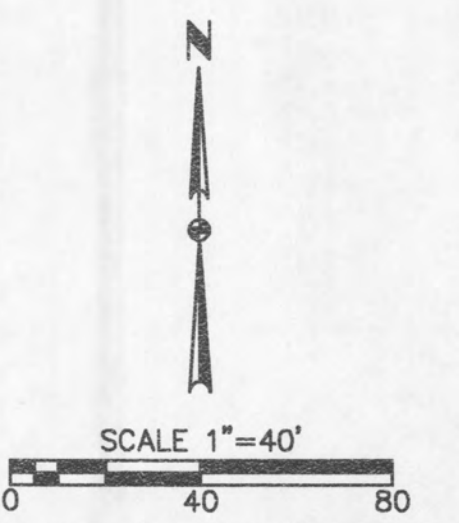
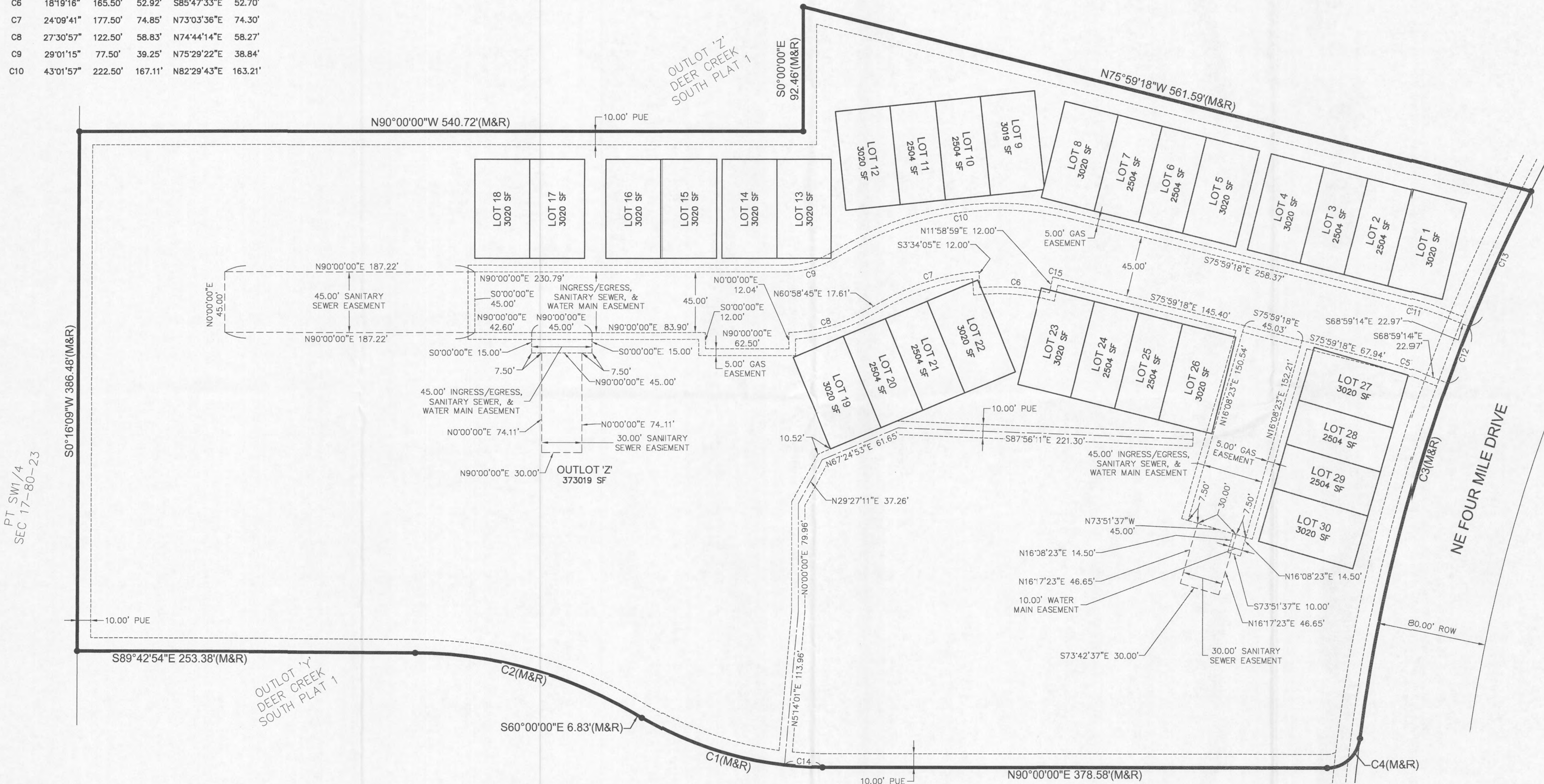


DEER CREEK VILLAGE PLAT 1

FINAL PLAT

CURVE DATA:

| CURVE   | DELTA     | RADIUS   | LENGTH  | BEARING     | CHORD   | CURVE | DELTA    | RADIUS   | LENGTH  | BEARING     | CHORD   |
|---------|-----------|----------|---------|-------------|---------|-------|----------|----------|---------|-------------|---------|
| C1(M&R) | 30°00'00" | 270.00'  | 141.37' | S75°00'00"E | 139.76' | C11   | 7°00'05" | 222.50'  | 27.19'  | S72°29'16"E | 27.17'  |
| C2(M&R) | 29°42'54" | 330.00'  | 171.15' | S74°51'27"E | 169.23' | C12   | 2°04'46" | 1240.00' | 45.00'  | S21°00'46"W | 45.00'  |
| C3(M&R) | 19°45'22" | 1240.00' | 427.56' | N17°16'56"E | 425.45' | C13   | 5°06'28" | 1240.00' | 110.54' | S24°36'23"W | 110.51' |
| C4(M&R) | 82°35'45" | 25.00'   | 36.04'  | N48°42'08"E | 33.00'  | C14   | 6°12'15" | 270.00'  | 29.24'  | S86°53'52"E | 29.22'  |
| C5      | 7°00'05"  | 177.50'  | 21.69'  | S72°29'16"E | 21.68'  | C15   | 0°44'14" | 177.50'  | 2.28'   | S76°21'25"E | 2.28'   |
| C6      | 18°19'16" | 165.50'  | 52.92'  | S85°47'33"E | 52.70'  |       |          |          |         |             |         |
| C7      | 24°09'41" | 177.50'  | 74.85'  | N73°03'36"E | 74.30'  |       |          |          |         |             |         |
| C8      | 27°30'57" | 122.50'  | 58.83'  | N74°44'14"E | 58.27'  |       |          |          |         |             |         |
| C9      | 29°01'15" | 77.50'   | 39.25'  | N75°29'22"E | 38.84'  |       |          |          |         |             |         |
| C10     | 43°01'57" | 222.50'  | 167.11' | N82°29'43"E | 163.21' |       |          |          |         |             |         |



| LEGEND:  |           |
|--|-----------|
| SECTION CORNER AS NOTED                                | FOUND SET |
| 1/2" REBAR, YELLOW CAP #18660 (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  | -----     |

DATE

10/09/17

REVISIONS

10/09/17

THIRD SUBMITTAL

9/25/17

SECOND SUBMITTAL

9/25/17

FIRST SUBMITTAL

9/01/17

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: MDM

ENGINEER: ENH

DEER CREEK VILLAGE

FINAL PLAT

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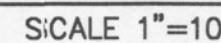
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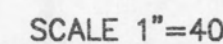
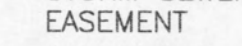


SCALE 1"=10'



SCALE 1"=10'

SCALE 1"=10'



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# DEER CREEK VILLAGE

## FINAL PLAT

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GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

|               |           |
|---------------|-----------|
| ENGINEER: ENH | TECH: MDM |
|---------------|-----------|



**DCA**  
CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

| REVISIONS        | DATE     |
|------------------|----------|
| THIRD SUBMITTAL  | 10/09/17 |
| SECOND SUBMITTAL | 9/25/17  |
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