

INDEX LEGEND

SURVEYOR'S NAME:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
EGRIFFIN@SNYDER-ASSOCIATES.COM  
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.  
SURVEY LOCATED:  
LOTS 3 & 4, HIDDEN CREEK PLAT 2  
PT. NE1/4 NE1/4  
SEC. 16-80-24  
REQUESTED BY:  
HUNZIKER CONSTRUCTION SERVICES, INC.  
RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023

PUBLIC SIDEWALK EASEMENT

PUBLIC SIDEWALK EASEMENT DESCRIPTION

A PART OF LOTS 3 AND 4, HIDDEN CREEK PLAT 2, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°13'00" WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 85.74 FEET; THENCE SOUTH 18°39'42" WEST, 28.74 FEET; THENCE SOUTH 00°13'36" WEST, 88.39 FEET; THENCE SOUTH 18°12'29" EAST, 28.82 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00°13'00" WEST ALONG SAID EAST LINE, 158.49 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 16.09 FEET, AND WHOSE CHORD BEARS SOUTH 18°39'13" WEST, 15.81 FEET; THENCE NORTH 00°13'00" EAST, 172.68 FEET; THENCE THENCE NORTH 18°12'29" WEST, 28.82 FEET; THENCE NORTH 00°13'36" EAST, 90.01 FEET; THENCE NORTH 18°39'42" EAST, 28.75 FEET; THENCE NORTH 00°13'00" EAST, 84.92 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89°46'24" EAST ALONG SAID NORTH LINE, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (2,011 S.F.)

OWNER

HUNZIKER LAND DEVELOPMENT COMPANY, L.L.C.  
105 S. 16TH STREET  
AMES, IA 50010-8009

DATE OF SURVEY

APRIL 2, 2020

LEGEND

Survey

Section Corner  
1/2" Rebar, Yellow Plastic Cap #19710  
(Unless Otherwise Noted)  
ROW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

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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* 6/10/20  
Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:

Sheets 1 & 2 of 2



SNYDER  
& ASSOCIATES

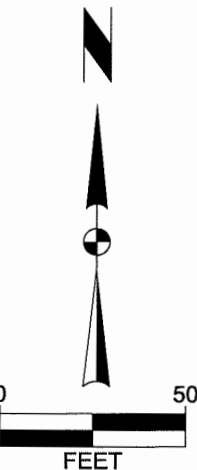
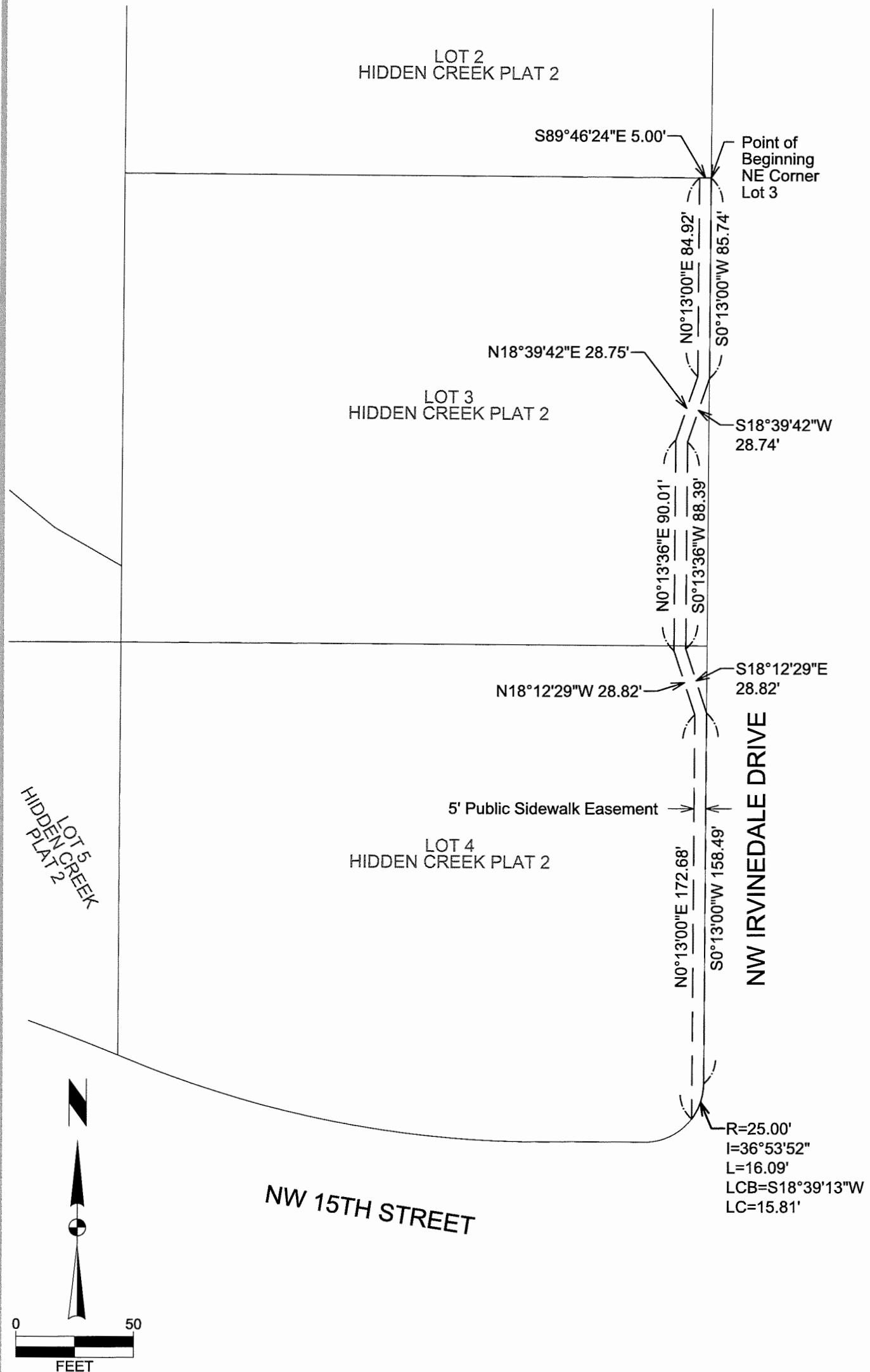
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ANKENY, IA 50023  
(515) 964-2020  
www.snyder-associates.com

FN: 119.1174  
DATE: 04-28-20  
REVISIONS:  
REV1 06-01-20 SGK  
REV2  
REV3

SHEET 1 OF 2

**PUBLIC SIDEWALK EASEMENT**



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