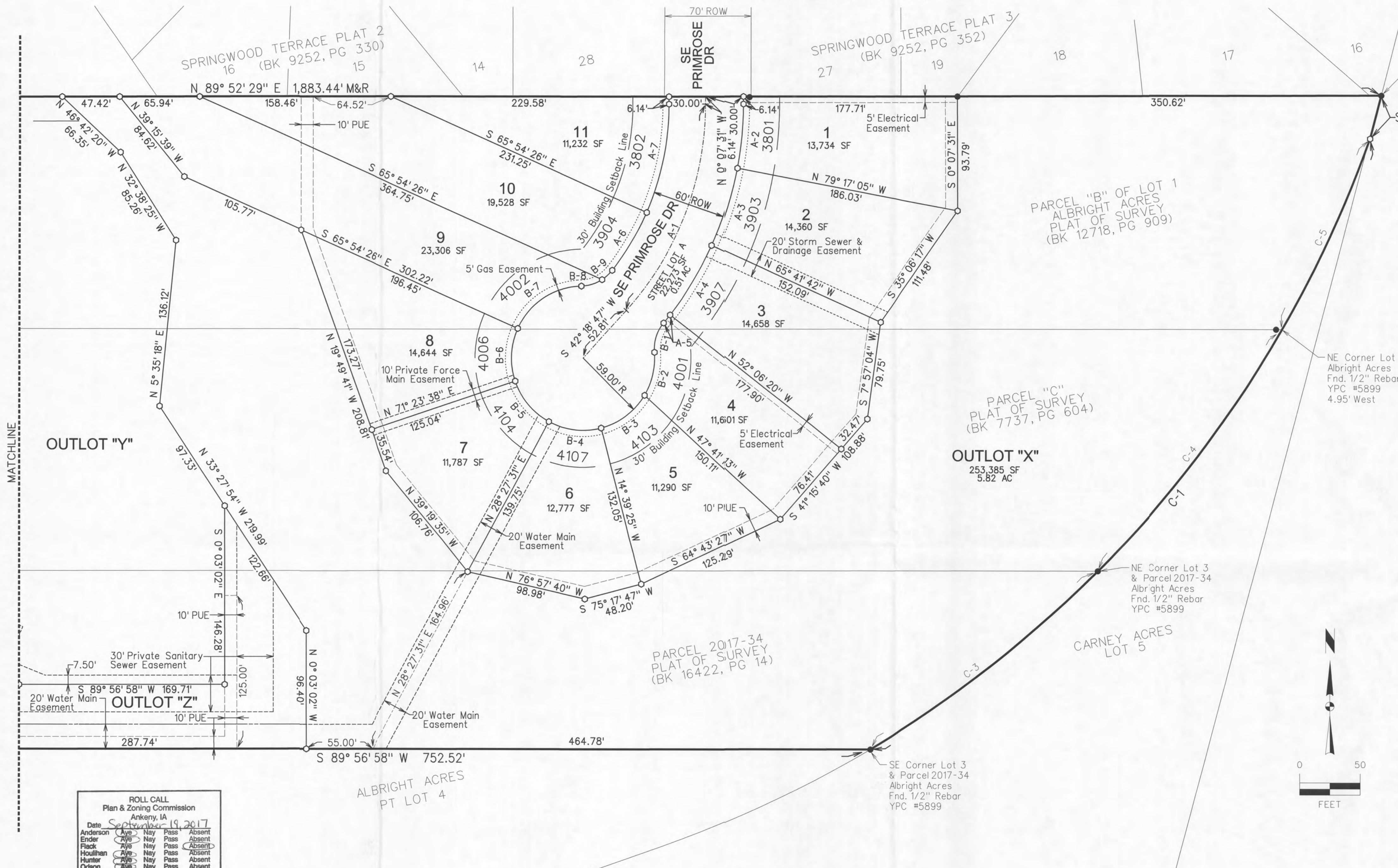


WILLOW RUN PLAT 1

FINAL PLAT



INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
E.GRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED FOR:
PAR PARTNERS, LLC.
SURVEY LOCATED:
LOTS 1-4, ALBRIGHT ACRES
PT. N1/2 SW1/4
SECTION 36-80N-24W
REQUESTED BY:
PAR PARTNERS, LLC.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

PROPERTY DESCRIPTION

LOT 1, EXCEPT THE WEST 478.00 FEET, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

PARCEL "C" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF LOT 2, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

THE EAST 104.00 FEET OF THE WEST 666.00 FEET OF PARCEL "A" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDER'S OFFICE BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA.

AND

THE WEST 2 ACRES OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND

PARCELS 2017-32, 2017-33, 2017-34, AND 2017-35 OF THE PLAT OF SURVEY RECORDED IN BOOK 16422, PAGE 14 OF THE POLK COUNTY RECORDER'S OFFICE ALL BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

PAR PARTNERS, LLC.
317 S. ANKENY BLVD
ANKENY, IOWA 50023
TOM DAVIES
515-964-2814

ZONING

WILLOW RUN PUD: PLANNED UNIT DEVELOPMENT

LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	△
ROW Marker	■	□
ROW Rail	■	□
Control Point	○	□
Bench Mark	○	□
Calculated Point	○	□
Platted Distance	P	M
Measured Bearing & Distance	B	D
Recorded As	R	C
Deed Distance	D	C
Calculated Distance	C	MPE
Minimum Protection Elevation	MPE	PUE
Public Utility Easement	PUE	
Centerline	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---

PLAT AREA

GROSS AREA = 25.70 ACRES
ROADWAY EASEMENT = 0.20 ACRES
NET AREA = 25.50 ACRES

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	42° 26' 18" LT	250.00'	185.17'	97.06'	N 21° 05' 38" E 180.97'
A-2	10° 50' 26" RT	280.00'	52.98'	26.57'	S 5° 17' 42" W 52.90'
A-3	13° 35' 23" RT	280.00'	66.41'	33.36'	S 17° 30' 36" W 66.26'
A-4	13° 35' 23" RT	280.00'	66.41'	33.36'	S 31° 05' 59" W 66.26'
A-5	1° 42' 56" RT	280.00'	8.38'	4.19'	S 38° 45' 09" W 8.38'
A-6	14° 21' 52" RT	220.00'	55.16'	27.72'	S 30° 50' 19" W 55.01'
A-7	23° 46' 55" RT	220.00'	91.32'	46.32'	S 11° 45' 56" W 90.66'
B-1	44° 14' 27" RT	33.50'	25.87'	13.62'	N 17° 29' 23" E 25.23'
B-2	35° 31' 06" RT	59.00'	36.57'	18.90'	S 13° 07' 42" W 35.99'
B-3	44° 27' 20" RT	59.00'	45.78'	24.11'	S 53° 06' 55" W 44.64'
B-4	43° 06' 56" RT	59.00'	44.40'	23.31'	N 83° 05' 57" W 43.36'
B-5	42° 56' 07" RT	59.00'	44.21'	23.20'	N 40° 04' 25" W 43.19'
B-6	42° 41' 55" RT	59.00'	43.97'	23.06'	N 2° 44' 36" E 42.96'
B-7	64° 25' 14" RT	59.00'	66.34'	37.17'	N 56° 18' 11" E 62.90'
B-8	31° 02' 08" RT	33.50'	18.15'	9.30'	S 72° 59' 44" W 17.92'
B-9	19° 27' 25" RT	33.50'	11.38'	5.74'	S 47° 44' 58" W 11.32'
C-1	39° 39' 18" RT	955.37'	661.22'	344.47'	S 39° 36' 56" W 648.10'
C-3 (R)	14° 20' 05" RT	955.37'	239.02'	120.14'	S 52° 16' 33" W 238.40'
C-4 (M)	15° 00' 01" RT	955.37'	250.12'	125.78'	S 37° 36' 30" W 249.40'
C-5 (M)	10° 19' 13" RT	955.37'	172.08'	86.27'	S 24° 56' 53" W 171.85'

ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	Chairperson	Secretary	
September 19, 2017	T. Ripper	T. Ripper	
Anderson	Aye	Nay	Pass
Ender	Aye	Nay	Pass
Flack	Aye	Nay	Pass
Houlihan	Aye	Nay	Pass
Hunter	Aye	Nay	Pass
Odson	Aye	Nay	Pass
Ripper	Aye	Nay	Pass
West	Aye	Nay	Pass
Whiting	Aye	Nay	Pass
Ayes	7	Nays	0
APPROVED			

NOTES

- THE DEVELOPER IS RESPONSIBLE FOR STREETLIGHT INSTALLATION ON SE PRIMROSE DRIVE.
- THE WILLOW RUN HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN OUTLOT "X".
- OUTLOTS "Y" AND "Z" WILL BE OWNED AND MAINTAINED BY PAR PARTNERS, LLC. UPON COMPLETION OF THE CONSTRUCTION OF ALL UNITS ALONG SE WILLOW RUN DRIVE, THESE OUTLOTS WILL BE TRANSFERRED TO THE WILLOW RUN HOMEOWNER'S ASSOCIATION.
- ALL SIDEWALKS ALONG SE PRIMROSE DRIVE SHALL BE 5' WIDE.
- REFER TO THE APPROVED WILLOW RUN PLAT 1 CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATIONS.
- SANITARY SEWER SERVICE IS AVAILABLE ON LOTS 3-10 BY CONVENTIONAL GRAVITY FLOW TO MAIN FLOOR OR ABOVE ONLY. ALTERNATE METHODS ARE REQUIRED FOR SANITARY SEWER SERVICE FOR LOWER LEVELS (I.E. PRIVATE EJECTOR/GRINDER PUMPS).
- LOTS 1-2 AND 11 SHALL PAY SPECIAL ATTENTION TO "SANITARY SEWER ELEVATION" AS IT PERTAINS TO SERVING THEIR BUILDING.



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, PLS
9/22/17
Date

License Number 19710
My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
Sheet 1 & 2

WILLOW RUN PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1160394

Sheet 1 of 2

2727 S.W. SNYDER BLVD.

ANKENY, IOWA 50023

515-964-2020

www.snyder-associates.com

Sheet 1 of 2

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CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
D-1	44° 45' 54" LT	150.00'	117.19'	61.77'	N 67° 33' 26" E 114.24'
D-2	44° 45' 54" RT	300.00'	234.39'	123.54'	N 67° 33' 26" E 228.47'
D-3	53° 56' 43" RT	175.00'	164.77'	89.06'	S 62° 58' 02" W 158.75'
D-4	56° 11' 46" LT	100.00'	98.08'	53.39'	S 1° 36' 23" E 94.20'
D-5	14° 44' 00" LT	175.00'	45.00'	22.62'	N 28° 37' 40" E 44.88'

WILLOW RUN PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.



Project No: 1160394

Sheet 2 of 2

3	REVISED PER CITY COMMENTS	09/22/17	ANS
2	REVISED PER CITY COMMENTS	09/08/17	ANS
1	REVISED PER CITY COMMENTS	08/25/17	ANS
MARK	REVISION	DATE	BY
Engineer: CDD	Checked By: EDG	Scale: 1"= 50'	
Technician: AWS	Date: 08/04/17	Field Bk:	Pg:
Project No:	1160394		Sheet 2 of 2

ANKENY, IOWA
2727 S.W. SNYDER BLVD.
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