

CLOVER RIDGE EAST PLAT 3

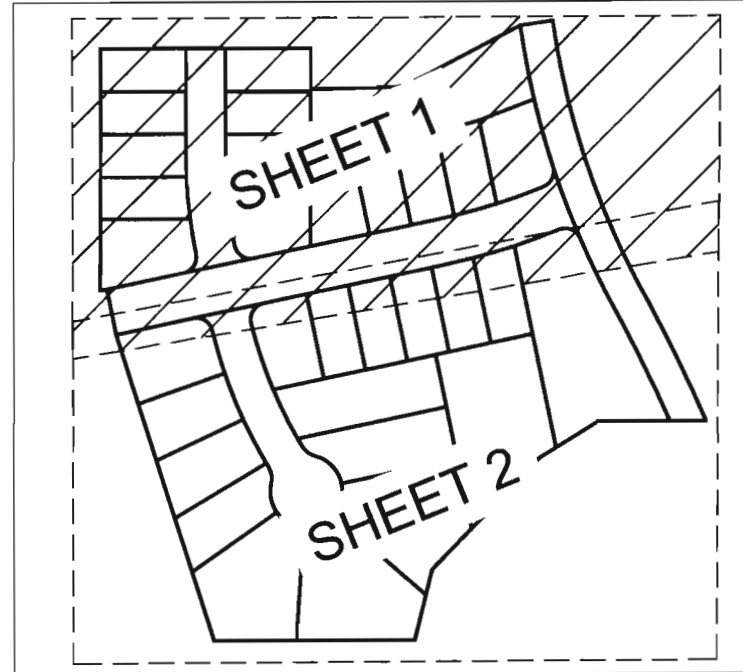
FINAL PLAT

LOCATION: PARCEL '2016-201' NE1/4 SW1/4
SE1/4 NW1/4
SEC 29-80-23, ANKENY

REQUESTOR: CRDG, LLC
 PROPRIETOR: CRDG, LLC
 SURVEYOR: MICHAEL LEE
 SURVEYOR
 COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA. 50111
PH: 515-369-4400

SHEET INDEX:



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ZONING:

**R-3: MULTIPLE FAMILY RESIDENTIAL DISTRICT
(RESTRICTED TO SINGLE FAMILY RESIDENTIAL)**

BULK REGULATIONS:

SETBACKS:
FRONT = 30'
REAR = 35'
SIDE = 17' (>1-STORY - 8' MIN.)
= 15' (1 STORY - 7' MIN.)

OWNER/DEVELOPER:

CRDG, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH: (515) 975-7441

DATE OF SURVEY:

NOVEMBER 14, 2016

AREA SUMMARY:

PARCEL 2016-201, NE1/4 SW1/4	= 3.46 AC (150,655 S.F.)
SE1/4 NW1/4	= 9.22 AC (401,667 S.F.)
SE1/4 NW1/4 R.O.W.	= 0.75 AC (32,471 S.F.)
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TOTAL	= 13.43 AC (584,793 S.F.)

PLAT DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF PARCEL '2016-201' IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AS SHOWN ON THE PLAT OF SURVEY IN BOOK 16223 BOOK 488, ALL IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, CLOVER RIDGE EAST PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°48'33" EAST ALONG THE SOUTHERLY LINE OF SAID CLOVER RIDGE EAST PLAT 2, A DISTANCE OF 320.00 FEET TO THE SOUTHEAST CORNER OF LOT 25, SAID CLOVER RIDGE EAST PLAT 2; THENCE SOUTH 00°11'27" WEST ALONG SAID SOUTHERLY LINE, 62.12 FEET TO THE SOUTHWEST CORNER OF LOT 24, SAID CLOVER RIDGE EAST PLAT 2; THENCE NORTH 88°20'21" EAST ALONG SAID SOUTHERLY LINE, 142.59 FEET TO THE SOUTHEAST CORNER OF LOT 23, SAID CLOVER RIDGE EAST PLAT 2; THENCE NORTH 62°47'40" EAST ALONG SAID SOUTHERLY LINE, 199.16 FEET TO THE SOUTHEAST CORNER OF LOT 21, SAID CLOVER RIDGE EAST PLAT 2; THENCE NORTH 81°59'43" EAST ALONG SAID SOUTHERLY LINE, 50.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'B' AND THE CENTERLINE OF N.E. BERWICK DRIVE AS SHOWN ON THE SURVEY RECORDED IN BOOK 15455 PAGE 75-76; THENCE SOUTHERLY ALONG SAID CENTERLINE OF N.E. BERWICK DRIVE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1222.14 FEET, WHOSE ARC LENGTH IS 415.66 FEET AND WHOSE CHORD BEARS SOUTH 17°44'53" EAST, 413.66 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2467.64 FEET, WHOSE ARC LENGTH IS 237.85 FEET AND WHOSE CHORD BEARS SOUTH 26°23'38" EAST, 237.76 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°55'09" WEST ALONG SAID SOUTH LINE, 163.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2016-201'; THENCE SOUTH 58°34'10" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL '2016-201', A DISTANCE OF 103.70 FEET; THENCE SOUTH 44°13'56" WEST ALONG SAID SOUTHERLY LINE, 236.40 FEET; THENCE SOUTH 13°54'38" WEST ALONG SAID SOUTHERLY LINE, 109.60 FEET; THENCE SOUTH 89°57'02" WEST ALONG SAID SOUTHERLY LINE, 306.00 FEET TO THE EASTERLY LINE OF SAID CLOVER RIDGE EAST PLAT 2; THENCE NORTH 17°45'42" WEST ALONG SAID EASTERLY LINE, 486.22 FEET TO THE NORTHEAST CORNER OF LOT 33, SAID CLOVER RIDGE EAST PLAT 2; THENCE NORTH 11°42'40" WEST ALONG SAID EASTERLY LINE, 70.00 FEET TO THE NORTHEAST CORNER OF STREET LOT 'C', CLOVER RIDGE EAST PLAT 2; THENCE SOUTH 78°17'20" WEST ALONG THE NORTH LINE OF SAID STREET LOT 'C', 10.18 FEET TO THE SOUTHEAST CORNER OF LOT 32, CLOVER RIDGE EAST PLAT 2; THENCE NORTH 00°11'27" EAST ALONG SAID EASTERLY LINE, 368.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.43 ACRES (584,793 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES:

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS 14 AND 15 WILL NOT BE ALLOWED A DRIVEWAY OFF OF NE BERWICK DRIVE.
3. OUTLOT 'Y' AND 'Z' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR MINIMUM PROTECTION ELEVATIONS.
5. FENCES WILL NOT BE ALLOWED IN THE ACCESS, STORM SEWER AND DRAINAGE EASEMENT ON LOTS 16 AND 17.
4. INDIVIDUAL PROPERTY OWNERS WILL 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 CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
5. ALL SIDEWALKS ARE TO BE 5' WIDE.
6. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN DEVELOPMENT AND ALONG NE BERWICK DRIVE.
7. FENCES ON LOTS 14 AND 15 SHALL BE SETBACK 20' FROM THE NE BERWICK DRIVE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE BERWICK DRIVE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE BERWICK R.O.W.
8. WITH RECORDING OF THE FINAL PLAT, PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE R.O.W. (MOWING, SIDEWALK SNOW REMOVAL, ETC.)

LEGEND:

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #16747
(UNLESS OTHERWISE NOTED)

1/2" REBAR, YELLOW CAP #18660
(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

•

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 ILLINOIS.

INSTRUCTIONS

THE LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1-2

[illegible]

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

ENGINEER: EKO	TECH: CMF
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CIVIL DESIGN ADVANTAGE

BRIDGE EAST PLAT 3

FINAL PLAT

CLOVER H
2/19
1705.262

FINAL PLAT

SEE SHEET 1

80' PUBLIC HIGHWAY EASEMENT
BK 3436, PG 471
(NOTE: EASEMENT MATCHES
J.A.D. FARMS PLAT 1 ON EAST
SIDE OF ROAD TO THE SOUTH.
DOES NOT MATCH PHYSICAL
LOCATION OF ROAD.)

80' ROADWAY EASEMENT
AS SHOWN ON RETRACEMENT
SURVEY IN BK 15455, PG 75-76
(NOTE: LOCATION OF EASEMENT IS
BASED ON ROAD LOCATION AS IT
IS PRESENTLY ESTABLISHED.)

D=5°31'22"(M)
D=5°31'21"(R)
L=237.85'(M&R)
R=2467.64'(M&R)
CH=237.76'(M)
CH=237.75'(R)
S26°23'38"E(M)
S26°20'46"E(R)

N89°55'09"E 56.43'(M)
N89°57'51"E 56.43'(R)

OUTLOT 'Y'
32880 SF
(DETENTION)

S89°55'09"W 163.74'(M&R)

34°34'10"W
3.70'(M&R)

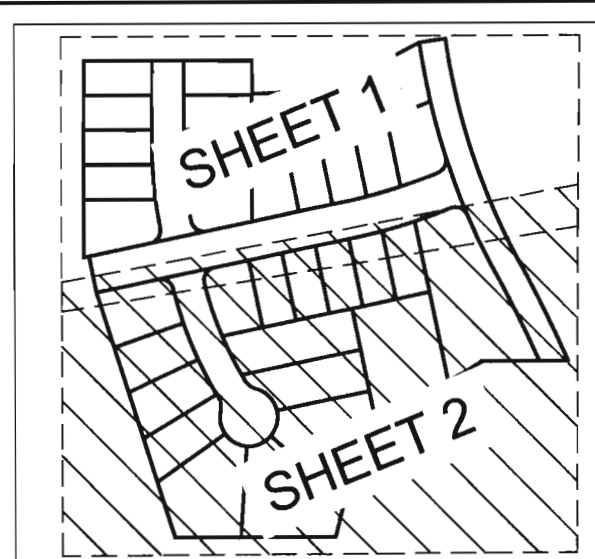
FND 1/2" IRON ROD
W/ YELLOW CAP #7625
CENTER
SEC 29-80-23

PT NE1/4 SW1/4
SEC 29-80-23

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°57'48"	25.00'	39.25'	S33°18'26"W	35.34'	C21	8°57'49"	670.00'	104.82'	N18°35'02"W	104.71'
C2	4°11'23"	730.00'	53.38'	S9°34'47"E	53.37'	C22	7°05'01"	670.00'	82.83'	N26°36'27"W	82.78'
C3	5°07'26"	730.00'	65.28'	S4°55'23"E	65.26'	C23	1°10'06"	670.00'	13.66'	N30°44'00"W	13.66'
C4	2°33'07"	730.00'	32.51'	S1°05'06"E	32.51'	C24	4°34'46"34"	313.50'	25.60'	N53°29'46"W	24.98'
C5	2°46'50"	670.00'	32.52'	N1°11'58"W	32.51'	C25	62°48'14"	515.00'	60.29'	N43°58'56"W	57.31'
C6	9°04'42"	670.00'	106.16'	N7°07'44"W	106.05'	C26	53°25'01"	515.00'	51.28'	N14°07'42"E	49.44'
C7	90°02'35"	25.00'	39.29'	N56°41'23"W	35.37'	C27	53°06'37"	515.00'	50.98'	N67°23'31"E	49.18'
C8	1°51'56"	965.00'	31.42'	S77°21'22"W	31.42'	C28	51°08'04"	515.00'	49.09'	S60°29'09"E	47.47'
C9	4°14'09"	965.00'	71.34'	S74°18'20"W	71.32'	C29	47°50'06"	515.00'	45.92'	S11°00'04"E	44.60'
C10	3°30'49"	965.00'	59.18'	S70°25'51"W	59.17'	C30	44°12'28"	313.50'	25.85'	S9°11'11"E	25.21'
C11	86°34'41"	25.00'	37.78'	S25°23'06"W	34.28'	C31	0°30'53"	730.00'	6.56'	S31°02'12"E	6.56'
C12	4°47'53"	1272.14'	106.53'	S15°30'18"E	106.50'	C32	5°52'59"	730.00'	74.95'	S27°50'05"E	74.92'
C13	5°06'04"	1272.14'	113.26'	S10°33'19"E	113.23'	C33	5°52'56"	730.00'	74.95'	S21°57'08"E	74.91'
C14	5°01'20"	2417.64'	211.91'	S26°39'40"E	211.84'	C34	5°15'27"	730.00'	66.98'	S16°22'56"E	66.96'
C15	4°19'04"	1272.14'	95.87'	S25°21'57"E	95.84'	C35	87°57'28"	215.00'	38.38'	S57°43'57"E	34.72'
C16	88°07'09"	25.00'	38.45'	S67°15'59"E	34.77'	C36	19°31'21"	700.00'	238.51'	S21°28'21"E	237.36'
C17	3°25'30"	1035.00'	61.87'	N70°23'12"E	61.86'	C37	9°36'53"	1000.00'	167.81'	N73°28'53"E	167.61'
C18	3°36'34"	1035.00'	65.20'	N73°54'14"E	65.19'	C38	2°38'14"	1272.14'	58.55'	S19°13'21"E	58.55'
C19	2°34'49"	1035.00'	46.61'	N76°59'55"E	46.61'	C39	2°39'57"	1272.14'	59.19'	S21°52'27"E	59.18'
C20	92°23'27"	25.00'	40.31'	N32°05'36"E	36.09'	C40	11°54'08"	700.00'	145.41'	S5°45'37"E	145.15'

SHEET INDEX:



LEGEND:

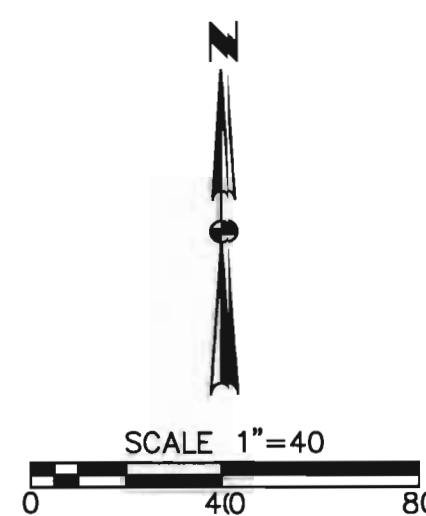
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DEEDED BEARING & DISTANCE

PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE

FOUND	SET
▲	△ ○
●	
P	
M	
R	
D	
P.U.E.	
_____	_____
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FILE: H:\2017\1705262\DWG\1705262-FINAL PLAT.DWG
 DATE PLOTTED: 7/7/17
 PLOTTED BY: FRIN OLENDIJE
 COMMENT: ENG:

[illegible]