

FINAL PLAT
KIDMAN ESTATES
PLAT 4
SHEET 1 OF 1

OWNER/DEVELOPER
KIDMAN ESTATES LLC
910 NW CYPRESS AVE.
ANKENY, IA 50023
(515) 208-2615

BULK REGULATIONS
RI (SINGLE FAMILY) ZONING
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 35'
SIDE YARD SETBACKS:
ONE STORY: 6' MIN / 18' TOTAL
TWO STORY: 10' MIN / 20' TOTAL

LEGAL DESCRIPTION
OUTLOT Y IN KIDMAN ESTATES PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING
A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.
SAID PARCEL CONTAINS 9.60 ACRES.

- NOTES
1. LOTS A18 SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
 2. FIELD WORK COMPLETED ON 8/24/13.
 3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
 4. ALL SIDEWALKS SHALL BE 5' WIDE.
 5. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY THE PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
 6. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

BENCHMARK
PK NAIL AT THE CENTER OF SECTION 17-80-24
ELEVATION=983.03
ALUMINUM DOT CAP AT THE SW COR. OF THE SE1/4 OF THE NW1/4
ELEVATION=960.57

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	34.21'	N45°24'46"E	25.00'	90°00'00"	35.36'	25.00'
C2	34.21'	N44°35'14"W	25.00'	90°00'00"	35.36'	25.00'
C3	41.11'	N89°34'14"E	33.50'	10°18'35"	38.58'	23.54'
C4	44.13'	N41°33'41"E	61.50'	46°19'48"	48.34'	26.31'
C5	81.42'	N13°31'50"W	61.50'	75°51'26"	75.61'	47.43'
C6	68.16'	N89°24'28"W	61.50'	64°03'31"	65.24'	38.48'
C7	68.16'	S92°28'41"W	61.50'	64°03'31"	65.24'	38.48'

CERTIFICATION

PRELIMINARY

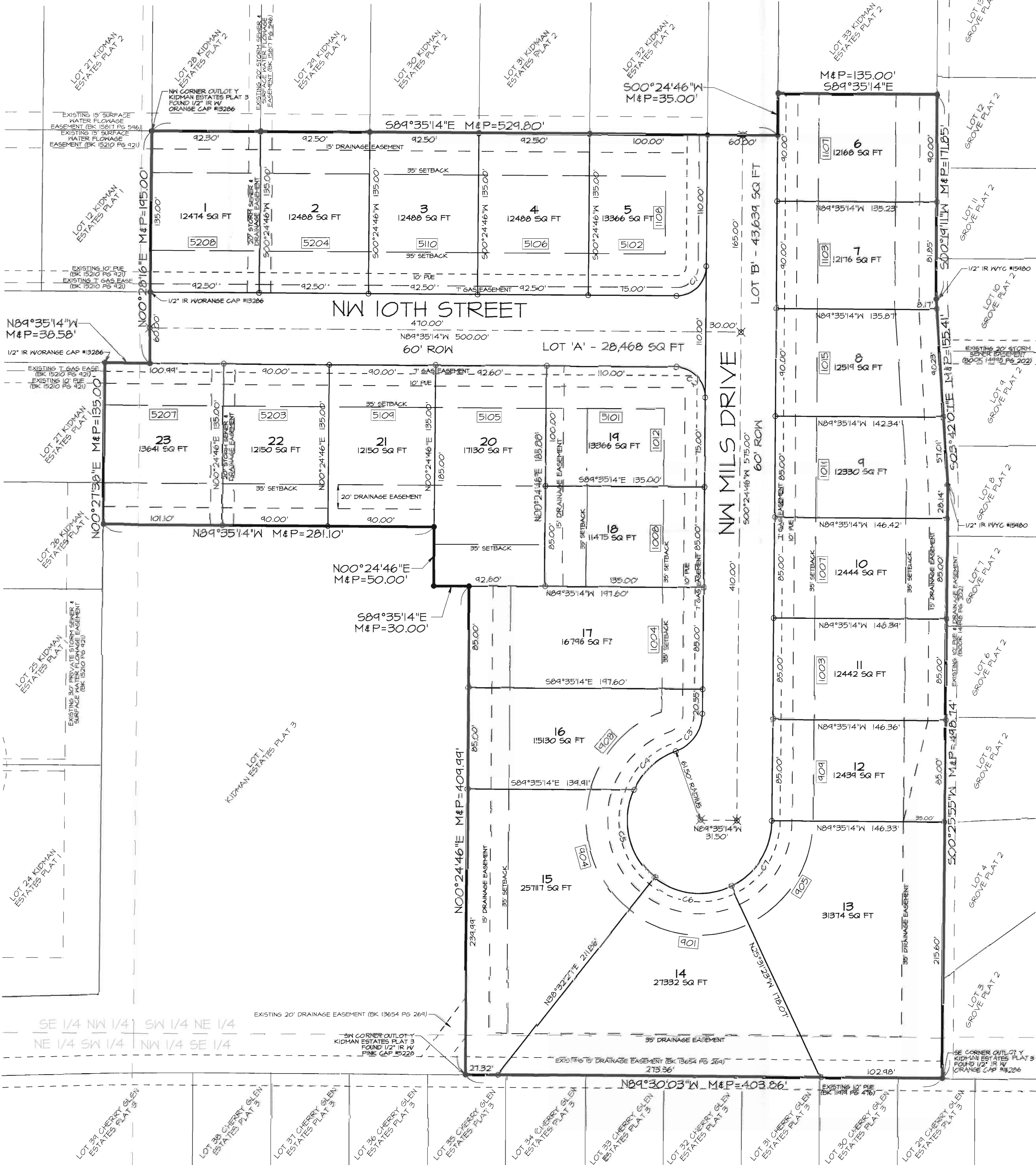
SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: _____

LEGEND

- FOUND 1/2" IR W/ PINK CAP #5226
- SET 1/2" IR W/ ORANGE CAP #5226
- △ SECTION CORNER FOUND AS NOTED
- ▽ SECTION CORNER SET AS NOTED
- ME MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA
1830 SE Princeton Dr. Ste M. Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

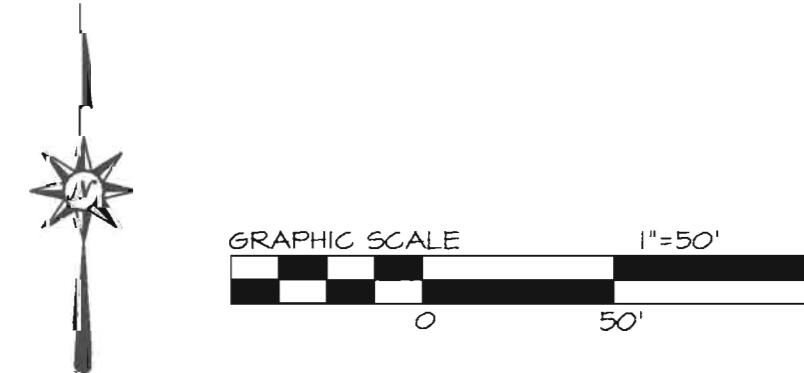
PROJECT #: 201073
FIRST SUBMITTAL DATE: 4/22/11



INDEX LEGEND

LOCATION:	OUTLOT Y KIDMAN ESTATES PLAT 3 ANKENY, IA
REQUESTOR:	KIDMAN ESTATES LLC
PROPRIETOR:	KIDMAN ESTATES LLC
SURVEYOR:	GREGORY L. ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111

AREA ABOVE FOR RECORDATION ONLY



PLOTTED: F1 Nov 10, 2017 4:28:03PM