COMMUNITY BAPTIST CHURCH

Final Plat

LEGAL DESCRIPTION:
Outlot "Y" in Avondale Trace Plat 1, an Offiolal Plat, and Lot 1 in Avondale Trace Plat 5, an Official Plat, and Parcel "A" of Outlot "Q", Avondale Trace Plat 5, as Recorded in Book 12866, Page 29 in the Polk County Recorders Office, except those portions conveyed by Acquisition Plat of said Lot 1 and said Parcel "A" of Outlot "Q" of Avondale Trace Plat 5 as Recorded in Book 15742, Page 962 in the Polk County Recorders Office, all being in and forming a part of the City of Ankeny, Polk County, Iowa, containing 401,165 sq.ft. (9.209 acres) more or less. (To be replatted as LOT 1 Community Baptist Church).

ZONING:

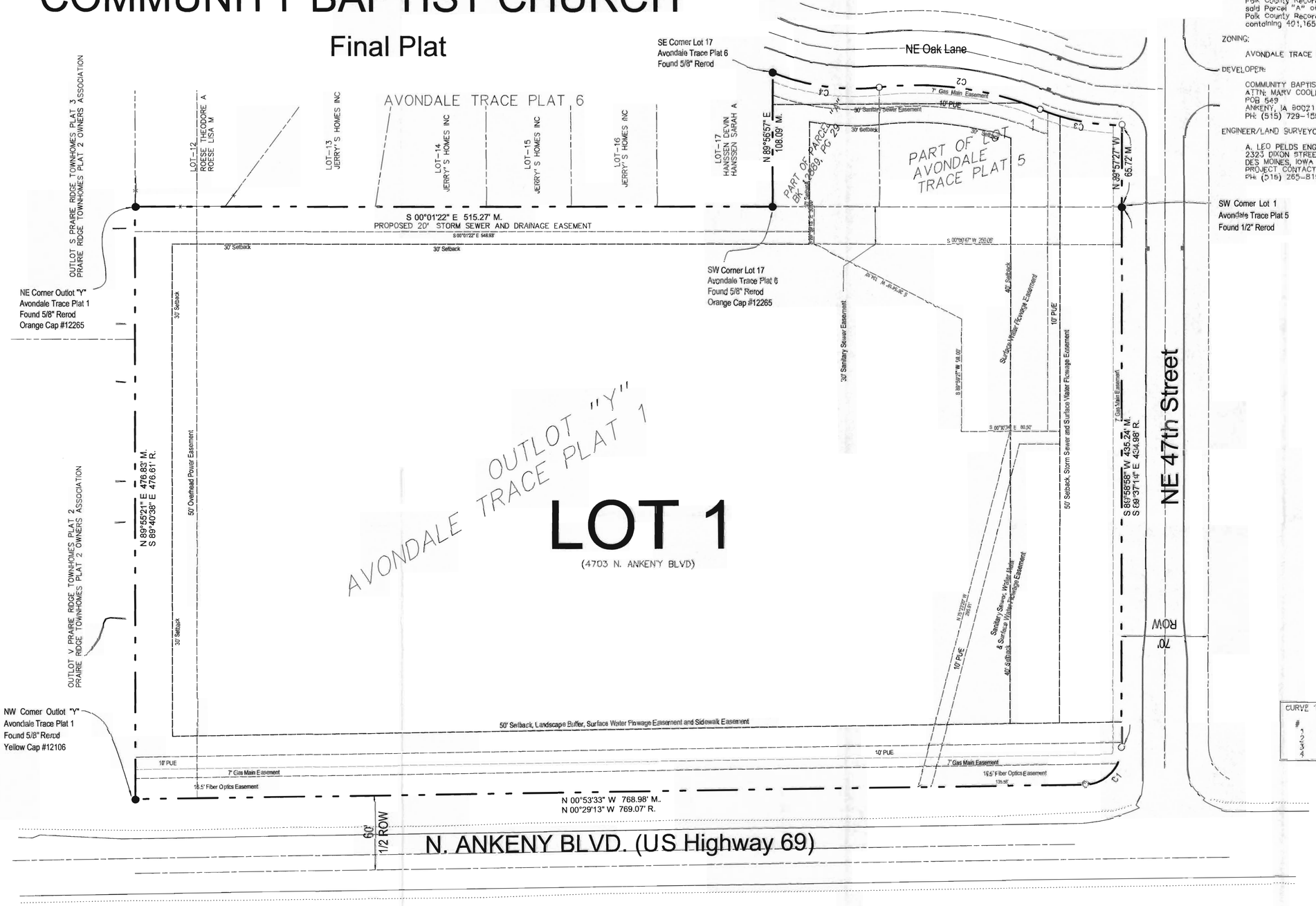
AVONDALE TRACE PLANNED UNIT DEVELOPMENT

DEVELOPER:

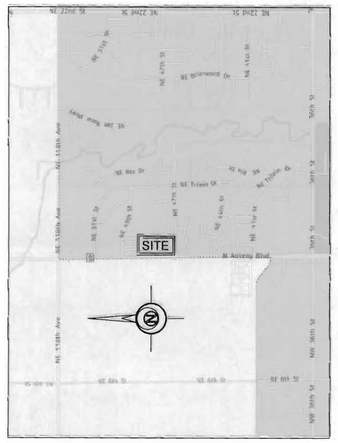
COMMUNITY BAPTIST CHURCH OF ANKENY
ATTN: MARV COOLEY
POB 549
ANKENY, IA 50021
PH: (515) 729-1556

ENGINEER/LAND SURVEYOR:

A. LEO PELDS ENGINEERING COMPANY
2323 DIXON STREET
DES MOINES, IOWA 50316
PROJECT CONTACT: WALLY PELDS
PH: (515) 265-8196



Scale in Feet
1" = 40'



VICINITY MAP

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	30.00"	89°06' 32"	46.67'	42.11'	29.55'	S 45°26' 48" E
2	270.00"	25°20' 09"	133.53'	132.17'	68.16'	N 07°40' 49" E
3	178.09"	21°51' 11"	67.89'	67.48'	34.38'	S 10°55' 14" W
4	180.00"	28°05' 22"	88.25'	87.36'	45.03'	S 07°43' 18" W

PROFESSIONAL ENGINEER AND LAND SURVEYOR
VOLDEMARS L. PELDS
18842
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

11-13-2017
VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

A. LEO PELDS ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE, THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:

- ● IRON ROD OR PIPE FOUND
- ○ SET 1/2"x30" REBAR W/ YELLOW PLASTIC CAP #18842
- ▲ SECT. COR. MONUMENT FOUND
- △ SECT. COR. MONUMENT CALC.
- ∅ POWER POLE
- LIGHT POLE
- F.F. FINISHED FLOOR
- +/- MORE OR LESS
- FENCE LINE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- VALVE
- x:126.34 SPOT ELEVATION
- N.T.S. NOT TO SCALE
- H.M.A. HOT MIX ASPHALT
- P.C.C. PORTLAND CEMENT CONCRETE
- UTILITY LINE OR PIPE
- W WATER
- GAS GAS
- SAN SANITARY SEWER
- ST STORM SEWER
- UGE/T UNDERGROUND ELEC. / TEL.
- OHE/T OVERHEAD ELEC. / TEL.
- CATV CABLE TELEVISION

Community Baptist Church
Final Plat
Ankeny, Iowa

Date	Drawn by	Scale	Date	Project No.
06-05-2017	V. Pelds	1" = 40'	07-31-2017	17-043

Elevation = " (NAVD 88)
07-31-2017 - Comment Doc added
Final Plat