

BRINMORE ESTATES PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT N1/2 SW1/4 SEC 3-80-24
REQUESTOR: CLASSIC DEVELOPMENT LLC
PROPRIETOR: CLASSIC DEVELOPMENT LLC
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: (515) 369-4400

ENGINEER/SURVEYOR:

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

OWNER/DEVELOPER:

CLASSIC DEVELOPMENT LLC
CONTACT: JOSH MOULTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
PH: (515) 965-7876

DATE OF SURVEY:

JANUARY 21, 2016

ZONING:

R-2 ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

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

NOTE

- INDIVIDUAL PROPERTY OWNERS MAY 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.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- OUTLOT 'Z' SHALL BE USED FOR DETENTION
- REFER TO APPROVED CONSTRUCTION DRAWINGS FOR MINIMUM PROTECTION ELEVATIONS.

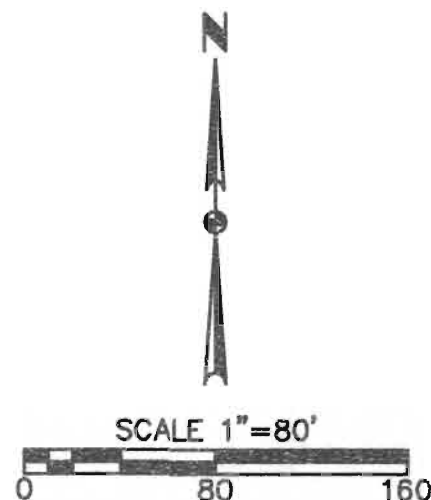
PLAT DESCRIPTION:

A PART OF OUTLOT 'Z', VILLAS AT BRINMORE ESTATES PLAT 1, AN OFFICIAL PLAT AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BRINMORE ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°39'20" EAST ALONG THE WEST LINE OF SAID BRINMORE ESTATES PLAT 1, A DISTANCE OF 197.42 FEET; THENCE NORTH 90°00'00" EAST ALONG SAID WEST LINE, 4.00 FEET TO THE NORTHWEST CORNER OF LOT 60, SAID BRINMORE ESTATES PLAT 1; THENCE SOUTH 00°39'20" EAST ALONG SAID WEST LINE, 339.95 FEET; THENCE NORTH 89°20'40" EAST ALONG SAID WEST LINE, 39.00 FEET TO THE NORTHWEST CORNER OF LOT 48, SAID BRINMORE ESTATES PLAT 1; THENCE SOUTH 00°39'20" EAST ALONG SAID WEST LINE, 311.00 FEET TO THE SOUTHWEST CORNER OF LOT 45, SAID BRINMORE ESTATES PLAT 1; THENCE SOUTH 04°52'13" WEST ALONG SAID WEST LINE, 73.34 FEET TO THE SOUTHWEST CORNER OF LOT 44, SAID BRINMORE ESTATES PLAT 1; THENCE SOUTH 00°39'20" EAST ALONG SAID WEST LINE, 172.50 FEET TO THE SOUTHWEST CORNER OF LOT 42, SAID BRINMORE ESTATES PLAT 1; THENCE SOUTH 89°20'40" WEST ALONG SAID WEST LINE, 37.55 FEET; THENCE SOUTH 00°39'20" EAST ALONG SAID WEST LINE, 228.00 FEET TO THE SOUTHWEST CORNER OF LOT 41, SAID BRINMORE ESTATES PLAT 1 AND THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 299.21 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Z', VILLAS AT BRINMORE ESTATES PLAT 1; THENCE NORTH 00°39'20" WEST ALONG THE EASTERLY LINE OF SAID VILLAS AT BRINMORE ESTATES PLAT 1, A DISTANCE OF 638.19 FEET; THENCE SOUTH 89°20'40" WEST, 368.19 FEET TO THE EASTERLY LINE OF SAID VILLAS AT BRINMORE ESTATES PLAT 1; THENCE NORTH 00°39'20" WEST ALONG SAID EASTERLY LINE, 215.00 FEET TO THE NORTHEAST CORNER OF STREET LOT 'B', VILLAS AT BRINMORE ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°20'40" WEST ALONG SAID EASTERLY LINE, 309.00 FEET TO THE SOUTHEAST CORNER OF LOT 103, VILLAS AT BRINMORE ESTATES PLAT 1; THENCE NORTH 00°39'20" WEST ALONG SAID EASTERLY LINE, 471.85 FEET TO THE NORTHEAST CORNER OF LOT 115, VILLAS AT BRINMORE ESTATES PLAT 1 AND THE TO THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°36'13" EAST ALONG SAID NORTH LINE, 978.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.80 ACRES (818,757 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND:

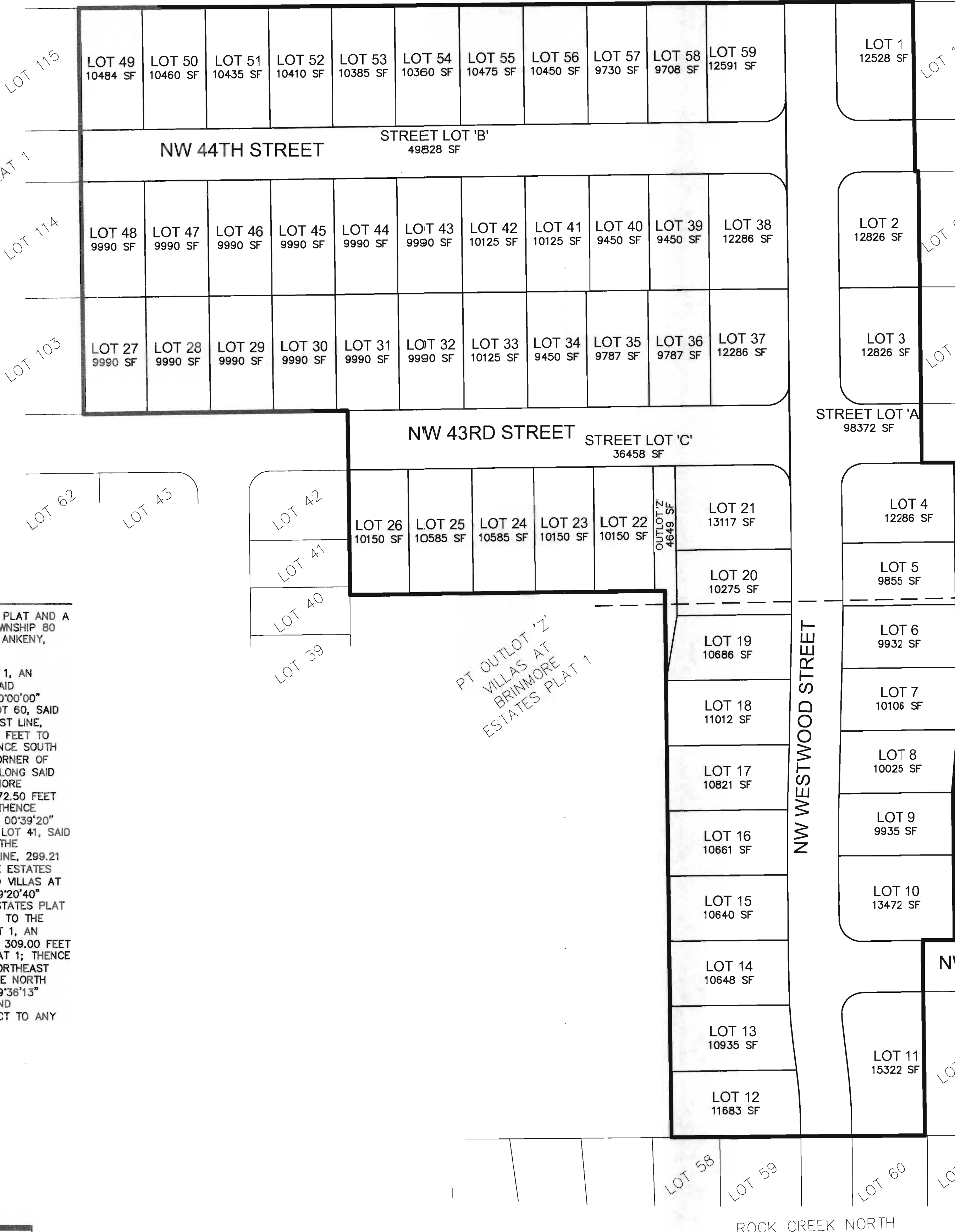
FOUND	SET
SECTION CORNER AS NOTED	▲
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	○
PLATTED BEARING & DISTANCE	P
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
PUBLIC UTILITY EASEMENT	P.U.E.
CENTERLINE	---
SECTION LINE	----
EASEMENT LINE	----



PT SW1/4 NW1/4
SEC 3-80-24

POINT OF
BEGINNING

VILLAS AT
BRINMORE
ESTATES PLAT 1



BRINMORE
ESTATES
PLAT 1

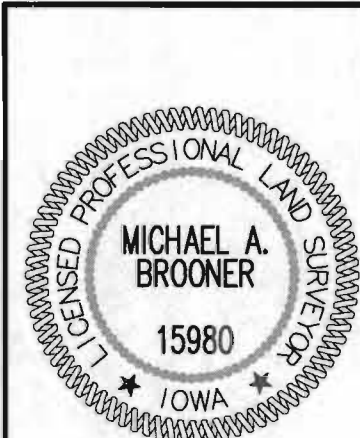
SHEET 3
MATCH LINE
SHEET 4

BRINMORE
ESTATES
PLAT 1

ROLL CALL			
Plan & Zoning Commission			
Ankeny, IA			
Date	Present	Absent	Excused
October 17, 2017			
Anderson	Aye	Nay	Pass
Endler	Aye	Nay	Pass
Flack	Aye	Nay	Pass
Houlihan	Aye	Nay	Pass
Hunter	Aye	Nay	Pass
Osborn	Aye	Nay	Pass
Ripper	Aye	Nay	Pass
West	Aye	Nay	Pass
Whiting	Aye	Nay	Pass
Ayes	6	Nays	0
APPROVED			
J. Ripper		Chairperson	
B. Brouner		Secretary	

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°41'38"	650.00'	75.94'	N3°45'09"W	75.90'
C2	6°26'38"	650.00'	73.10'	N3°52'39"W	73.06'
C3	1°53'40"	1000.00'	33.06'	N0°17'30"E	33.06'
C4	1°53'40"	1000.00'	33.06'	N0°17'30"E	33.06'
C5	6°47'09"	620.00'	73.43'	N3°47'52"W	73.39'
C6	3°43'54"	680.00'	44.29'	N5°14'01"W	44.28'
C7	2°42'43"	680.00'	32.19'	N2°00'42"W	32.18'
C8	1°53'40"	1030.00'	34.05'	N0°17'30"E	34.05'
C9	0°40'48"	970.00'	11.51'	N0°53'55"E	11.51'
C10	1°12'52"	970.00'	20.56'	N0°02'54"W	20.56'
C11	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C12	90°00'00"	25.00'	39.27'	N44°20'40"E	35.36'
C13	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C14	90°00'00"	25.00'	39.27'	N44°20'40"E	35.36'
C15	90°00'00"	25.00'	39.27'	S45°39'20"E	35.36'
C16	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C17	90°00'00"	25.00'	39.27'	S45°39'20"E	35.36'
C18	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C19	0°38'34"	1030.00'	11.56'	S0°20'03"E	11.56'
C20	1°15'05"	1030.00'	22.50'	S0°36'47"W	22.50'
C21	1°53'40"	970.00'	32.07'	S0°17'30"W	32.07'
C22	90°00'00"	25.00'	39.27'	S45°39'20"E	35.36'
C23	94°12'33"	25.00'	41.11'	S42°14'23"W	36.63'
C24	2°14'04"	620.00'	24.18'	S5°58'56"E	24.18'
C25	6°41'38"	680.00'	79.44'	S3°45'09"E	79.40'
C26	3°01'13"	680.00'	35.84'	N1°54'56"W	35.84'



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.

Michael A. Brooner
MICHAEL A. BROONER, P.L.S.
11-10-2017
DATE

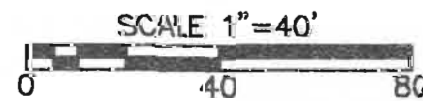
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES (OR SHEETS) COVERED BY THIS SEAL:
SHEETS 2 THROUGH 4

BRINMORE ESTATES PLAT 2
FINAL PLAT
1708.468

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

REVISIONS
11/03/17
10/09/17
09/18/17
FINAL SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

NW COR LOT 1
BRINMORE ESTATES PLAT 1
POINT OF BEGINNING



FOUND	SET
▲	△
●	
	○
P	
M	
R	
D	
P.U.E.	

PT OUTLOT 'Z'
VILLAS AT BRINMORE
ESTATES PLAT 1

3/26
1708.468

FINAL PLAT

PT OUTLOT 'Z'
VILLAS AT
BRINMORE
ESTATES PLAT 1

NW WESTWOOD STREET

BRINMORE ESTATES PLAT 1

NW 41ST STREET

ROCK CREEK NORTH

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP#16747
(UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW CAP#15980
(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.	
_____	_____
_____	_____

SCALE 1"=40'

FILE: H:\2017\1708468\DWG\1708468--FINAL PLAT.DWG
 FILE DATE: 11/10/17 DATE PLOTTED: 11/10/2017 2:22 PM

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3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410
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CIVIL DESIGN ADVANTAGE

BRINMORE ESTATES PLAT 2
FINAL PLAT

4/26
1708.468
GA