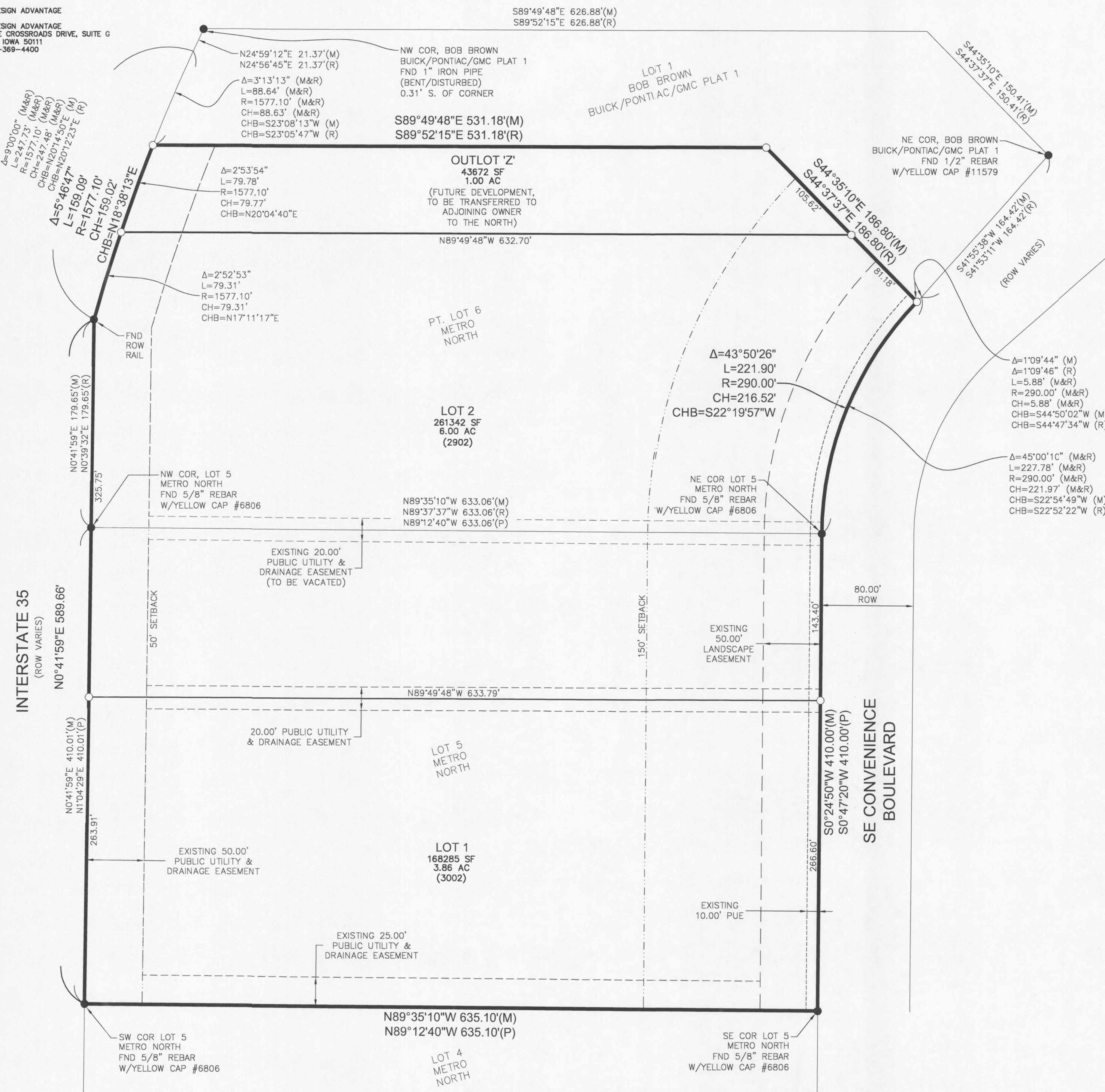


INDEX LEGEND

LOCATION: LOT 5 & PT. LOT 6, METRO NORTH
REQUESTOR: DENNY ELWELL FAMILY LC
PROPRIETOR: DENNY ELWELL FAMILY LC
PO BOX 187
ANKENY, IOWA 50021
SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ANKENY HUMMEL'S NISSAN PLAT 1

FINAL PLAT



OWNER / DEVELOPER

DENNY ELWELL FAMILY LC
PO BOX 187
ANKENY IOWA 50021
PH: (515) 964-1587

ENGINEER / SURVEYOR

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

PLAT DESCRIPTION

LOTS 5 AND 6, METRO NORTH, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT BOB BROWN BUICK/PONTIAC/GMC PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY.

PROPERTY CONTAINS 10.87 ACRES (473,299 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING AND BULK REGULATIONS

ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS:
FRONT YARD SETBACK: 150'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 50'

DATE OF SURVEY

NOVEMBER, 2017

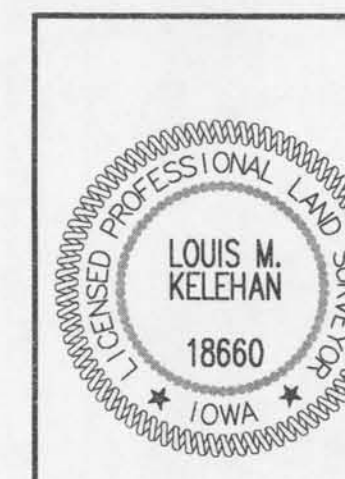
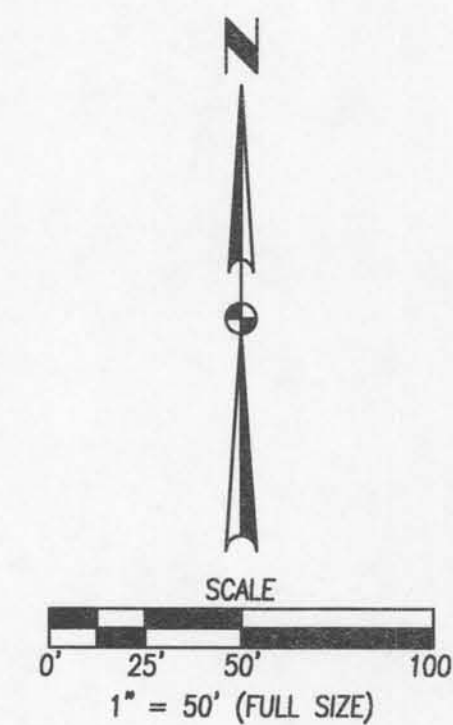
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date: January 2, 2018				
Anderson	Aye	Nay	Pass	Absent
Endler	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes: 7 Nays: 0	Pass	Absent		
APPROVED				
Chairperson		Secretary		



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.

L. M. Kelehan 1/4/18
LOUIS M. KELEHAN, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

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

ENGINEER:

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

ANKENY HUMMEL'S NISSAN PLAT 1
FINAL PLAT

1
1711.629