LEGEND		
Features	Existing	Proposed
Spot Elevation	93.0	×93.0
Contour Elevation	93_	93
Fence (Barbed, Field, Hog) Fence (Chain Link)	—×——×— —//——//—	
Fence (Wood)		
Fence (Silt) Tree Line		~~~~
Tree Stump	A	
Deciduous Tree or Shrub	(5
Coniferous Tree or Shrub	A A A A A A A A A A A A A A A A A A A	0
Communication	——————————————————————————————————————	C
Overhead Communication		
Fiber Optic Jnderground Electric	FO(*)	
Overhead Electric	OE(*)	OE
Gas Main with Size High Pressure Gas Main with Size	4'' G(x)	
Water Main with Size		<u>8" W</u>
Sanitary Sewer with Size		
Duct Bank Test Hole Location for SUE w/ID		
<u>MAPPED_UTILITIES</u> C1(D) - Century Link		
C2(D) - Iowa Network Services		
G1(D) - Consumers Energy G2(D) - Mid American Energy		
W1(D) - Des Moines Water Works		
OE - Mid American Energy Overł E1(D) - Mid American Energy Und		ic
(*) Denotes the survey quality s		
Sanitary Manhole		0
Storm Sewer with Size	12" ST	12" ST
Storm Manhole	0	0
Single Storm Sewer Intake Double Storm Sewer Intake		
Fire Hydrant	Q	A
Fire Hydrant on Building Water Main Valve	5	
Water Main Valve Water Service Valve	\otimes	8
Well	W	
Utility Pole Guy Anchor	- 0 -	
Utility Pole with Light	0-4	
Utility Pole with Transformer Street Light	₽ Ŀ¢	
Yard Light	\$	
Electric Box	EB	
Electric Transformer Traffic Sign		
Communication Pedestal	C	
Communication Manhole Communication Handhole	©	
Fiber Optic Manhole	Ø	
Fiber Optic Handhole Gas Valve	FO ¢G4	
Gas Valve Gas Manhole	G	
Gas Apparatus	G	
Fence Post or Guard Post Underground Storage Tank	(UST)	
Above Ground Storage Tank	AST	
Sign Satellite Dish	e Q	
Mailbox	4	
Soil Boring		*
Survey	Found	Set
Section Corner 1/2'' Rebar, 19710	A	
(Unless Otherwise Noted)		0
ROW Marker		
ROW Rail Control Point	■ ⊙ CP	23
Bench Mark	٢	
Platted Distance Measured Bearing & Distance	P M	
Recorded As	R	
Deed Distance	D	
	С	
Calculated Distance	MPF	
Calculated Distance Minimum Protection Elevation Centerline	MPE	
Calculated Distance Minimum Protection Elevation Centerline Section Line	MPE	
Calculated Distance Minimum Protection Elevation Centerline	MPE	

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

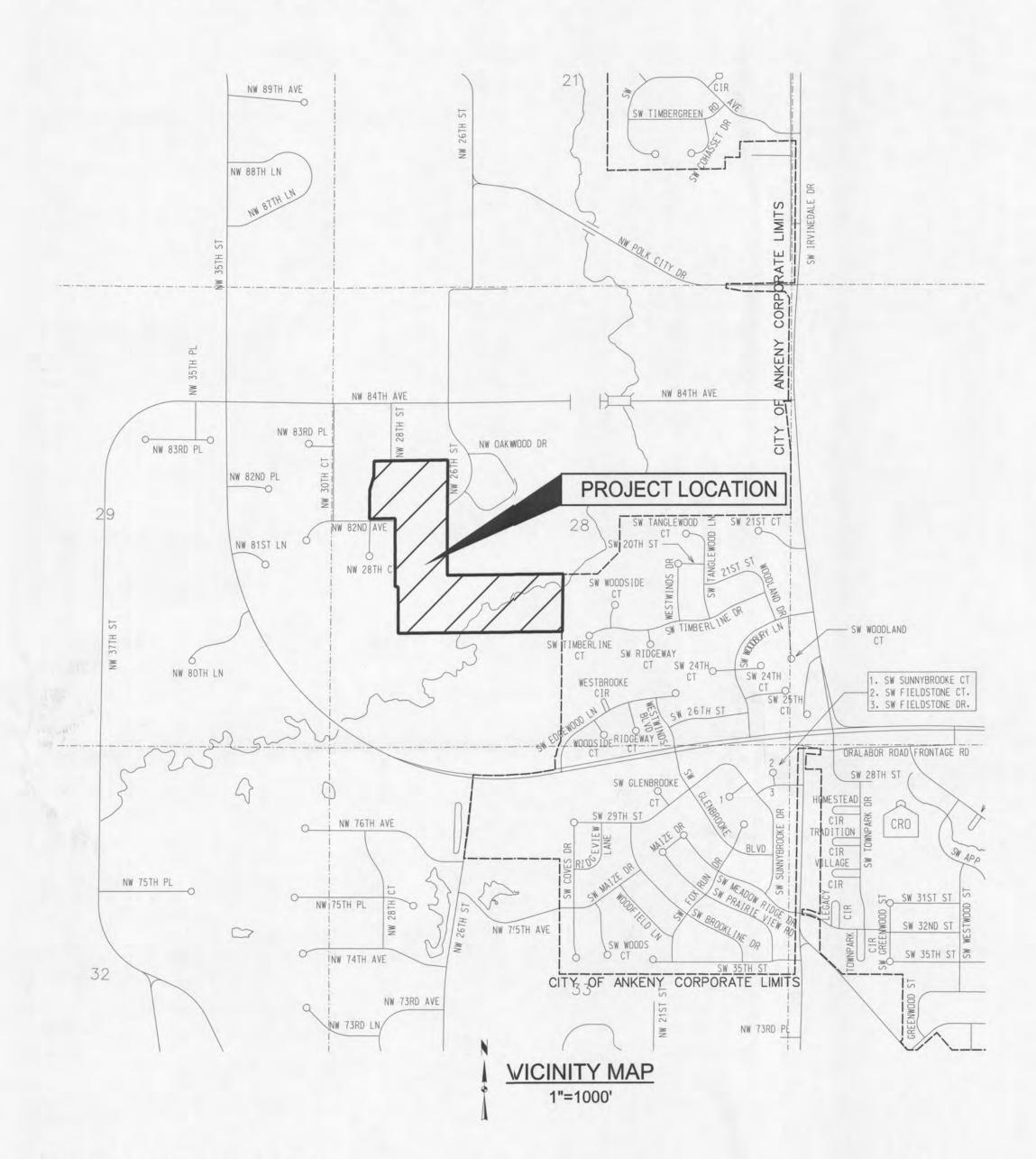
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

THE PINES AT ROCK CREEK PRELIMINARY PLAT - 2017



UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551704259.

W1-WATER	DES MOINES WATER WORKS JANA HODGES 515-283-8729 hodges@dmww.com
W2-WATER	WATER DEVELOPMENT COMPANY TOM W. THORPE 515-289-2345 tom@thorpewater.com
E1-ELECTRIC OE1-OVERHEAD ELECTRIC G1-GAS	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSMDesignLocates@midamerican.com
F01-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeff@netins.com
C1-COMMUNICATION	CENTURYLINK TOM STURMER 720-578-8090 thomas.sturmer@centurylink.com
C2-COMMUNICATION	MEDIACOM COMMUNICATIONS

PAUL MAY 515-246-2252 pmay@mediacomcc.com

BEINCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) IARTN DERIVED - US SURVEY FEET

- BM'1 ELEV=948.18 SOUTHWEST BOLT ON HYDRANT ON EAST SIDE OF NW 30TH COURT 60' SOUTH OF 1ST DRIVEWAY SOUTH OF NW 84TH AVENUE.
 BM:2 ELEV=948.18
- CUT "X" IN CONCRETE AT NORTHWEST CORNER OF INTAKE ON WEST SIDE OF NW 28TH STREET 30'NORTH OF HOUSE #8380.

CONTROL POINTS

IOWA, REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES) NAD833(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CIP1 N=7531893.08 E=18516580.30 1/2" REBAR WITH RED CAP 3'NORTH OF MAILBOX AT #2866 NW 82ND AVENUE.
- CIP2 N=7531944.67 E=18515866.15 CUT "X" IN BACK OF CURB IN WEST RADIUS AT CURVE OF NW 30TH COURT TO NW 82ND AVENUE.
- CIP3 N=7532786.10 E=18515892.63 1/2" REBAR WITH RED CAP 2'EAST OF ASPHALT & 5'WEST OF STREET SIGN ON NW 30TH COURT SOUTH OF NW 83RD PLACE.

PROPERTY DESCRIPTION

QUIT CLAIM DEED BOOK 13886, PAGE 658:

THE EAST 602.44 FEET OF THE NORTHWEST QUARTER (N FEET OF THE SOUTH 531.12 FEET THEREOF) AND THE SOU QUARTER (SW 1/4), ALL IN SECTION 28, TOWNSHIP 80 NOF EASEMENT FOR PUBLIC HIGHWAY.

AND

THE EAST 900.00 FEET OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIF ESTABLISHED HIGHWAYS, MORE PARTICULARLY DESCRIBED // THENCE NORTH 89°06'EAST 415.39 FEET ALONG THE SOU NORTH 0°11'56''EAST 331.19 FEET, THENCE NORTH 89°07'35 1/4; THENCE SOUTH 0°11'56''WEST 330.78 FEET ALONG TH LINE OF THE NW 1/4 OF SAID SECTION 28, THENCE SOUT 900.00 FEET TO THE POINT OF BEGINNING; EXCEPT COMM 89°06'00''EAST ALONG AN ASSUMED BEARING ALSO BEING POINT OF BEGINNING; THENCE CONTINUING NORTH 89°06'00 THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/ THE W 1/2 OF THE NW 1/4 OF SAID SECTION 28, 330.78 0°11'56''WEST 330.96 FEET TO THE POINT OF BEGINNING, //

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF T RANGE 24 WEST OF THE 5TH P.M., MORE PARTICULARLY I SECTION 28; THENCE NORTH 89°06'00"EAST ALONG AN AS SECTION 28, 920.33 FEET TO THE POINT OF BEGINNING; T 1/4 OF SECTION 28, 395.06 FEET TO THE SOUTHEAST CC 0°11'56"EAST ALONG THE EAST LINE OF THE W 1/2 OF TI 395.06 FEET; THENCE SOUTH 0°11'56"WEST 330.96 FEET POLK COUNTY, IOWA AND CONTAINING 3.00 ACRES (130,690 S.F.) MORE OR LESS.

AND

AND

COMMENCING AT THE WEST 1/4 COMER OF SECTION 28, T THENCE N-00°-01'-05"-E ALONG THE WEST LINE OF THE S CENTERLINE OF A PUBLIC ROADWAY 332.49 FT.; THENCE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 2 167.19 FT.; THENCE N-00°-01'-05"-E, 174.00 FT. TO A POIN IN AND FORMING A PART OF POLK COUNTY, IOWA; THENCE OAKWOOD PARK 851.00 FT. TO A CORNER OF LOT 16 OF LOTS 17 AND 18 OF SAID OAKWOOD PARK 330.39 FT. TO THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 28-80-24 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF

ALL OF THE ABOVE DESCRIBED PARCEL BEING A PART OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 24 WEST OF TH

OWNER MATTHEW B MORGAN 2866 NW 82ND AVE ANKENY, IA 50023 (515) 221-7761 AND POLK COUNTY SECONDARY ROADS 5885 NE 14TH ST DES MOINES, IA 50313

DEVELOPER LAKE RIDGE HEIGHTS, LLC. P.C. BOX 607 ANKENY, IOWA 50021 CONTACT: CLIFF MCCLURE PHONE: (515) 979-0022 ENGINEER/SU SNYDER AND ASSOCI 2727 SNYDER BLVD ANKENY, IOWA 50021 CHAD D. DEVORE, P.E ERIN D. GRIFFIN, P.L.S (515) 964-2020

PLAT AREA 50.81 ACRES (2,213,3

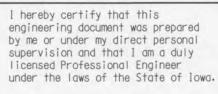
FEMA CLASS ZONE X AND AE- CO AND PANEL NO. 1909 ADOPTED NOVEMBER

POLK COUNTY GENERAL NOTES

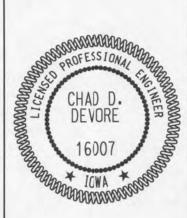
SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS SEWAGE DISPOSAL - POLK COUNTY SANITARY SEWER TH

- 1. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE
- 2. THE EXISTING BUILDINGS NOTED TO BE REMOVED AND FOR THE HOUSE ON LOT 28, WILL BE ABANDONED AS F PRIOR TO FINAL PLAT APPROVAL.
- 3. THE EXISTING RIGHT-OF-WAY OWNED BY POLK COUNTY OWNER FOR RE-ALIGNMENT OF NW 82ND AVENUE AS P.
- 4. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT OF THE POLK COUNTY ZONING CODE, WHICH PRESERVE
- 5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTU
- 6. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSIT LOT OWNER'S EXPENSE.
- 7. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE
- 8. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASE
- 9. STREET LOTS A, B, C, AND D SHALL BE DEDICATED TO F BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNT' SUPERVISORS.
- 10.POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFF 11. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APF IOWA DEPARTMENT OF NATURAL RESOURCES.
- 12.POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS F RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR PLAT BY ANY HOME OWNER.
- 13.GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE , WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO
- 14.ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVIS
- 15. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE THEIR OUTLET FACILITIES WITHIN THE PRIVATE STORM

16.NO STRUCTURES, INCLUDING FENCES, ARE PERMITTED WIT 17.THE SANITARY SEWER IS TO BE DESIGNED AND CONSTR 18.STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSI



Chad D. DeVore, P.E. Date License Number 16007 My License Renewal Date is December 31, 2019 Pages or sheets covered by this seal: SHEETS 1-4



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		AWS	BΥ	(0)
			H	of 6
UTH HALF (S 1/2) OF THE NORTHEAS	ER (SW 1/4) (EXCEPT THE WEST 35.14 ST QUARTER (NE 1/4) OF THE SOUTHWEST	01/05/18	DATE 1000'	-
RTH, RANGE 24, WEST OF THE STH F	P.M., PIOLK COUNTY, IOWA, SUBJECT TO		Scale:	Field Bk: Sheet
E SOUTH HALE (S 1/2) OF THE SOU	THWEST OLIAPTER (SW 1/4) OF THE			S S
AS FOLLOWS: COMMENCING AT THE W	HE 5TH P.M., IOWA, SUBJECT TO LEGALLY VEST 11/4 CORNER OF SAID SECTION 28.	S	BKC	31/17
TH LINE OF THE SAID NORTHWEST 1 5"EAST 900.00 FEET TO THE EAST	/4 TO) THE POINT OF BEGINNING, THENCE LINE OF THE SAID SW 1/4 OF THE NW	CITY COMMENTS	REVISION ked By:	
H 89°06'WEST ALONG SAID SOUTH L	1/4 (OF THE NW 1/4 TO THE SAID SOUTH INE OF SAID NW 1/4 OF SAID SECTION 28, INER OF SAID SECTION 28; THENCE NORTH	× co	REVISI Checked By:	030
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4 OF SAID SECTION 28; THENCE NO 8 FEET; THENCE SOUTH 89°07'35'WE ALL NOW BEING IN AND FORMING A	RTH 0"11'56"EAST ALONG THE EAST LINE OF ST, 39:5.06 FEET; THENCE SOUTH PART OF POLK COUNTY, IOWA			AWS o:
ALL NOW BEING IN AND FORMING A		REVISED	er:	echnician: A Project No:
THE NORTHWEST QUARTER (NW 1/4)	OF SECTION 28, TOWNSHIP 80 NORTH, G AT THE WEST QUARTER CORNER OF SAID	-	MARK Engineer:	Technician: Project I
SSUMED BEARING ALSO BEING THE SU THENCE CONTINUING NORTH 89°06'00	OUTH ILINE OF THE NW 1/4 OF SAID 'EAST ALONG SAID SOUTH LINE OF THE NW		A	
HE NW 1/4 OF SAID SECTION 28, 3	1/4 (OF SAID SECTION 28; THENCE NORTH 30.78 FEET; THENCE SOUTH 89°07'35"WEST, DW BEING IN AND FORMING A PART OF			E
			COUNTY	tes.c
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SW 1/4 OF THE NW 1/4 OF SAID S	T OF THE 5TH P.M., POLK COUNTY, IOWA; ECTION 28-80-24 AND ALSO ALONG THE	1.00		R BL 5002 er-ass
N- 89°-29'-17"-E, ALONG THE SOUTH 28-80-24 416.46 FT. TO THE POINT	LINE OF THE NORTH 10 ACRES OF THE S OF BEGINNING; THENCE N-17°-24'-20"-E,		POLK	YDEI
N-89°-08'-17"-E, ALONG THE SOUTH SAID OAKWOOD PARK; THENCE S-00'	D PARIK AN OFFICIAL PLAT NOW INCLUDED LINE OF LOT 8, C, 9 AND 16 OF SAID 2-05'-220''-W, ALONG THE WEST LINE OF			/. SN IY, IC ww.s
A POINT ON THE SOUTH LINE OF T 4; THENCE S-88°-59'-07''- W. ALONG	HE NO/RTH 10 ACRES OF THE SOUTH 1/2 OF THE SOUTH LINE OF THE NORTH 10 ACRES			S.W IKEN
SAID SECTION 28-80-24, 900.60 FT	7. TO "THE POINT OF BEGINNING. /2 OF THE SW 1/4 OF THE NW 1/4 OF			2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com
HE 5TH P.M., POLK COUNTY, IOWA AN	ID CONTAINS APPROXIMATELY 6.5652 ACRES.			-964-
URVEYORZONING CCIATES, INC.RR - RURAL R	ESIDENITIAL DISTRICT			515
D LDR - LOW DE	ENSITY' RESIDENTIAL			-
	MENT OPTION NSERVIATION HOUSE			-
PLANNED - CO	NJEN V ATION TOUSE			NC
	GULATIONS AREA, 66,000 SF			Z
YARD SETBACH	<s: 20' MINI.</s: 			-
IFICATION OMMUNITY OMMUNITY IFICATION SIDE = 5' REAR = 10 MINIMUM LOT	' MIN.			-
	DING C:OVERAGE = 60% DING HIEIGHT = 35'			S
		REEK		ATE
S AT WILL BE CONSTRUCTED BY THE F	PLAT DEVELOPER			
OF A BREAKAWAY DESIGN.	SITE WASTEWATED TREATMENT SYSTEM			
PER THE POLK COUNTY ENVIRONMEN	SITE WASTEWATER TREATMENT SYSTEM	U U		
Y WITHIN THE PLAT BOUNDARIES SHA PART OF THE SUBDIVISION.	LL BE DEEDED TO THE PROPERTY			
TO ARTICLE 7, SECTION 4, "NATURA	L RESIDURCE PROTECTION, WOODLANDS" Y.	X		0
URBED MUST BE RESTORED OR RERO	Second and a second	S	17	S
E SIDE OF THE ROADWAY MUST BE	BORED UNDER THE ROADWAY AT THE	RO	20	S
E RESPONSIBILITY OF THE PROPERTY			12	
EMENTS MUST BE DESIGNED BY A LIC POLK COUNTY FOR ROADWAY PURP			F	X
TY SECONDARY ROAD SYSTEM BY T	OSES AT SUCH TIME THE ROADWAY HAS HE POLK COUNTY BOARD OF	A	Ы	~
FECT DOWNSTREAM DRAINAGE FACILI		S		
	WATER: DISCHARGE PERMITS FROM THE	Щ	ARY	ш
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	R STORM WATER DETENTION EASEMENTS.	F	Р	S
RUCTED IN ACCORDANCE WITH THE I SIBILITY OF THE PROPERTY OWNERS	OWA SUDAS REQUIREMENTS. IF ANINEXED BY THE CITY OF ANKENY.			
	I lhereby certify that this land surveying			
	dowcument was prepared and the related survey work was performed by me or under my direct peursonal supervision and that I am a duly			
SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS	licensed Professional Land Surveyor under the laws of the State of Iowa.			
ERIN D. GRIFFIN 19710 19710	Errin D. Griffin, PLS Date	SN	YI	DER
ERIN D. GRIFFIN 19710	Liicense Number 19710	& A S	soc	IATES
33 19710 33 19710	My License Renewal Date is December 31, 2019 Pages or sheets covered by this seal:			
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