

INDEX LEGEND

LOCATION: OUTLOT 'Y', DEER CREEK ESTATES PLAT 1
POLK COUNTY, ANKENY, IOWA

REQUESTOR: DEER CREEK ESTATES LLC

PROPRIETOR: DEER CREEK ESTATES LLC
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009

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

DEER CREEK SOUTH PLAT 2

FINAL PLAT

OWNER

DEER CREEK ESTATES LLC
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009

DEVELOPER

DEER CREEK ANKENY, INC
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: 515-208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

PLAT DESCRIPTION

ALL OF OUTLOT 'Y', DEER CREEK SOUTH PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 13.34 ACRES (580,979 SQUARE FEET), THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

DECEMBER 12, 2017

ZONING AND BULK REGULATIONS

ZONING: DEER CREEK PUD

LOT 1 BULK REGULATIONS

SETBACKS:
FRONT: -30 FEET FROM INTERNAL PUBLIC RIGHT-OF-WAYS
-25 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES (WHEN IN FRONT OF THE GARAGE)
-10 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES (WHEN NOT IN FRONT OF GARAGE)

REAR: -30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB) BUILDING SEPARATION -12 FEET

R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

LOT 2 BULK REGULATIONS

SETBACKS:
FRONT: -45 FEET FROM NE FOURMILE DRIVE
-30 FEET FROM OTHER PUBLIC STREETS

REAR: -30 FEET

C-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN THIS PUD

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 8' SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF NE FOUR MILE DRIVE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.

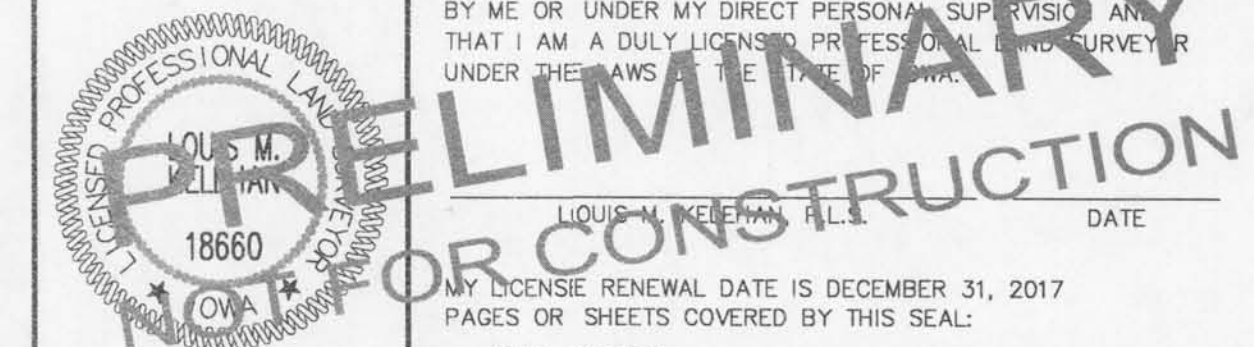
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	29°42'54"	300.00'	155.59'	S74°51'27"E	153.85'
C2	30°00'00"	300.00'	157.08'	S75°00'00"E	155.29'
C3	2°24'24"	1240.00'	52.09'	S6°12'03"W	52.08'
C4	2°35'43"	1240.00'	56.17'	S3°41'59"W	56.16'
C5	92°24'08"	25.00'	40.32'	S43°47'56"E	36.09'
C6	2°30'09"	1240.00'	54.16'	S1°09'03"W	54.16'
C7	30°06'02"	200.00'	105.07'	S14°56'59"W	103.87'
C8	29°54'16"	300.02'	156.59'	S15°02'49"W	154.82'
C9	17°50'24"	200.00'	62.27'	S9°00'49"W	62.02'
C10	17°56'01"	330.00'	103.29'	S81°02'00"E	102.87'
C11	12°03'59"	330.00'	69.50'	S66°02'00"E	69.37'
C12	29°42'54"	270.00'	140.03'	S74°51'27"E	138.46'

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		

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.



DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL

THIS SHEET

DATE	REVISIONS	SECOND SUBMITTAL	FIRST SUBMITTAL
		01/05/18	12/18/17

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

TECH: ENGINEER: ENH



CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

DEER CREEK SOUTH PLAT 2
FINAL PLAT

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