

INDEX LEGEND

LOCATION: SEC 9-80-24, SE1/4
SEC 9-80-24, SW1/4 NE1/4
PARCEL '2017-171', SEC 9-80-24, SW1/4 NE1/4

REQUESTOR: DIAMOND DEVELOPMENT LLC

PROPRIETOR: DIAMOND DEVELOPMENT LLC
309 EAST 1ST STREET
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

VICINITY MAP (1"=2000')



ANKENY, IOWA

OWNER / DEVELOPER

DIAMOND DEVELOPMENT LLC
309 EAST 1ST STREET
ANKENY, IOWA 50021
PH: 515-963-4388
CONTACT: DARRYL BRESSON

ENGINEER / SURVEYOR

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

ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE FAMILY RESIDENTIAL ONLY

BULK REGULATIONS

FRONT YARD SETBACK: 30'

REAR YARD SETBACK: 35'

TOTAL SIDE YARD: 17' (GREATER THAN 1 STORY)

TOTAL SIDE YARD: 15' (1 STORY)

MIN SIDE YARD (ONE SIDE): 8' (GREATER THAN 1 STORY)

MIN SIDE YARD (ONE SIDE): 7' (1 STORY)

DATE OF SURVEY

APRIL 17, 2017

NOTES

- 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.
- 8' SIDEWALKS ARE REQUIRED ON THE SOUTH SIDE OF NW REINHART DRIVE.
- DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- REFER TO APPROVED CONSTRUCTION DRAWINGS FOR MINIMUM PROTECTION ELEVATIONS.

TRESTLE RIDGE ESTATES PLAT 2

FINAL PLAT

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
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	---	

PLAT DESCRIPTION

A. PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND A. PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, AND A PART OF PARCEL '2017-171' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16681, PAGE 376, BEING PART OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51, TRESTLE RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 18°51'12" WEST ALONG THE WESTERLY LINE OF SAID TRESTLE RIDGE ESTATES PLAT 1, A DISTANCE OF 210.00 FEET; THENCE SOUTH 71°08'48" EAST CONTINUING ALONG SAID WESTERLY LINE, 16.83 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A. CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1535.00 FEET, WHOSE ARC LENGTH IS 5.46 FEET AND WHOSE CHORD BEARS SOUTH 71°14'55" EAST, 5.46 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 135.01 FEET; THENCE SOUTH 71°08'48" EAST CONTINUING ALONG SAID WESTERLY LINE, 3.75 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 195.00 FEET; THENCE NORTH 71°08'48" WEST CONTINUING ALONG SAID WESTERLY LINE, 39.29 FEET; THENCE SOUTH 18°51'12" WEST CONTINUING ALONG SAID WESTERLY LINE, 395.00 FEET TO THE SOUTHWEST CORNER OF LOT 23, SAID TRESTLE RIDGE ESTATES PLAT 1; THENCE NORTH 71°08'48" WEST ALONG THE NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1027.87 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 0°21'43" EAST ALONG SAID WEST LINE, 460.83 FEET TO THE CENTER OF SAID SECTION 9; THENCE NORTH 0°19'37" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 265.17 FEET; THENCE SOUTH 89°39'30" EAST, 150.07 FEET; THENCE NORTH 0°20'30" EAST, 49.00 FEET; THENCE SOUTH 89°39'30" EAST, 151.00 FEET; THENCE SOUTH 89°35'49" EAST, 72.20 FEET; THENCE SOUTH 87°48'21" EAST, 76.14 FEET; THENCE SOUTH 85°06'44" EAST, 81.34 FEET; THENCE SOUTH 82°19'47" EAST, 81.34 FEET; THENCE SOUTH 79°32'49" EAST, 81.34 FEET; THENCE SOUTH 76°45'51" EAST, 81.34 FEET; THENCE SOUTH 73°58'54" EAST, 81.34 FEET; THENCE SOUTH 71°32'00" EAST, 718.77 FEET; THENCE SOUTH 71°08'48" EAST, 380.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.98 ACRES (1,044,567 SQUARE FEET).

PIROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

SW1/4 NE1/4 SEC 9-80-24 = 1.76 ACRES
SW1/4 NE1/4 SEC 9-80-24 (PARCEL 17-171) = 5.43 ACRES
SE1/4 SEC 9-80-24 = 16.79 ACRES
TOTAL = 23.98 ACRES

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°49'48"	1500.00'	152.63'	S86°44'36"E	152.56'
C2	12°40'53"	1500.00'	332.00'	S77°29'15"E	331.32'
C3	81°34'29"	200.00'	284.75'	N34°36'56"W	261.30'
C4	4°15'22"	1165.00'	86.54'	N73°16'30"W	86.52'
C5	90°00'00"	25.00'	39.27'	S63°51'12"W	35.36'
C6	20°48'20"	59.00'	21.42'	S29°15'21"W	21.31'
C7	42°50'51"	59.00'	44.12'	S61°04'57"W	43.10'
C8	44°56'39"	59.00'	46.28'	N75°01'18"W	45.10'
C9	47°02'59"	59.00'	48.45'	N29°01'29"W	47.10'
C10	58°21'43"	59.00'	60.10'	N23°40'52"E	57.53'
C11	34°05'31"	59.00'	35.11'	N69°54'29"E	34.59'
C12	68°08'03"	33.50'	39.82'	N52°54'13"E	37.51'
C13	90°00'00"	25.00'	39.27'	N26°08'48"W	35.36'
C14	1°05'39"	1135.00'	21.67'	N71°41'38"W	21.67'
C15	3°09'43"	1135.00'	62.64'	N73°49'19"W	62.63'
C16	4°16'32"	230.00'	17.16'	N73°15'55"W	17.16'
C17	17°41'59"	230.00'	71.05'	N62°16'39"W	70.77'
C18	18°48'57"	230.00'	75.53'	N44°01'12"W	75.19'
C19	18°48'57"	230.00'	75.53'	N25°12'15"W	75.19'
C20	16°38'38"	230.00'	66.81'	N7°28'28"W	66.58'
C21	5°16'27"	230.00'	21.37'	N3°30'35"E	21.36'
C22	92°11'20"	25.00'	40.23'	N39°55'22"W	36.02'
C23	3°06'15"	1465.00'	79.37'	N87°34'10"W	79.36'
C24	0°32'12"	1465.00'	13.73'	N89°23'23"W	13.73'
C25	90°00'00"	25.00'	39.27'	N45°20'30"E	35.36'
C26	90°00'00"	25.00'	39.27'	S44°39'30"E	35.36'
C27	0°33'00"	1535.00'	14.74'	S89°23'00"E	14.74'
C28	2°36'16"	1535.00'	69.78'	S87°48'21"E	69.77'
C29	2°46'58"	1535.00'	74.55'	S85°06'44"E	74.54'
C30	2°46'58"	1535.00'	74.55'	S82°19'47"E	74.54'
C31	2°46'58"	1535.00'	74.55'	S79°32'49"E	74.54'
C32	2°46'58"	1535.00'	74.55'	S76°45'51"E	74.54'
C33	2°46'58"	1535.00'	74.55'	S73°58'54"E	74.54'
C34	1°26'36"	1535.00'	38.67'	S71°52'07"E	38.67'
C35	2°17'22"	1465.00'	58.54'	N72°17'30"W	58.54'
C36	3°04'22"	1465.00'	78.57'	N74°58'22"W	78.56'
C37	5°07'49"	1465.00'	131.18'	N79°04'27"W	131.13'
C38	4°22'40"	1465.00'	111.94'	N83°49'42"W	111.91'
C39	92°11'20"	25.00'	40.23'	S52°15'58"W	36.02'
C40	33°50'43"	170.00'	100.42'	S10°45'03"E	98.97'
C41	47°09'23"	170.00'	139.92'	S51°15'06"E	136.00'
C42	0°34'23"	170.00'	1.70'	S75°06'59"E	1.70'
C43	3°26'35"	1195.00'	71.81'	S73°40'53"E	71.80'
C44	0°48'48"	1195.00'	16.96'	S71°33'12"E	16.96'

FILE: H:\Projects\Trestle Ridge Estates\Plat 2 - Construction
DRAWINGS\T02021-FINAL-PLAT-PLAT2.DWG
DATE PLOTTED: 2/9/2018 10:06 AM
PLOT BY: J. BLAIR CRAFT
JOB: TRESTLE RIDGE ESTATES PLAT 2



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.

PRELIMINARY

DATE _____

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

SHEETS 2 & 3

RECEIVED
FEB - 9 2018
CITY OF ANKENY

TRESTLE RIDGE ESTATES PLAT 2

FINAL PLAT

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

ENGINEER: RAH

EI: TWC

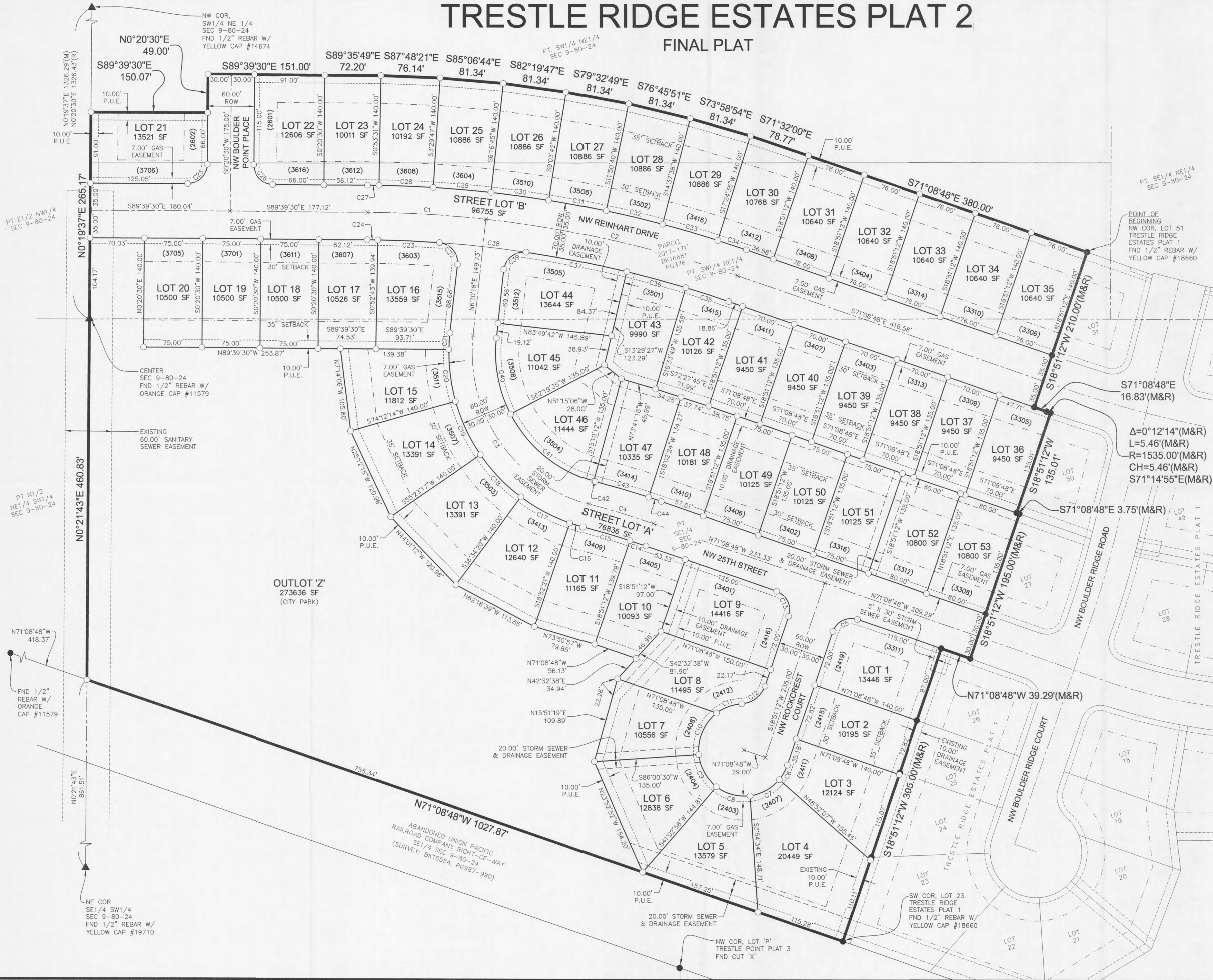


ANKENY, IOWA

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TRESTLE RIDGE ESTATES PLAT 2

FINAL PLAT



	
REVISIONS	DATE
SECOND SUBMITTAL	02/06/18
FIRST SUBMITTAL	01/05/18

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