

INDEX LEGEND

LOCATION: OUTLOT 'Y', DEER CREEK SOUTH PLAT 1
ANKENY, IOWA

REQUESTOR: DEER CREEK ANKENY INC

PROPRIETOR: DEER CREEK ANKENY INC
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

OWNER / 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
PH: 515-369-4400

DEER CREEK SOUTH PLAT 2

FINAL PLAT

PLAT DESCRIPTION

OUTLOT 'Y', DEER CREEK SOUTH PLAT 1, AN OFFICIAL PLAT IN
THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY CONTAINS 13.34 ACRES (580,979 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE
COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT
WAS RECORDED.
2. 8' SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF NE
FOUR MILE DRIVE.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT
INSTALLATION.

DATE OF SURVEY

DECEMBER 12, 2017

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Aye	Nay	Pass	Absent
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	Absent
APPROVED				Chairperson
T. Ripper				Secretary
B. Highsang				

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.

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"	215.00'	40.32'	S43°47'56"E	36.09'
C6	2°30'09"	1240.00'	54.16'	S1°09'03"W	54.16'
C7	30°05'02"	200.00'	105.07'	S14°56'59"W	103.87'
C8	29°54'23"	300.00'	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

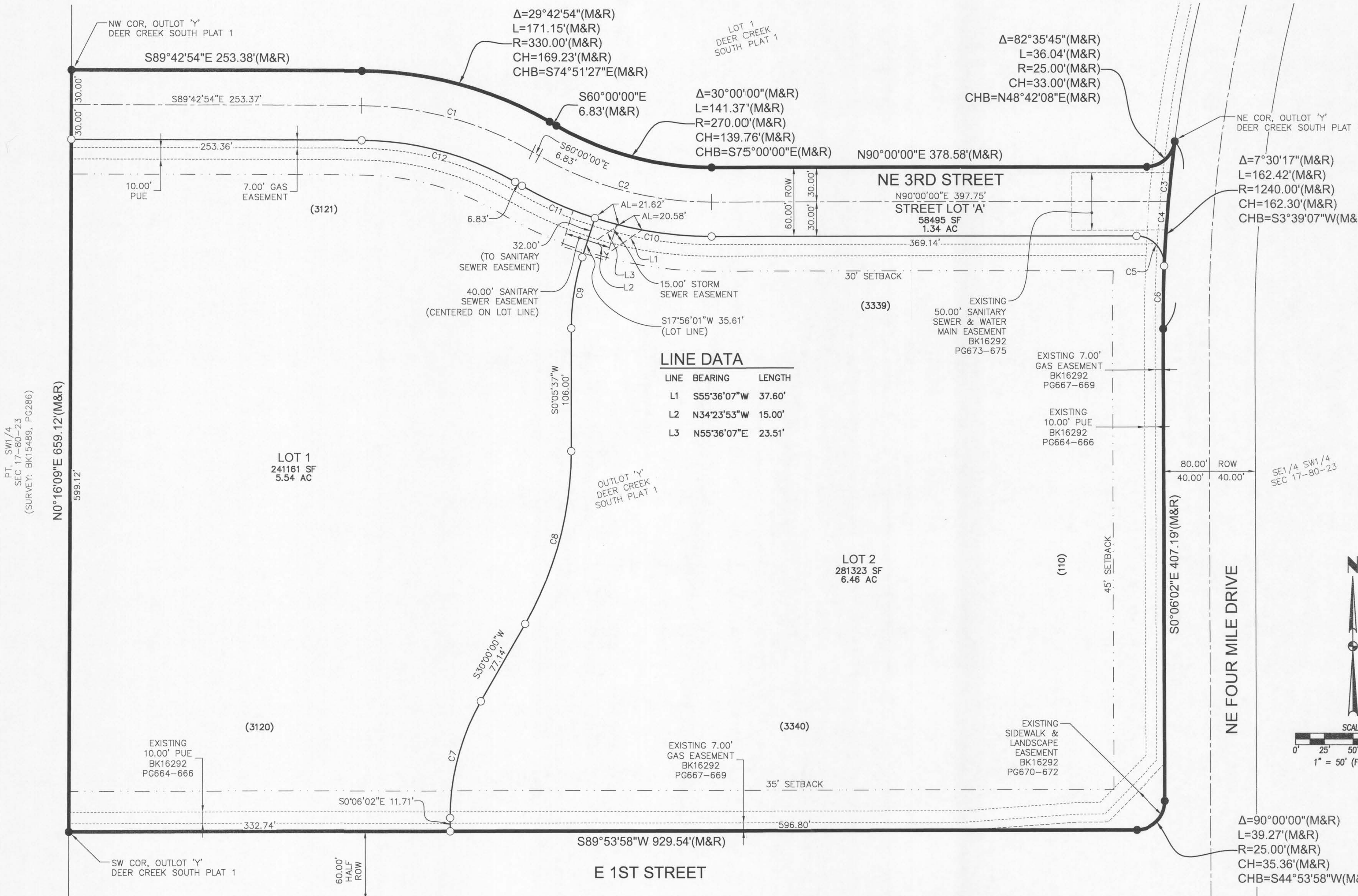
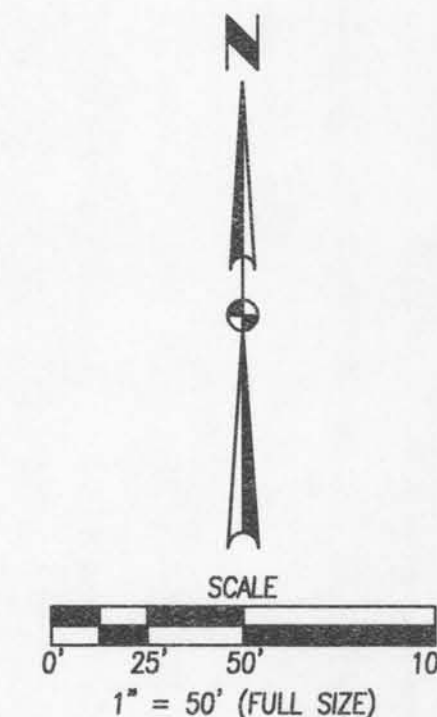
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE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

LOUIS M. KELEHAN, P.L.S. DATE 2/9/18

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

THIS SHEET



LINE DATA

LINE	BEARING	LENGTH
L1	S55°36'07"W	37.60'
L2	N34°23'53"W	15.00'
L3	N55°36'07"E	23.51'

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

TECH: ENGINEER: ENH



DEER CREEK SOUTH PLAT 2
FINAL PLAT

ANKENY, IOWA