

## INDEX LEGEND

LOCATION: SEC 17-T80N-R23W, NW1/4  
SEC 17-T80N-R23W, SW1/4

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

# THE CROSSINGS AT DEER CREEK PLAT 2

## FINAL PLAT

ROLL CALL			
Plain & Zoning Commission			
Ankeny, IA			
Date	Present	Absent	Excused
November 7, 2017			
Anderson	Aye	Nay	Pass
Enders	Aye	Nay	Pass
Flack	Aye	Nay	Pass
Houlihan	Aye	Nay	Pass
Hunter	Aye	Nay	Pass
Odon	Aye	Nay	Pass
Ripper	Aye	Nay	Pass
West	Aye	Nay	Pass
Whiting	Aye	Nay	Pass
Ayes	5	Nays	0
APPROVED			
T. Ripper			
Chairperson			
Secretary			

## PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, THE CROSSINGS AT DEER CREEK PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 89°48'19" WEST ALONG THE NORTH LINE OF A TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15489, PAGE 286, A DISTANCE OF 1105.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE NORTH 0°17'06" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 217.18 FEET TO THE NORTHEAST CORNER OF GREENWOOD ACRES PLAT NO. 5, AN OFFICIAL PLAT IN SAID POLK COUNTY; THENCE NORTH 0°07'46" EAST CONTINUING ALONG SAID WEST LINE, 270.34 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 0°09'54" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 65.72 FEET; THENCE NORTH 28°15'18" EAST, 400.00 FEET; THENCE SOUTH 64°45'06" EAST, 50.00 FEET; THENCE SOUTH 0°11'41" EAST, 236.82 FEET; THENCE SOUTH 22°37'32" EAST, 125.89 FEET; THENCE SOUTH 41°35'01" EAST, 140.70 FEET; THENCE SOUTH 63°56'24" EAST, 101.03 FEET; THENCE NORTH 89°48'19" EAST, 247.91 FEET; THENCE NORTH 79°14'37" EAST, 533.75 FEET TO A CORNER ON THE WESTERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 1; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE ARC LENGTH IS 51.59 FEET AND WHOSE CHORD BEARS SOUTH 24°58'12" EAST, 51.58 FEET; THENCE SOUTH 79°14'37" WEST CONTINUING ALONG SAID WESTERLY LINE, 178.61 FEET; THENCE SOUTH 0°11'41" EAST CONTINUING ALONG SAID WESTERLY LINE, 263.26 FEET; THENCE NORTH 89°48'19" EAST CONTINUING ALONG SAID WESTERLY LINE, 16.17 FEET; THENCE SOUTH 0°11'41" EAST CONTINUING ALONG SAID WESTERLY LINE, 135.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.58 ACRES (547,866 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N44°48'19"E	35.36'
C2	90°00'00"	25.00'	39.27'	S45°11'41"E	35.36'
C3	29°20'27"	59.00'	30.21'	S75°31'27"E	29.88'
C4	49°07'50"	59.00'	50.59'	S36°17'19"E	49.06'
C5	49°07'50"	59.00'	50.59'	S12°50'32"W	49.06'
C6	52°23'52"	59.00'	53.96'	S63°36'23"W	52.10'
C7	68°06'03"	59.00'	70.13'	N56°08'39"W	66.07'
C8	68°06'03"	33.50'	39.82'	N56°08'39"W	37.51'

## OWNER / DEVELOPER

DEER CREEK ESTATES, LLC  
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

## DATE OF SURVEY

JULY 21, 2017

## ZONING

DEER CREEK PUD

## BULK REGULATIONS

## SETBACKS:

FRONT: 30' FROM INTERNAL PUBLIC STREET ROW  
REAR: 30' (DECKS MAY EXTEND 12' INTO REAR YARD)  
SIDE: 15' (7' MIN ONE SIDE)

R-1 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

## 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.
- OUTLOT 'X' TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND TO BE USED FOR SANITARY SEWER.
- OUTLOT 'Y' TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND TO BE USED FOR A STORM WATER MANAGEMENT FACILITY.
- OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND TO BE USED FOR SANITARY SEWER, STORM SEWER, DRAINAGE AND INGRESS/EGRESS TO OUTLOT 'Y'.
- DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
- REFER TO APPROVED CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATIONS.

## 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		

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.

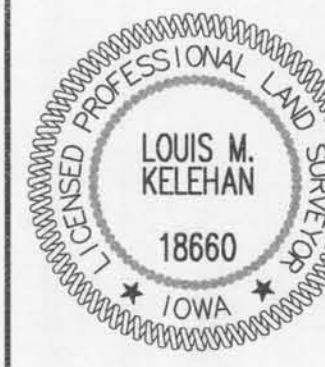
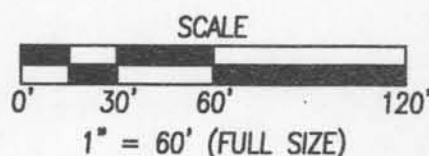
LOUIS M. KELEHAN, P.L.S. 2/9/18  
DATE

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

THIS SHEET

## AREA SUMMARY

NW1/4 SEC 17-80-23	= 1.60 ACRES
SW1/4 SEC 17-80-23	= 10.98 ACRES
TOTAL	= 12.58 ACRES



THE CROSSINGS AT DEER CREEK PLAT 2

FINAL PLAT

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

EI: NEM

ENGINEER: ENH

ANKENY, IOWA

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