

### PLAT DESCRIPTION

LOT 2 OF ALBAUGH INDUSTRIAL PARK PLAT 5, BEING AN OFFICIAL PLAT ALL NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

#### OWNER/DEVELOPER

DRA PROPERTIES, L.C. 1515 NE 36TH STREET ANKENY, IOWA 50021 (515) 964-9444 CONTACT: TED RAPP

#### SURVEYOR

SNYDER AND ASSOCIATES, INC. 2727 SNYDER BOULEVARD ANKENY, IOWA 50021 TERRY COADY, P.L.S. (515) 964-2020

# ZONING

LI - LIGHT INDUSTRIAL

#### WETLAND EASEMENT AREAS

THE LOT OWNERS SHALL NOT DISTURB, WHICH INCLUDES MOWING, PRUNING OR REMOVAL OF PLANT MATERIALS, DRAINAGE IMPROVEMENTS, GRADING OPERATIONS AND PLACEMENT OF FILL MATERIALS WITHIN THE AREAS DESIGNATED AS "PONDING AND WETLAND EASEMENTS" OR "WETLANID AND DRAINAGE EASEMENTS".

ROUTINE MAINTENANCE OF THESE AREAS IS PERMITTED BY THE PROPERTY OWNERS WHICH INCLUDES THE REMOVAL OF SILT, DEBRIS, OR VOLUNTEER TREES BY (GRADING OR OTHER MEANS THAT HAS ACCUMULATED AND CREATES THE POTENTIAL OF DISRUPTING STORM WATER FLOWS AND/OR DAMAGING THE INTENDED CHARACTER OF THESE AREAS AS DESIGNATED ON THE PLAT. THE AREAS THAT REQUIRE MAINTENANCE MUST BE RESTORED TO A WETLAND CONDITION.

WETLAND EASEMENT AREAS, AS PER THE POLK COUNTY ZONING ORDINANCE, ARE TO BE PROVIDED WITH 100% PROTECTION AND BE LABELED AS OPEN SPACE.

#### BASIS OF BEARING

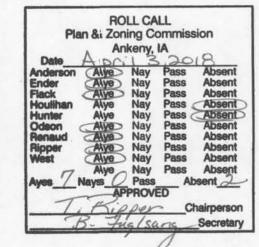
THE NORTH LINE OF LOT 2 OF ALBIAUGH INDUSTRIAL PARK PLAT 5 WAS USED AS THE BASIS OF BEARING.

# **NOTES**

- 1. IF THIS AREA IS ANNEXED BY THE CITY OF ANKENY, THE OWNERS OF THE LOTS ARE HEREBY NOTIFIED THAT THEY WILL BE RESPONSIBLE FOR SIDEWALK AND STREET LIGHT INSTALLATION AS PER MUNICIPAL STANDARDS
- 2. MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDIUAL LOT OWNERS.
- 3. SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL LOT
- 4. ALL STORM SEWER CULVERTS CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL
- 5. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY
- 6. A COMMON STORMWATER DETENTION BASIN ON LOT 3 OF ALBAUGH INDUSTRIAL PARK PLAT 5 AND ON LOTS 1 AND 2 OF ALBAUGH INDUSTRIAL PARK PLAT 9 WILL SERVE LOTS 1, 3, 4, AND 6 OF ALBAUGH INDUSTRIAL PARK PLAT 5 AND LOTS 1 AND 2 OF ALBAUGH INDUSTRIAL PPARK PLAT 9 PROVIDED THAT LOT RUNOFF DRAINS DIRECTLY TO THE DRANAGE OR DETENTION BASIN EASEMENT.
- 7. POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF FOR ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY BUSINESS OWNER.
- 8. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- 9. ALL MAILBOXES LOCATED IN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- 10. SERVICES FOR THE UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY SHALL BIE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- 11. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DETENTION BASIN THAT IS LOCATED UPON THEIR RESPECTIVE PROPERTY.
- 12.ALL EXISTING EASEMENTS AS SHOWN ON THE PLAT ARE RECORDED WITH ALBAUGH INDUSTRIAL PARK PLAT 5 IN BOOK 12543, PAGES 800-814 UNLESS OTHERWISE NOTED.

### **CURVE TABLE**

CURVE NO. DELTA RADIUS ARC LENGTH **TANGENT** CHORD BE:ARING/DISTANCE B-5 M&P 2° 46' 13" LT 2,030.00 49.09' S 1° 26' 337" W 98.15'

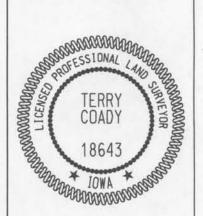


## LEGEND

1/4 1/4 Section Line

Easement Line

Survey Found Set Section Corner 1/2" Rebar, Oragne Cap #11579 (Unless Otherwise Noted) 1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted) ROW Marker ROW Rail Control Point Bench Mark Platted Distance Measured Bearing & Distance Recorded As Deed Distance Calculated Distance Minimum Protection Elevation MPE Centerline \_\_\_\_\_\_\_\_\_\_ Section Line 1/4 Section Line



I heretby 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 licenseed Professional Land Surveyor under the laws off the State of Iowa.

Tero Coady, PLS

Licemse Number 18643 My License Renewal Date is December 31, 2019 Sheet: 1 of 1

Sheet 1 of

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