

INDEX LEGEND

SW 1/4 - NW 1/4
SECTION 18-79-23
POLK COUNTY, IA

OWNER:
RASMUSSEN LAND COMPANY LLC.

PREPARED FOR:
TIM MALLICOAT
CHIEF OPERATING OFFICER
RASMUSSEN GROUP
OFFICE: 515.266.5173
MOBILE: 515.491.2662

PREPARED BY:
LARRY HYLER
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322

JAMES E RASMUSSEN INDUSTRIAL PARK PLAT 4 FINAL PLAT

PROPERTY DESCRIPTION:

CHANGE OF TITLE BOOK 11036 PAGE 819
WARRANTY DEED BOOK 6263 PAGE 48
THAT PART OF THE SOUTH 34 ACRES OF THE WEST ONE-HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., IOWA LYING NORTH AND WEST OF THE INTERCHANGE OF HIGHWAY 35 AND 80. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, THENCE N00°14'07"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 269.30 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N00°14'07"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 683.43 FEET, THENCE S89°13'56"E, A DISTANCE OF 771.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35/80 AS IT IS PRESENTLY ESTABLISHED, THENCE S38°46'02"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 235.27 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG A 1623.90 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 477.06 FEET, SAID CURVE HAVING A CHORD BEARING OF S48°01'19"W AND A CHORD LENGTH OF 475.34 FEET; THENCE S00°13'50"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.78 FEET; THENCE N89°46'41"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 35/80, A DISTANCE OF 272.53 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 7.50 ACRES WHICH CONTAINS 0.04 ACRES FOR ROAD EASEMENT.

LOT 1 ADDRESS:

5043 NE 22ND ST
DES MOINES, IOWA 50313

ZONING:

HI - HEAVY INDUSTRIAL
75' FRONT BUILDING SETBACK

BULK REGULATIONS:

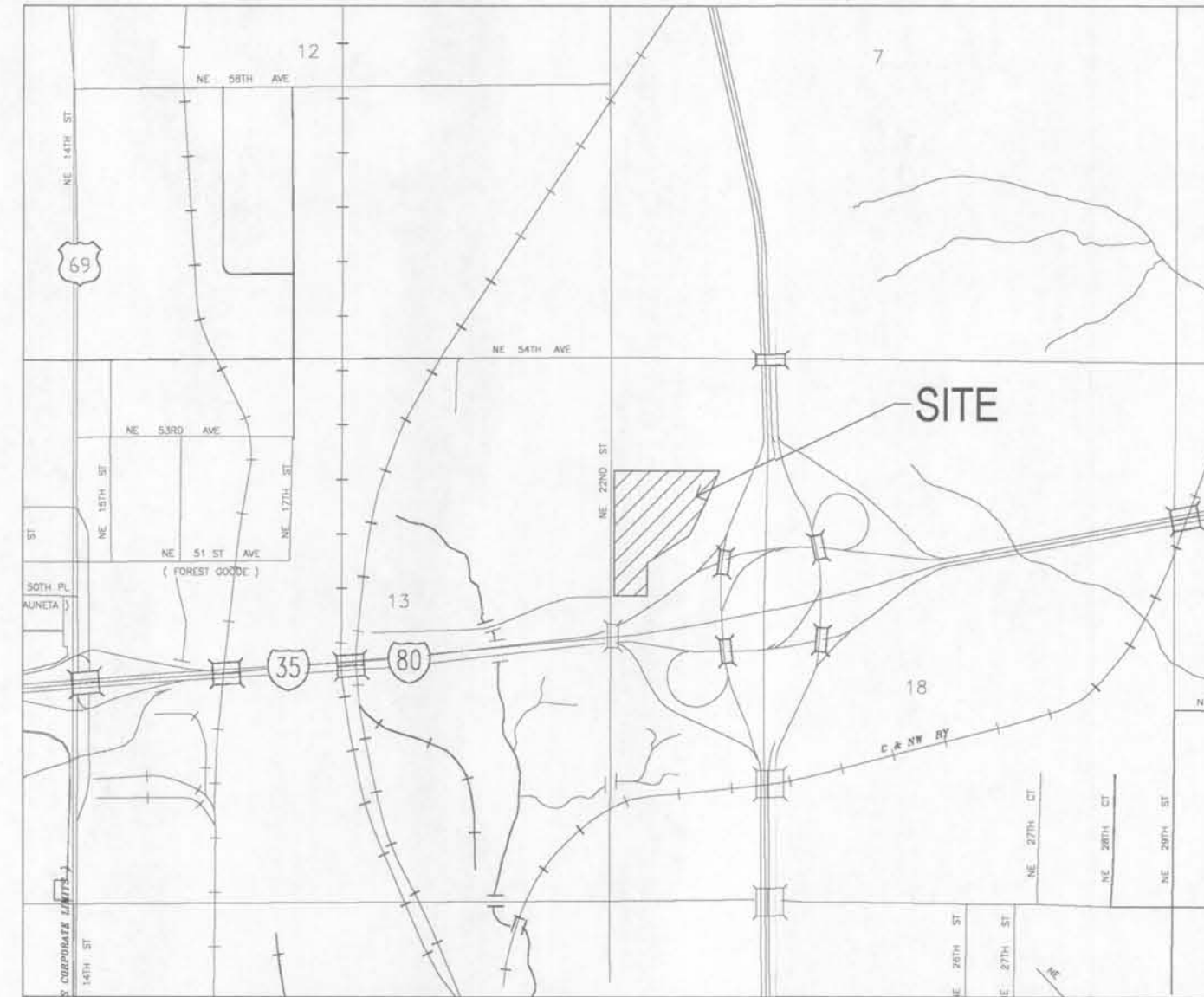
SETBACKS
50' FRONT YARD SETBACK FROM MINOR ARTERIAL/ MAJOR COLLECTOR/ MINOR COLLECTOR STREETS.
75' SETBACK FROM EXPRESSWAY/ FREEWAY.

PROPOSED RELOCATED NE 22ND STREET BY IOWA DOT
UNDER CONSTRUCTION

PREVIOUS WESTERN ROW LINE OF NE 22ND STREET

LOT 6, JAMES E RASMUSSEN INDUSTRIAL PARK PLAT 2
STATE OF IOWA
800 LINCOLN WAY
AMES, IOWA 50010
ZONED: HI

PT LOT 3 BERWICK HEIGHTS
RLR INVESTMENTS LLC
PO BOX 8000
WILMINGTON, OH 45177
ZONED HI HEAVY INDUSTRIAL



VICINITY MAP
SCALE: NO SCALE

ABBREVIATIONS:

AC ACRES
ASPH ASPHALT
BK BOOK
CONC CONCRETE
D DEEDED DISTANCE
EX EXISTING
ENCL ENCLOSURE
FF FINISHED FLOOR
FL FLOW LINE
FRAC FRACTIONAL
M MEASURED DISTANCE
MH MANHOLE
OPC ORANGE PLASTIC CAP
P PLATTED DISTANCE
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRA PREVIOUSLY RECORDED AS
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT OF WAY
RPC RED PLASTIC CAP
SF SQUARE FEET
SAN SANITARY
TYP TYPICAL
YPC YELLOW PLASTIC CAP
N NORTH
S SOUTH
E EAST
W WEST

NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
- PARENTHESES () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES.
- STORMWATER DETENTION FOR LOT 1 AND OUTLOT 'A' IS PROVIDED BY THE COMMON STORMWATER DETENTION BASIN WITHIN THE COMMON STORMWATER DETENTION EASEMENT.
- OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR MAINTAINING THE COMMON STORMWATER DETENTION BASIN AND OUTLET FACILITIES
- THE IOWA DOT MAY REQUIRE A PORTION OF LOT 1 FOR THE RIGHT OF WAY FOR THE NORTHEAST SYSTEMS INTERCHANGE (FUTURE RIGHT OF WAY NEEDS NOT DETERMINED AT THIS TIME).

PLAT NOTES:

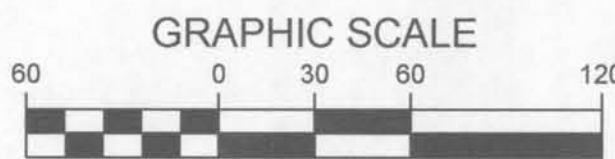
- ALL LOT CORNERS WILL BE SET WITH IRON PIPE WITHIN ONE YEAR OF RECORDING. ALL SET PIPE WILL BE MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775).
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- PREVIOUS SURVEY RECORDED IN BOOK 16119, PAGE 11.
- OUTLOT 'A' CANNOT BE DEVELOPED UNTIL THE SANITARY SEWER IS EXTENDED AND THE LOT IS RE-PLATTED.
- ALL UTILITY SERVICES LOCATED ON THE OPPOSITE SIDE OF THE STREET MUST BE BORED UNDER THE STREET AT THE LOT OWNERS EXPENSE.
- ALL SUB-SURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR RE-ROUTED BY THE PROPERTY OWNER.
- THE PROPERTY IS NOT PRESENTLY IN COMPLIANCE WITH THE POLK COUNTY ZONING ORDINANCE. THE PROPERTY OWNER WILL BE REQUIRED TO SUBMIT A SITE PLAN TO POLK COUNTY WITH THE REVISIONS THAT ARE REQUIRED TO BE IN COMPLIANCE WITH THE POLK COUNTY ZONING ORDINANCE.

CITY OF ANKENY NOTES:

- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.

FLOOD HAZARD CERTIFICATION:

ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 190901 0120 C, WITH AN EFFECTIVE DATE OF NOVEMBER 18, 1992, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.



GRAPHIC SCALE

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FROM PREVIOUS SURVEY; FOR REFERENCE ONLY
- () PREVIOUSLY RECORDED AS MEASUREMENTS

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Present	Absent	Excused	Other
Anderson	Abs	Nay	Pass	Absent
Ender	Abs	Nay	Pass	Absent
Flack	Abs	Nay	Pass	Absent
Houlihan	Abs	Nay	Pass	Absent
Hunter	Abs	Nay	Pass	Absent
Odson	Abs	Nay	Pass	Absent
Renaud	Abs	Nay	Pass	Absent
Ripper	Abs	Nay	Pass	Absent
West	Abs	Nay	Pass	Absent
Ayes	2	Nay	0	Pass
APPROVED				
T. Ripper		Chairperson		
B. Hylers		Secretary		

UTILITY SERVICES PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-252-6632)
- SANITARY
EXISTING - ON-SITE WASTEWATER TREATMENT SYSTEM ON LOT 1
FUTURE - POLK COUNTY SANITARY SEWER TO BE EXTENDED BY OWNERS OF LOT 1 AND OUTLOT 'A'
- CABLE (MIDACOM / 515-246-2252)
- GAS (MIDAMERICAN / 515-252-6632)
- WATER (DES MOINES WATER WORKS / 515-283-8729)
- FIBER OPTIC (ICN / 515-725-4742)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



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.
SIGNED: Larry D. Hyler DATE: 4-9-2018
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying
Established 1959

5043 NE 22ND STREET
DES MOINES, IOWA

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
MJE

CHECKED BY:
CJB

REVISION DATE:
12-29-2017
1-31-2018
2-9-2018
2-13-2018
2-20-2018
3-15-2018 (ANKENY)

PROJECT NUMBER:

170338

SHEET NUMBER:

1 OF 1