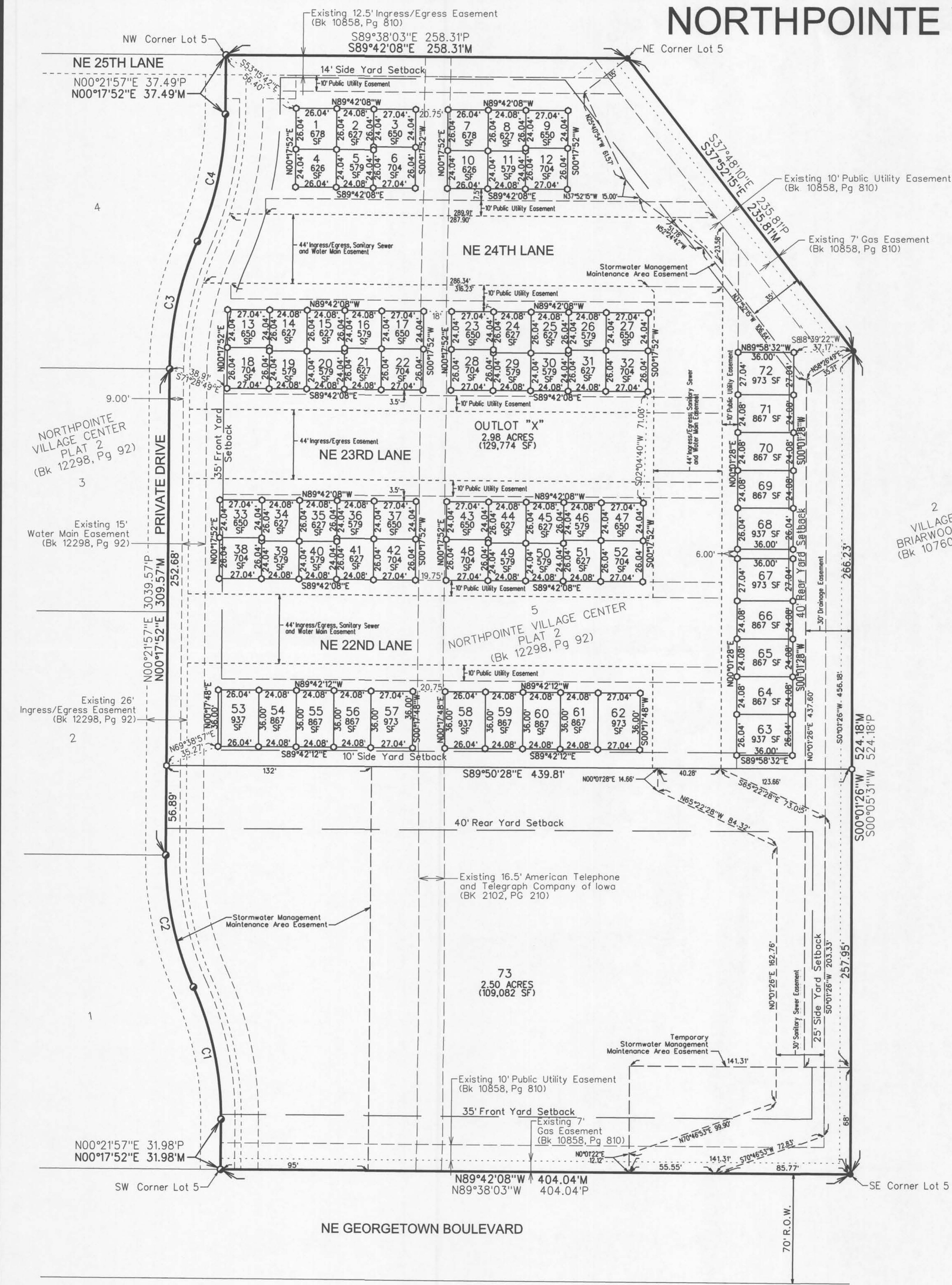


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Erin D. Griffin, PLS
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Snyder
180



NORTHPOINTE VILLAGE CENTER PLAT 3 FINAL PLAT

PLAT DESCRIPTION

LOT 5, NORTHPOINTE VILLAGE CENTER PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 6.66 ACRES (289,933 S.F.)
PROPERTY SUBJECT TO ANY AND ALL EASEMENT OF RECORD.

ZONING

R-3 - MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO 8 UNITS/ACRE. LOTS 1-47 AND OUTLOT "Y"
C-1 - COMMERCIAL DISTRICT, RESTRICTED USES ARE TAVERNS AND LOUNGES

DEVELOPER

DRA PROPERTIES
1525 NE 36TH ST
ANKENY, IA 50021
CONTACT: TED RAPP
PHONE: (515) 964-9444

OWNER

JNM DEVELOPMENT
1450 SW VINTAGE PKWY
SUITE 230
ANKENY, IOWA 50023
CONTACT: NICK JENSEN
PHONE: (515) 965-5309

BULK REGULATIONS

MINIMUM LOT AREA = 8,000 SF
MINIMUM LOT WIDTH = 65'
FRONT YARD SETBACK = 30' (CONDITION)
REAR YARD SETBACK = 35'
SIDE YARD SETBACK
ONE STORY = 7' MIN. / 15' TOTAL
GREATER THAN ONE STORY = 8' MIN. / 17' TOTAL

NOTES

- OUTLOT "X" WILL OWNED AND MAINTAINED BY TOWN HOME ASSOCIATION.
- DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- 5' SIDEWALKS ARE REQUIRED ON THE NORTH SIDE OF NE GEORGETOWN BLVD WITH THE DEVELOPEMENT OF LOT 73.
- PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT OF WAY TO INCLUDE MOWING AND SIDEWALK SNOW REMOVAL.
- THE SHARED DETENTION BASIN LOCATED IN THE STORMWATER MANAGEMENT MAINTENANCE AREA IN LOT 73 PROVIDES DETENTION FOR LOTS 1-73.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 (M)	24° 50' 16" LT	200.00'	86.70'	44.04'	N 12° 07' 16" W 86.02'
C1 (P)	24° 50' 16" RT	200.00'	86.70'	44.04'	S 12° 03' 11" E 86.02'
C2 (M)	24° 50' 16" RT	200.00'	86.70'	44.04'	N 12° 07' 16" W 86.02'
C2 (P)	24° 50' 16" RT	200.00'	86.70'	44.04'	N 12° 03' 11" W 86.02'
C3 (M)	23° 58' 15" RT	200.00'	83.68'	42.46'	N 12° 21' 05" E 83.07'
C3 (P)	23° 58' 15" RT	200.00'	83.67'	42.46'	N 12° 17' 00" E 83.07'
C4 (M)	23° 58' 15" LT	200.00'	83.67'	42.46'	N 12° 17' 00" E 83.07'
C4 (P)	23° 58' 15" RT	200.00'	83.67'	42.46'	S 12° 21' 05" W 86.02'

Lot#	Address	Street	Lot#	Address	Street
1	151	NE 25th Ln.	37	167	NE 23rd Ln.
2	155	NE 25th Ln.	38	152	NE 22nd Ln.
3	159	NE 25th Ln.	39	156	NE 22nd Ln.
4	152	NE 24th Ln.	40	160	NE 22nd Ln.
5	156	NE 24th Ln.	41	164	NE 22nd Ln.
6	160	NE 24th Ln.	42	168	NE 22nd Ln.
7	201	NE 25th Ln.	43	201	NE 23rd Ln.
8	205	NE 25th Ln.	44	205	NE 23rd Ln.
9	209	NE 25th Ln.	45	209	NE 23rd Ln.
10	202	NE 24th Ln.	46	213	NE 23rd Ln.
11	206	NE 24th Ln.	47	217	NE 23rd Ln.
12	210	NE 24th Ln.	48	202	NE 22nd Ln.
13	153	NE 24th Ln.	49	206	NE 22nd Ln.
14	157	NE 24th Ln.	50	210	NE 22nd Ln.
15	161	NE 24th Ln.	51	214	NE 22nd Ln.
16	165	NE 24th Ln.	52	218	NE 22nd Ln.
17	169	NE 24th Ln.	53	153	NE 22nd Ln.
18	154	NE 23rd Ln.	54	157	NE 22nd Ln.
19	158	NE 23rd Ln.	55	161	NE 22nd Ln.
20	162	NE 23rd Ln.	56	165	NE 22nd Ln.
21	166	NE 23rd Ln.	57	169	NE 22nd Ln.
22	170	NE 23rd Ln.	58	203	NE 22nd Ln.
23	203	NE 24th Ln.	59	207	NE 22nd Ln.
24	207	NE 24th Ln.	60	211	NE 22nd Ln.
25	211	NE 24th Ln.	61	215	NE 22nd Ln.
26	215	NE 24th Ln.	62	219	NE 22nd Ln.
27	219	NE 24th Ln.	63	251	NE 22nd Ln.
28	204	NE 23rd Ln.	64	255	NE 22nd Ln.
29	208	NE 23rd Ln.	65	259	NE 22nd Ln.
30	212	NE 23rd Ln.	66	263	NE 22nd Ln.
31	216	NE 23rd Ln.	67	267	NE 22nd Ln.
32	220	NE 23rd Ln.	68	271	NE 23rd Ln.
33	151	NE 23rd Ln.	69	275	NE 23rd Ln.
34	155	NE 23rd Ln.	70	279	NE 23rd Ln.
35	159	NE 23rd Ln.	71	283	NE 23rd Ln.
36	163	NE 23rd Ln.	72	287	NE 23rd Ln.
			73	130	NE Georgetown Blvd.

RECEIVED
APR - 9 2018
CITY OF ANKENY

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 5
NORTHPOINTE VILLAGE CENTER PLAT 2
SEC. 12-80-24
REQUESTED BY:
CALIBER IOWA LLC

ANKENY, IOWA

NORTHPOINTE VILLAGE CENTER PLAT 3
FINAL PLAT

FINAL PLAT

SNYDER & ASSOCIATES, INC.



Project No: 117.0602

Sheet 1 of 1

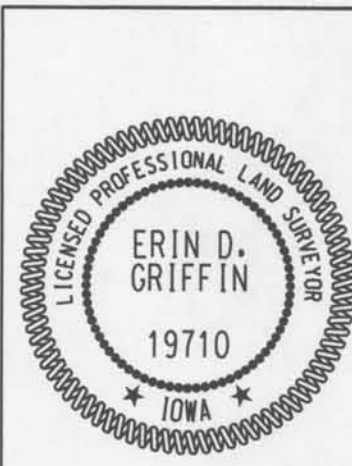
ROLL CALL Plan & Zoning Commission Ankeny, IA			
Date	Present	Absent	Excused
April 9, 2018			
Anderson	Aye	Nay	Pass
Ender	Aye	Nay	Pass
Flick	Aye	Nay	Pass
Houlihan	Aye	Nay	Pass
Hunter	Aye	Nay	Pass
Olson	Aye	Nay	Pass
Ripper	Aye	Nay	Pass
Whiting	Aye	Nay	Pass
Ayes	5	Nays	0
APPROVED			
T. Ripper		Chairperson	
B. Engberg		Secretary	

LEGEND

Survey

Section Corner
1/2" Rebar, Orange Plastic Cap #11579
Cut "X" in Concrete
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Rail
Calculated Point
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 Section Line
Easement Line

Found Set
▲ Δ
● ○
H
P
M
R
D
C



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.
Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheet 1 of 1