ALBAUGH INDUSTRIAL PARK PLAT 10

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
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:
LOTS 3, 4 & OUTLOT X &
PART OF LOTS 1 & 2
ELDER BUSINESS PARK
SECTION 1, T79N, R24W
REQUESTED BY:
DRA PROPERTIES, LC.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

LINE TABLE

LINE	DISTANCE	BEARING
A	30.74'	N 27° 57' 33" E
B	42.50'	N 12° 28' 28" W
C	100.00'	S 0° 0' 0" W
D	75.50'	N 21° 33' 7" E
E	45.37'	S 25° 26' 01" E
F(M)	236.08'	S 89° 34' 32" W
F(P)	235.82'	N 90° 00' 00" E
G	99.20'	S 89° 40' 52" W
H	74.41'	S 89° 40' 52" W
I	59.10'	N 88° 08' 25" W
J	32.45'	S 15° 39' 40" E
K	126.38'	N 68° 26' 53" E
L	7.49'	S 68° 26' 53" W
M	126.38'	S 68° 26' 53" W
N(M)	197.00'	S 89° 34' 32" W
N(P)	197.10'	N 90° 00' 00" W
O	69.88'	N 32° 54' 42" W
P	15.78'	S 68° 23' 29" W
Q	195.19'	N 68° 26' 53" E
R	66.22'	N 65° 45' 21" E
S	220.77'	S 58° 32' 44" E

DATE OF SURVEY

AUGUST 14, 2017

PROPERTY DESCRIPTION

LOT 3, LOT 4, OUTLOT "X", AND THE EAST 25.00 FEET OF LOT 1 AND LOT 2, ELDER BUSINESS PARK, AN OFFICIAL PLAT RECORDED IN BOOK 8609, PAGE 418 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA, LOCATED WITHIN SECTION 1, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M. (SAYLOR TOWNSHIP) POLK COUNTY, IOWA AND CONTAINING 29.26 ACRES (1,274,537 S.F.).

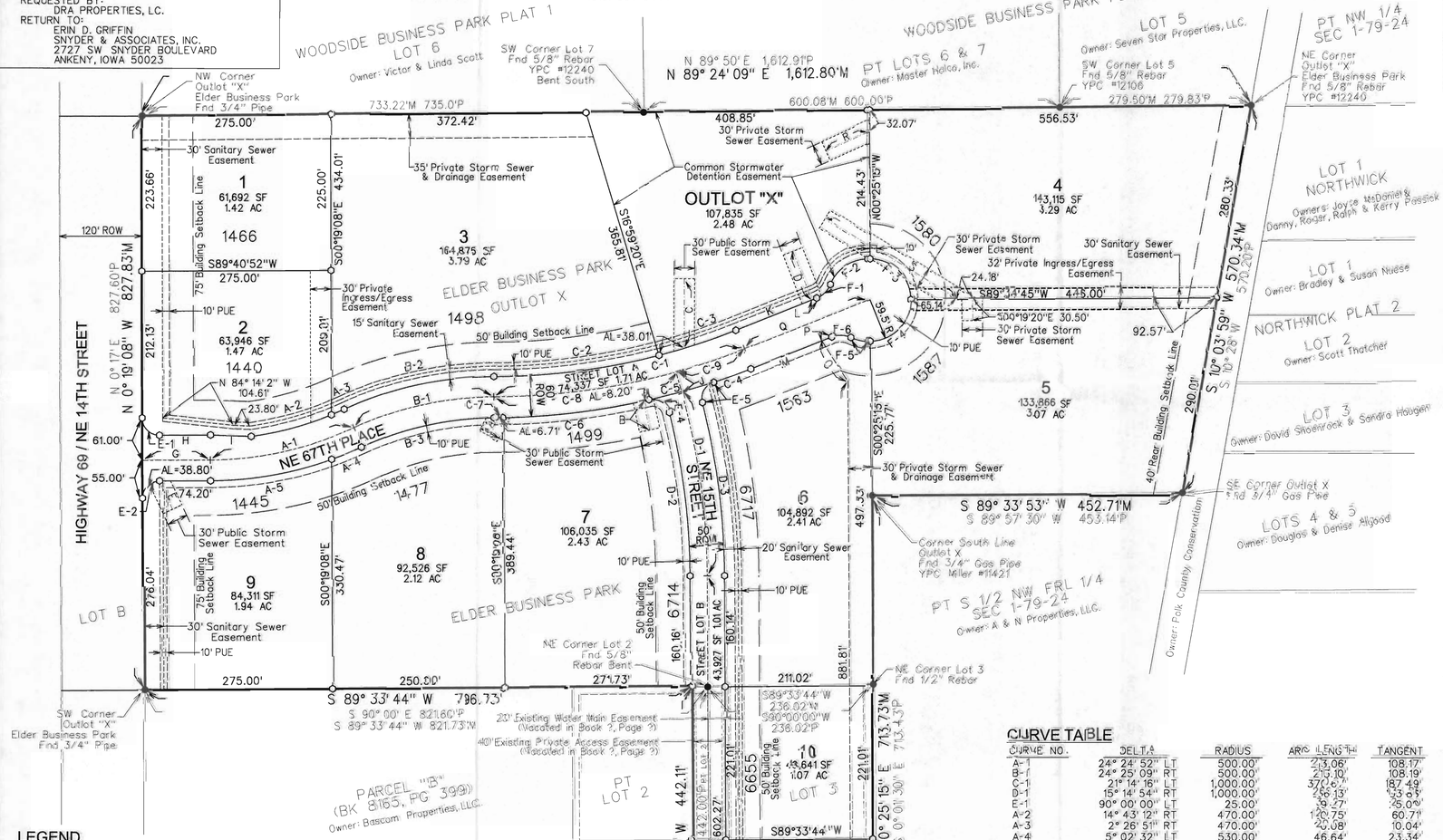
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

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

SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IOWA 50021
ERIN D. GRIFFIN, P.L.S.
(515) 964-2020



LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, YPC #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Yellow Plastic Cap	YPC	
White Plastic Cap	WPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
Public Utility Easement	PUE	

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	24° 24' 52" LT	500.00'	213.06'	108.17'	N 77° 29' 26" E 211.45'
B-1	24° 25' 09" RT	500.00'	213.10'	108.19'	N 77° 28' 35" E 211.49'
C-1	21° 14' 16" LT	1,000.00'	370.67'	187.49'	N 79° 04' 01" E 368.55'
D-1	15° 14' 54" RT	1,000.00'	265.93'	133.65'	S 84° 02' 42" E 265.35'
E-1	90° 00' 00" LT	25.00'	39.27'	25.00'	S 45° 19' 08" E 35.36'
A-2	14° 43' 12" RT	470.00'	120.75'	60.71'	S 75° 54' 32" W 120.42'
A-3	2° 26' 51" RT	470.00'	20.08'	10.04'	S 68° 29' 30" W 20.08'
A-4	5° 02' 32" LT	530.00'	46.64'	23.34'	N 67° 47' 15" E 46.63'
A-5	19° 22' 20" LT	530.00'	179.20'	90.46'	N 79° 59' 42" E 178.35'
B-2	24° 25' 13" LT	530.00'	225.89'	114.69'	S 77° 28' 33" W 224.19'
B-3	24° 25' 09" RT	470.00'	200.31'	101.70'	N 77° 28' 35" E 198.80'
C-2	14° 18' 41" RT	970.00'	242.29'	121.78'	S 82° 31' 49" W 241.66'
C-3	6° 55' 35" RT	970.00'	117.26'	58.70'	S 71° 54' 41" W 117.19'
C-4	3° 11' 10" LT	1,030.00'	57.28'	28.65'	N 79° 02' 28" E 57.27'
C-5	5° 26' 03" LT	1,030.00'	97.79'	48.88'	N 74° 21' 05" E 97.65'
C-6	11° 55' 34" LT	1,030.00'	214.39'	107.59'	N 83° 01' 53" E 214.01'
C-7	0° 41' 29" LT	1,030.00'	12.43'	6.22'	N 89° 20' 24" E 12.43'
C-8	15° 20' 49" LT	1,000.00'	267.86'	134.73'	N 82° 02' 42" E 267.06'
C-9	5° 53' 27" LT	1,000.00'	102.81'	51.45'	N 71° 29' 36" E 102.77'
D-2	13° 57' 37" RT	975.00'	237.55'	119.37'	S 79° 29' 35" E 236.98'
D-3	14° 04' 55" LT	1,025.00'	251.92'	126.60'	N 79° 27' 13" W 251.29'
E-1	90° 00' 00" RT	25.00'	39.27'	25.00'	N 45° 19' 08" W 35.36'
E-2	90° 00' 00" RT	25.00'	39.27'	25.00'	N 44° 40' 52" E 35.36'
E-3	90° 00' 42" RT	25.00'	39.27'	25.01'	N 45° 25' 07" W 35.36'
E-4	88° 33' 31" RT	25.00'	38.64'	24.38'	S 68° 39' 09" E 34.91'
E-5	86° 07' 44" RT	25.00'	37.58'	23.37'	N 28° 34' 11" E 34.16'
F-1	46° 24' 42" RT	35.50'	28.76'	15.22'	S 45° 14' 32" W 27.98'
F-2	67° 32' 33" LT	59.50'	70.14'	39.79'	S 55° 48' 23" W 66.15'
F-3	90° 00' 00" LT	59.50'	93.46'	59.50'	N 45° 25' 15" W 84.15'
F-4	90° 00' 00" LT	59.50'	93.46'	59.50'	N 44° 34' 45" E 84.15'
F-5	25° 16' 50" LT	59.50'	26.25'	13.34'	S 77° 46' 50" E 26.04'
F-6	46° 24' 42" RT	35.50'	28.76'	15.22'	S 88° 20' 45" E 27.98'

CONDITIONS OF REZONING

1. MODERATE INDUSTRY USES ARE NOT PERMITTED FOR LOTS ADJACENT TO THE EAST PROPERTY LINE (LOTS 4 AND 5).
2. ANY LOT WITH FRONTAGE ONTO NE 14TH STREET (HWY 69) SHALL NOT BE PERMITTED ANY OUTDOOR STORAGE. OUTDOOR STORAGE IS DEFINED AS MATERIALS, EQUIPMENT OR LONG-TERM VEHICLE STORAGE (LOTS 1, 2 AND 9).
3. ANY LOT ADJACENT TO THE EAST PROPERTY LINE SHALL HAVE A MINIMUM DEVELOPMENT SETBACK OF 40 FEET FROM SAID EASTERN PROPERTY LINE. NO BUILDINGS OR OTHER SITE IMPROVEMENTS, WITH THE EXCEPTION OF LANDSCAPING, FENCES AND WALLS, ARE PERMITTED WITHIN THE DEVELOPMENT SETBACK (LOTS 4 AND 5).
4. ANY LOT ADJACENT TO THE EAST PROPERTY LINE SHALL HAVE A BUILDING RESTRICTION REQUIRING THAT ANY DOCK DOORS OR TRUCK DELIVERY ACCESSES SHALL BE ORIENTED NORTH, SOUTH OR WEST, AND SHALL NOT ORIENT TOWARDS THE EASTERN PROPERTY LINE (LOTS 4 AND 5).

FEMA CLASSIFICATION

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. PANEL NO. 1909010104C ADOPTED NOVEMBER 18, 1992 AND 19090101J5D ADOPTED JULY 19, 2000.

POLK COUNTY WILL BE ADOPTING NEW FEMA FIRMS IN FEBRUARY OF 2019. THE SUBJECT PROPERTY IS ALSO SHOWN OUTSIDE OF THE 500-YEAR FLOODPLAIN ON THE NEW MAPS.

NOTES

1. 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 OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY OWNER.
2. MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
3. SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL LOT OWNER.
4. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
5. IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AS REQUIRED FOR THIS PROJECT.
6. WATER SERVICE TO THE SUBDIVISION SHALL BE PROVIDED BY DES MOINES WATER WORKS. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH WATER SERVICE RULES AND REGULATIONS.
7. WASTEWATER TREATMENT WILL BE PROVIDED BY POLK COUNTY SANITARY SEWER.
8. ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
9. STREET LOTS A AND B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
10. NO INDIVIDUAL LOT ENTRANCE SHALL BE ALLOWED WITHIN 150 FEET FROM THE ℄℄ INTERSECTION OF TWO PUBLIC ROADWAYS CONNECTING OUTSIDE THE PLAT OR WITHIN 70 FEET FROM THE ℄℄ INTERSECTION OF TWO PUBLIC ROADWAYS WITHIN THE PLAT.
11. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
12. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
13. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
14. LOTS 1, 2 AND 9 WILL HAVE ON-SITE STORM WATER DETENTION. THE REGIONAL DETENTION POND LOCATED ON OUTLOT "X" PROVIDES STORM WATER DETENTION FOR LOTS 3-8, 10 AND 11. THE BUSINESS OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE REGIONAL DETENTION POND AND DETENTION OUTLET FACILITES. LOT 3 STORM WATER SHALL BE DIRECTED TO THE REGIONAL DETENTION POND AND NOT DIRECTLY TO THE WEST.
15. ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROAD, INCLUDING LOT 1 WHICH WILL HAVE ACCESS THROUGH AN INGRESS/EGRESS EASEMENT ON LOT 2.
16. STORM SEWER SHOWN ALONG THE REAR OF LOTS 6, 10 AND 11 IS PRIVATE. STORM SEWER SHOWN ALONG THE NORTH SIDE OF LOT 1 AND NORTHWEST CORNER OF LOT 3 IS PRIVATE. THE PROPERTY OWNER WILL MAINTAIN ANY PRIVATE STORM SEWER LOCATED ON THEIR PROPERTY.
17. EXISTING EASEMENTS AS PER ELDER BUSINESS PARK (BOOK 8509, PAGE 418), UNLESS OTHERWISE NOTED.
18. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
19. THE 30' PRIVATE INGRESS/EGRESS EASEMENT SHOWN ON LOT 2 PROVIDES ACCESS TO LOT 1 FROM NE 67TH PLACE AND BENEFITS LOT 1.
20. THE 32' PRIVATE INGRESS/EGRESS EASEMENT SHOWN ON LOTS 4 AND 5 PROVIDES ACCESS TO BOTH OF THESE LOTS FROM NE 67TH PLACE VIA A SHARED PRIVATE DRIVEWAY AND BENEFITS LOTS 4 AND 5.
21. THE 30' PRIVATE STORM SEWER EASEMENTS SHOWN ON LOTS 4, 5 AND EXTENDING INTO OUTLOT "X" ARE FOR PRIVATE STORM SEWER ASSOCIATED WITH THE DEVELOPMENT OF LOTS 4 AND 5. EACH LOT WILL BE RESPONSIBLE FOR MAINTAINING THE PRIVATE STORM LOCATED ON THEIR PROPERTY. LOT 4 WILL ALSO BE RESPONSIBLE FOR MAINTAINING THE PRIVATE STORM SEWERS EXTENDING INTO OUTLOT "X" FROM THEIR PROPERTY.

ZONING CLASSIFICATION

LI - LIGHT INDUSTRIAL WITH CONDITIONS AS RECORDED IN BOOK 16635, PAGE 707-708

BULK REGULATIONS

MINIMUM LOT AREA: NONE
YARD SETBACKS:
FRONT: 50' EXCEPT ALONG HWY69/NE 14TH ST IS 75'
SIDE: 15'
REAR: 15' (40' FOR LOTS 4 & 5)

0 100 FEET

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 Land Surveyor under the laws of the State of Iowa.

ERIN D. GRIFFIN
LICENSED LAND SURVEYOR
19710
IOWA

Signature: ERIN D. GRIFFIN
Printed or Typed Name: ERIN D. GRIFFIN
My License Renewal Date is December 31, 2019
Pages or Sheets covered by this seal: SHEET 1 OF 1

DRAFT

MARK	REVISION	DATE	BY
1	AS PER COUNTY COMMENTS	12/10/18	JJB

Engineer: BKC | Checked By: EDG | Scale: 1"=100' | Date: 11/21/18 | Field Bk: | Pg:
Tech Initials: LJM | Project No: 1170461 | Sheet 1 of 1

RECEIVED DEC 28 2018 POLK COUNTY, IOWA
CITY OF ANKENY

ALBAUGH INDUSTRIAL PARK PLAT 10
FINAL PLAT
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1170461
Sheet 1 of 1