

FINAL PLAT
GATE P
ANKENY, IOWA

JERRY'S HOMES, INC., 3900 WESTOWN PARKWAY, SUITE 100, WEST DES MOINES, IA 50266

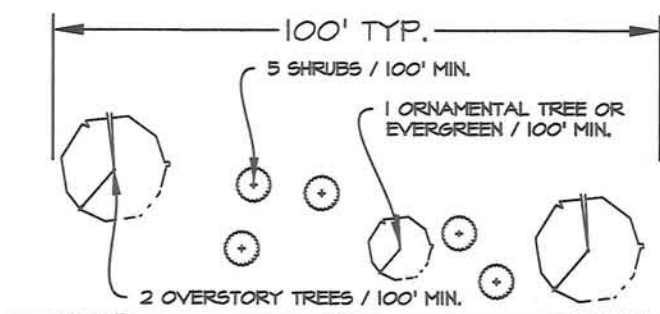


VICINITY SKETCH

NO SCALE

NOTES

1. LOTS A, B, & C SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
2. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/1000 FOR LOT LENGTHS.
3. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF NORTHGATE PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 14446, PAGE 784 AT THE POLK COUNTY RECORDER'S OFFICE, THE FINAL PLAT OF NORTHGATE PLAT II, AN OFFICIAL PLAT RECORDED IN BOOK 14454, PAGE 134 AT THE POLK COUNTY RECORDER'S OFFICE, AND THE FINAL PLAT OF NORTHGATE PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 14592, PAGE 971 AT THE POLK COUNTY RECORDER'S OFFICE.
4. SIDEWALK TO BE INSTALLED ON NE 17TH DRIVE SHALL BE 8' IN WIDTH. REMAINING SIDEWALKS SHALL BE 8' IN WIDTH.
5. STREETLIGHTS SHALL BE INSTALLED BY THE DEVELOPER.



CLASS 'A' SCREEN (100' TYP.)

RECOMMENDED TREES FOR STREET R.O.W. PLANTING

STATE STREET MAPLE
SWAMP WHITE OAK
RED SUNSET MAPLE
SKYLINE HONEY LOCUST
LITTLE LEAF LINDEN

NOTE: TYPICALLY, TWO TREES ARE REQUIRED PER LOT (FOUR ON CORNER LOTS). STREET TREES ARE NOT REQUIRED BY THE CITY PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY BUT MAY BE KEPT AS A COVENANT REQUIREMENT BY THE DEVELOPER IF DESIRED.

Sheet List Table

SHEET NUMBER	SHEET TITLE
1	COVER
2	DIMENSION PLAN

PROPERTY OWNERS/DEVELOPER

JERRY'S HOMES, INC.
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
CONTACT: JAY COWAN
PHONE: (515) 727-0356
EMAIL: JAYC@JERRYHOMES.COM

PROFESSIONAL LAND SURVEYOR

JEFFREY A. GADDIS, PLS.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET #12
DES MOINES, IOWA 50322
515-276-4884 x221

ZONING REQUIREMENTS

R-3 MINIMUM REQUIREMENTS
AREA - 8,000 S.F. (ONE-FAMILY DETACHED DWELLING)
WIDTH - 65' MIN. (ONE-FAMILY DETACHED DWELLING)

FRONT YARD SETBACK - 30' (RESIDENTIAL)
SIDE YARD SETBACK - 7' / 15' TOTAL FOR ONE STORY
8' / 17' TOTAL FOR MORE THAN ONE STORY

REAR YARD SETBACK - 35'

BENCHMARK

BENCHMARK #1
BURY BOLT ON HYDRANT AT THE NW CORNER OF NE HILLCREST DRIVE & NE 55TH STREET
ELEVATION = 951.170

BENCHMARK #2
BURY BOLT ON HYDRANT AT THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET
ELEVATION = 958.810

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY IS LOCATED IN ZONE C (OUTSIDE THE 100-YEAR FLOODPLAIN) ON FEMA FLOOD INSURANCE RATE MAP 190901 0039 B WITH AN EFFECTIVE DATE OF MARCH 1, 1984. FEMA FLOOD MAPS ARE SUBJECT TO CHANGE. SEE FEMA FLOOD MAP SERVICE CENTER FOR CURRENT MAPS.

ZONING

R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 14, NORTHGATE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 14454, PAGE 134 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S00°08'09"E, 155.00 FEET ALONG THE WEST LINE OF SAID NORTHGATE PLAT 2 TO THE SW CORNER OF LOT 16 OF SAID NORTHGATE PLAT 2; THENCE N61°53'52"E, 22.00 FEET ALONG THE EAST-WAY LINE OF NE 5TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE N94°51'52"E, 22.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NW CORNER OF LOT 1 OF SAID NORTHGATE PLAT 2; THENCE S00°08'09"E, 910.00 FEET ALONG THE WEST LINE OF SAID NORTHGATE PLAT 2 TO THE NW CORNER OF LOT 33 OF SAID NORTHGATE PLAT 3; THENCE N75°51'52"E, 316 FEET ALONG SAID NORTHGATE PLAT 3 TO THE NW CORNER OF LOT 34 OF SAID NORTHGATE PLAT 3; THENCE N75°51'52"E, 125.00 FEET TO THE SW CORNER OF SAID LOT 15; SAID SW CORNER ALSO BEING THE NW CORNER OF LOT 20 OF SAID NORTHGATE PLAT 1 AND THE NE CORNER OF LOT 32 OF SAID NORTHGATE PLAT 3; THENCE N04°51'52"E, 452.00 FEET ALONG THE NORTH LINE OF SAID NORTHGATE PLAT 3 TO THE NW CORNER OF LOT 34 OF SAID NORTHGATE PLAT 3; SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 33 OF SAID NORTHGATE PLAT 3; THENCE N75°51'52"E, 125.00 FEET TO THE NW CORNER OF LOT 32 OF SAID NORTHGATE PLAT 3; SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 33 OF SAID NORTHGATE PLAT 3; SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 32 OF SAID NORTHGATE PLAT 3; THENCE N61°53'52"E, 75.91 FEET ALONG THE NORTH LINE OF SAID LOT 32 TO THE NW CORNER OF SAID LOT 32; SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 33 OF SAID NORTHGATE PLAT 3; THENCE N04°51'52"E, 452.00 FEET ALONG THE NORTH LINE OF SAID NORTHGATE PLAT 3 TO THE LEFT HAVING A RADIUS OF 835.00 FEET AND A CHORD BEARING N16°45'11"E, AN ARC LENGTH OF 121.42 FEET ALONG SAID EAST-RIGHT-OF-WAY LINE TO THE NE CORNER OF LOT 'A' OF SAID NORTHGATE PLAT 1; THENCE N04°51'52"E, 452.00 FEET ALONG THE NORTH LINE OF SAID LOT 34 TO THE NW CORNER OF LOT 'A'; SAID NW CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NE TRILEIN DRIVE; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 835.00 FEET AND A CHORD BEARING N02°02'01"W, AN ARC LENGTH OF 154.91 FEET TO A POINT; THENCE N04°51'52"E, 452.00 FEET ALONG THE NORTH LINE OF SAID LOT 34 TO THE POINT OF BEGINNING AND CONTAINING 8.54 ACRES OR LESS.

INDEX LEGEND

COUNTY: POLK					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALQUOT PART:	36	01	24	SW1/4	SE3/4
CITY: ANKENY					
PROPRIETOR (S): JERRY'S HOMES INC.					
REQUESTED BY: JERRY'S HOMES INC.					
PROFESSIONAL LAND SURVEYOR: JEFFREY A. GADDIS PLS.					
CIVIL ENGINEERING CONSULTANTS, INC COMPANY: ATTN: JEFFREY A. GADDIS 2400 06TH STREET, URBANDALE, IA 50322					

CERTIFICATION

PRELIMINARY
(NOT APPROVED)

LEGEND

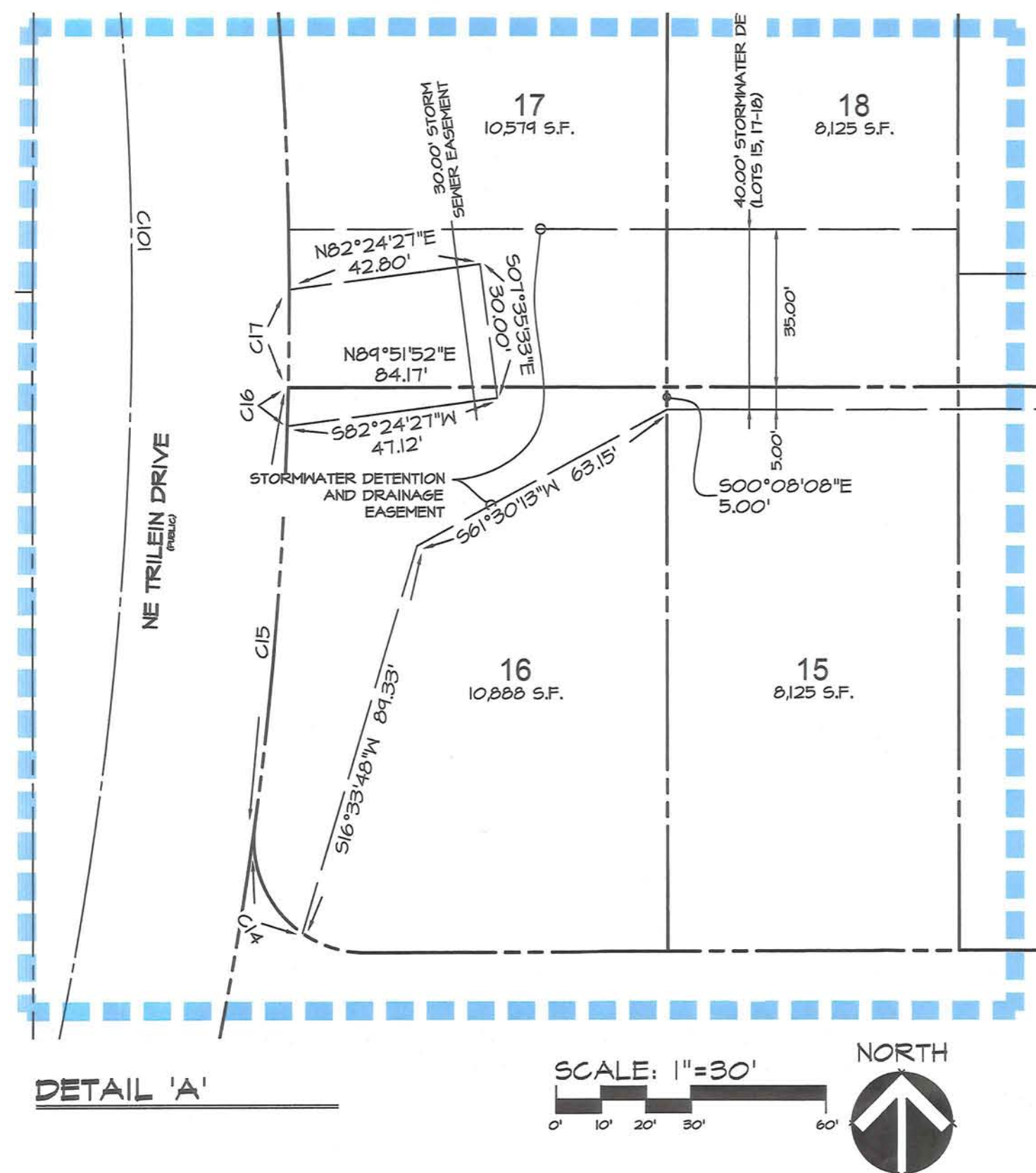
▲ FOUND SECTION CORNER
△ SET SECTION CORNER
● FOUND PROPERTY CORNER (5/8" I.R. W/BLUE
CAP #10301 UNLESS OTHERWISE NOTED)
○ SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP
#10301 UNLESS OTHERWISE NOTED)

===== FLAT BOUNDARY
----- EXISTING PROPERTY LINES
- - - - - PROPOSED LOTS
----- EASEMENT LINES
===== BUILDING SETBACK LINES (B.S.L.)
----- CENTERLINE STREET

D. DEEDED BEARING & DISTANCE
P. PREVIOUSLY RECORDED BEARING & DISTANCE
M. MEASURED BEARING & DISTANCE
I.R. IRON ROD
I.P. IRON PIPE

BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
R.O.N. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING

777 ADDRESS



EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C14	63°11'11"	25.00'	27.57'	15.38'	26.19'	N23°53'23"W
C15	6°34'08"	835.00'	96.95'	48.55'	96.84'	N04°22'34"E
C16	0°55'13"	835.00'	8.55'	4.28'	8.55'	N01°20'41"E
C17	1°24'35"	835.00'	21.76'	10.88'	21.76'	N00°18'17"E

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C???	5°46'44"	835.00'	84.24'	42.16'	84.20'	N18°01'14"E
C1	33°14'43"	765.00'	443.88'	228.39'	437.68'	N04°02'01"W
C2	8°14'53"	835.00'	121.42'	60.82'	121.31'	N16°45'17"E
C4	78°22'12"	25.00'	34.20'	20.38'	31.54'	S54°19'30"W
C5	3°38'44"	350.00'	21.00'	10.50'	20.94'	N88°18'46"W
C6	4°53'08"	835.00'	71.20'	35.62'	71.18'	S10°08'47"W
C7	91°50'20"	25.00'	42.64'	28.66'	37.64'	N14°12'58"W

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C8	6°34'06"	835.00'	46.95'	48.53'	46.84'	S04°22'34"W
C9	6°42'14"	835.00'	47.72'	48.49'	47.67'	S02°18'05"E
C10	45°31'01"	25.00'	41.66'	27.53'	37.02'	S42°06'19"N
C11	7°25'46"	835.00'	108.28'	54.22'	108.20'	S04°22'04"E
C12	77°03'05"	25.00'	39.62'	19.40'	31.14'	N51°36'55"W
C13	7°34'20"	835.00'	110.35'	55.26'	110.21'	S6°52'12"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	052°20'00"	800.00'	130.71'	343.07'	105.51'	N03°21'06"W
C102	013°20'25"	300.00'	64.85'	35.08'	64.64'	N03°27'55"W

