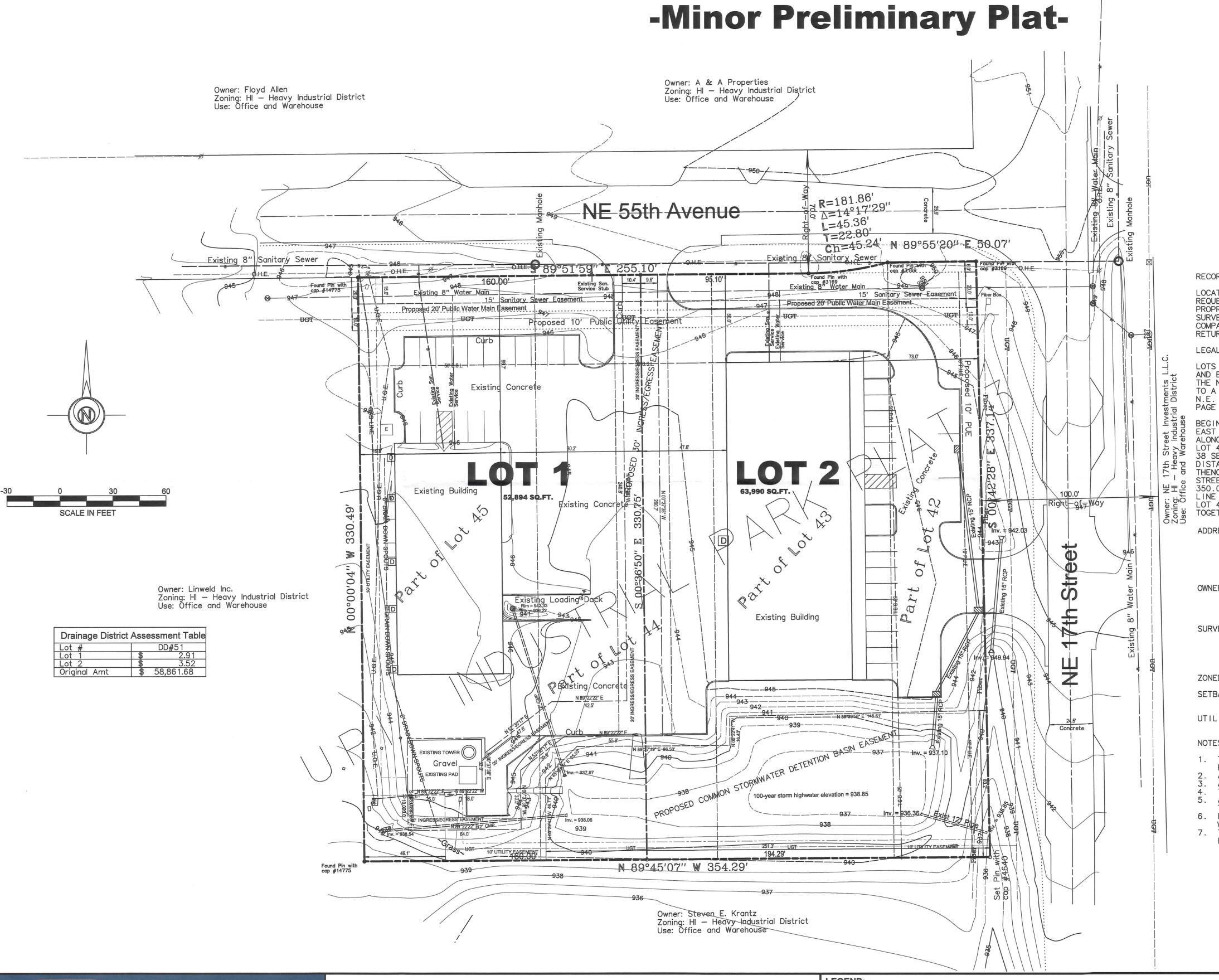
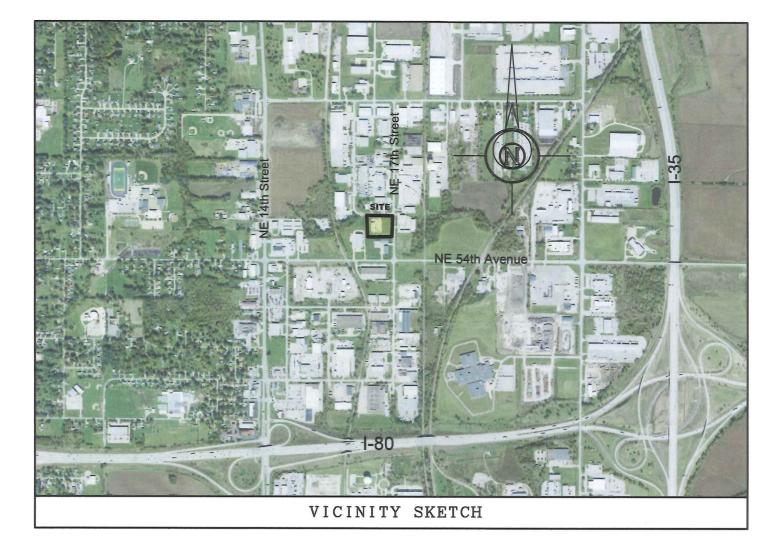
IRONMAN





RECORD INDEX

LOCATION: UPI INDUSTRIAL PARK PLAT 3
REQUESTOR: DENNY SULT
PROPRIETOR: DS & PS LLC
SURVEYOR: VOLDEMARS L. PELDS COMPANY: A. LEO PELDS ENGINEERING COMPANY RETURN TO: 2323 DIXON STREET, DES MOINES, IA 50316

LEGAL DESCRIPTION

LOTS 43, 44 AND 45, EXCEPT THE SOUTH 350.0 FEET THEREOF, AND LOT 42 EXCEPT THE SOUTH 350.0 FEET, AND EXCEPT THAT PART OF LOT 42 LYING NORTH AND EAST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 42; THENCE EASTERLY A DISTANCE OF 50.04 FEET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 42, SAID POINT BEING 50.0 FEET WEST OF THE CENTERLINE OF N.E. 17TH STREET, ALL BEING IN UPI INDUSTRIAL PARK PLAT 3, AN OFFICIAL PLAT, RECORDED IN BOOK Q, PAGE 829, POLK COUNTY, IOWA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 45; THENCE SOUTH 89 DEGREES, 52 MINUTES, 40 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 45, 44 AND 43 A DISTANCE OF 254.92 FEET; THENCE NORTHEASTERLY ALONG A 181.86 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 43, A DISTANCE OF 45.50 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 82 DEGREES, 42 MINUTES 38 SECONDS EAST, AND A CHORD OF 45.38 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES, 34 SECONDS EAST, A DISTANCE OF 50.04 FEET TO THE WEST RIGHT—OF—WAY LINE OF N.E. 17TH STREET, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 00 DEGREES, 15 MINUTES, 26 SECONDS EAST ALONG THE WEST RIGHT—OF—WAY LINE OF SAID N.E. 17TH STREET, A DISTANCE OF 337.14 FEET; THENCE NORTH 90 DEGREES,00 MINUTES, 00 SECONDS WEST, PARALLEL WITH AND 350.00 FEET NORTH OF THE SOUTH LINES OF SAID LOTS 42, 43, 44 AND 45, A DISTANCE OF 354.21 FEET TO THE WEST LINE OF SAID LOT 45; THENCE NORTH 00 DEGREES, 28 MINUTES, 20 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 45, A DISTANCE OF 330.62 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING SUBJECT TO AND LOT 45, A DISTANCE OF 330.62 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHÉR WITH ANY AND ALL EASEMENT OF RECORD. SAID TRACT OF LAND CONTAINS 2.68 ACRES, MORE OR LESS.

Minimum 0.S.R. = 25%

Total Area = 52,894

Open Space = 21,472 O.S.R. = 41%

LOT 2 Total Area = 63,990

Open Space = 25,170

0.S.R. = 39%

ADDRESS: LOT 1: 1647 NE 55TH AVE. DES MOINES, IA 50313 LOT 2: 5484 NE 17TH ST. DES MOINES, IA 50313

> DS & PS LLC 5819 NE 29TH ST ANKENY, IA 50313 DENNIS SULT - 515-266-5200

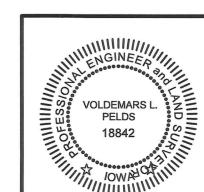
SURVEYOR: A. LEO PELDS ENGINEERING COMPANY ATTN: WALLY PELDS 2323 DIXON STREET DES MOINES, IA 50316

ZONED: HI - HEAVY INDUSTRIAL DISTRICT SETBACKS: FRONT - 50 FEET SIDE - 15 FEET

P: 515-265-8196

UTILITIES: WATER - DES MOINES WATER WORKS WASTEWATER - POLK COUNTY SANITARY SEWER

- THE COMMON STORMWATER DETENTION BASIN AND OUTLET PIPE LOCATED WITHIN THE COMMON STORMWATER DETENTION BASIN EASEMENT ON LOTS 1 AND 2 WILL BE JOINTLY MAINTAINED BY THE OWNERS OF LOTS 1 AND 2.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REPOUTED BY THE PROPERTY OWNER. ALL MAILBOXES LOCATED WITHIN THE POLK COUNTY RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE SEPARATE ENTITIES AND LEGAL PARCELS FOR EACH BUILDING. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT
- THE LOT OWNER S EXPENSE. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, NATURAL RESOURCE PROTECTION,
- WOODLANDS OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS ON THE PROPERTY THE EXISTING WATER MAIN EASEMENT ON THE PROPERTY WILL BE VACATED AND REPLACED WITH THE PROPOSED WATER MAIN EASEMENT SHOWN ON THE PLAT.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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. Iddling the

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): **NONE**

Minor Preliminary Plat - IRONMAN PORTLAND CEMENT CONCRETE ——xxx— UTILITY LINE OR PIPE WATER

1647 NE 55th Avenue Des Moines, Iowa

Maximum F.A.R. = 40%

Total Area = 52,894

Floor Area = 7,500F.A.R. = 14%

Total Area = 63,990

F.A.R. = 20%

Floor Area = 12,600

MAR - 1 2019

CITY OF ANKEN

Arrow on Hydrant NE corner of Property Elevation = 951.25' (NAVD 88) 17-071 07-26-2017 02-08-2019 J:SITE PLANS/POLK COUNTY/POLK COUNTY/DENNY SULT/IRON MAN PRE PLAT.SCJ

ELDS ENGINEERING COMPANY Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626, Des Moines, Iowa 50305 | P: 515 265 8196

HE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C.ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

STANDARD SYMBOLS: MORE OR LESS **FENCE LINE** FIRE HYDRANT IRON ROD OR PIPE FOUND SANITARY SEWER MANHOLE CALCULATED CORNER SECT. COR. MONUMENT FOUND SECT. COR. MONUMENT CALC. POWER POLE x:125.34 LIGHT POLE

FINISHED FLOOR

STORM SEWER MANHOLE SPOT ELEVATION (@ x) NOT TO SCALE **HOT MIX ASPHALT** H.M.A.

SANITARY SEWER STORM SEWER

UNDERGROUND ELEC. / TEL. OVERHEAD ELEC. / TEL CABLE TELEVISION