

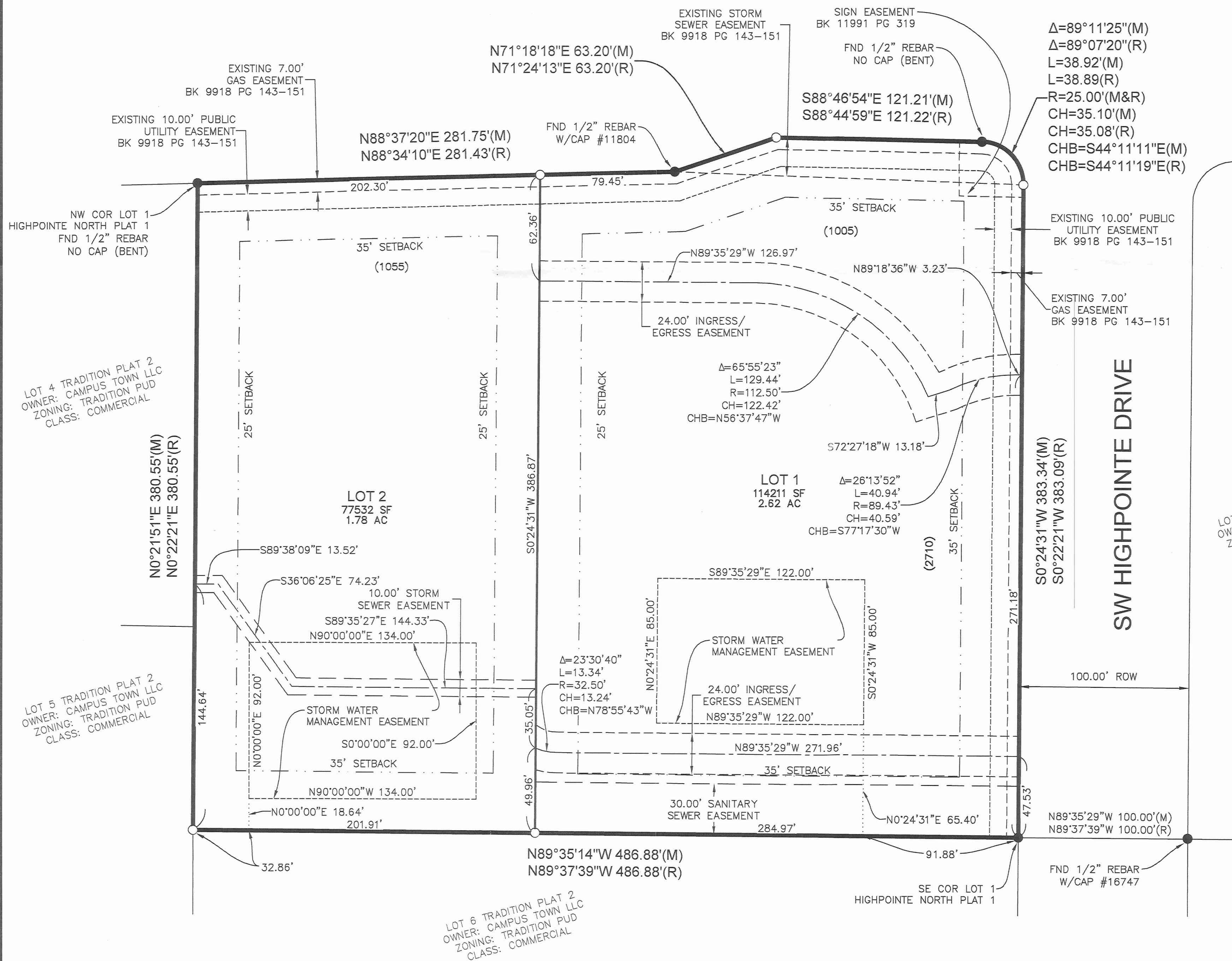
INDEX LEGEND

LOCATION: LOT 1, HIGHPOINT NORTH PLAT 1
REQUESTOR: NORTHWEST FEDERAL SAVINGS BANK
PROPRIETOR: NORTHWEST FEDERAL SAVINGS BANK
PO BOX 80
SPENCER, IA 51301
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER: AREA XI COMMUNITY COLLEGE
U-1 CONSERVATION AND PUBLIC UTILITY DISTRICT
ZONING: M-3 LIMITED INDUSTRIAL DISTRICT
R-3 MULTIPLE FAMILY RESIDENCE DISTRICT
CLASS: SCHOOL

HIGHPOINTE NORTH PLAT 2

FINAL PLAT

SW ORALABOR ROAD
(ROW VARIES)

OWNER / DEVELOPER

NORTHWEST FEDERAL SAVINGS BANK
PO BOX 80
SPENCER, IA 51301
PH: (515) 327-5101
CONTACT: DON NICKERSON

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

PLAT DESCRIPTION

LOT 1, HIGHPOINTE NORTH PLAT 1, AN
OFFICIAL PLAT IN THE CITY OF ANKENY,
POLK COUNTY, IOWA AND CONTAINING 4.40
ACRES (191,743 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL
EASEMENTS OF RECORD.

DATE OF SURVEY

NOVEMBER 12, 2018

NOTES

1. ANY SET MONUMENTATION SHOWN ON
THIS PLAT WILL BE COMPLETED WITHIN
ONE YEAR FROM THE DATE THIS PLAT
WAS RECORDED.
2. DEVELOPER IS RESPONSIBLE FOR RIGHT
TURN LANE ON SW ORALABOR ROAD AS
WELL AS 5-FOOT SIDEWALK ALONG SW
HIGHPOINTE DRIVE.
3. LOTS MAY BE SUBJECT TO MINIMUM
PROTECTION ELEVATIONS AND OTHER
ELEVATION RESTRICTIONS NOT SHOWN ON
THIS PLAT. REFER TO THE APPROVED
PROJECT ENGINEERING DOCUMENTS FOR
ANY ELEVATION RESTRICTIONS.

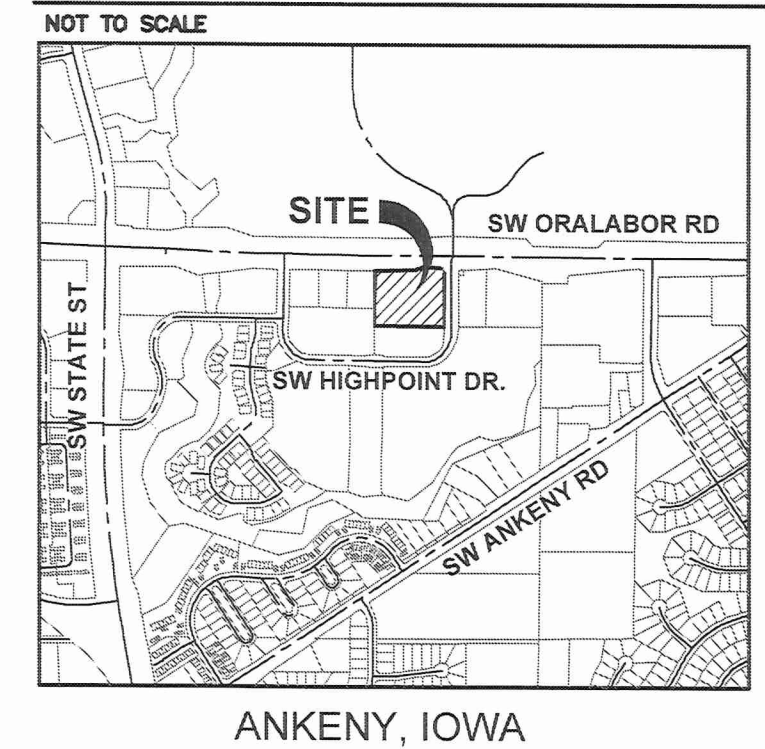
ZONING

HIGHPOINTE NORTH PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

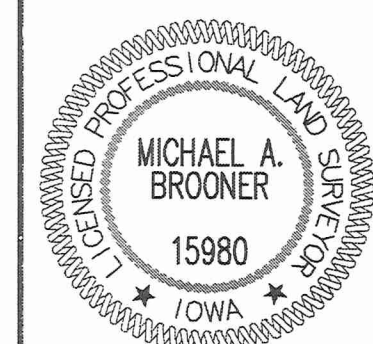
SETBACKS:
FRONT: 35'
SIDE YARD: 25'
REAR: 35'

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	
SECTION LINE	_____	
EASEMENT LINE	_____	
BUILDING SETBACK LINE	_____	
PLAT BOUNDARY	_____	



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.

MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

HIGHPOINTE NORTH PLAT 2
FINAL PLAT

1/1

1707.402