

AREA ABOVE RESERVED FOR RECORDER

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:
PT. LOT 23
HIGHLAND ACRES
SEC. 36-80-24

REQUESTED BY:
TWG DEVELOPMENT

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Aye	Nay	Pass	Absent
February 19, 2019				
Anderson	Aye	Nay	Pass	Absent
Black	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Olson	Aye	Nay	Pass	Absent
Ramaud	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Ayes	6	Nays	0	Absent
APPROVED				
Chairperson				
Secretary				

AREA ABOVE RESERVED FOR RECORDER

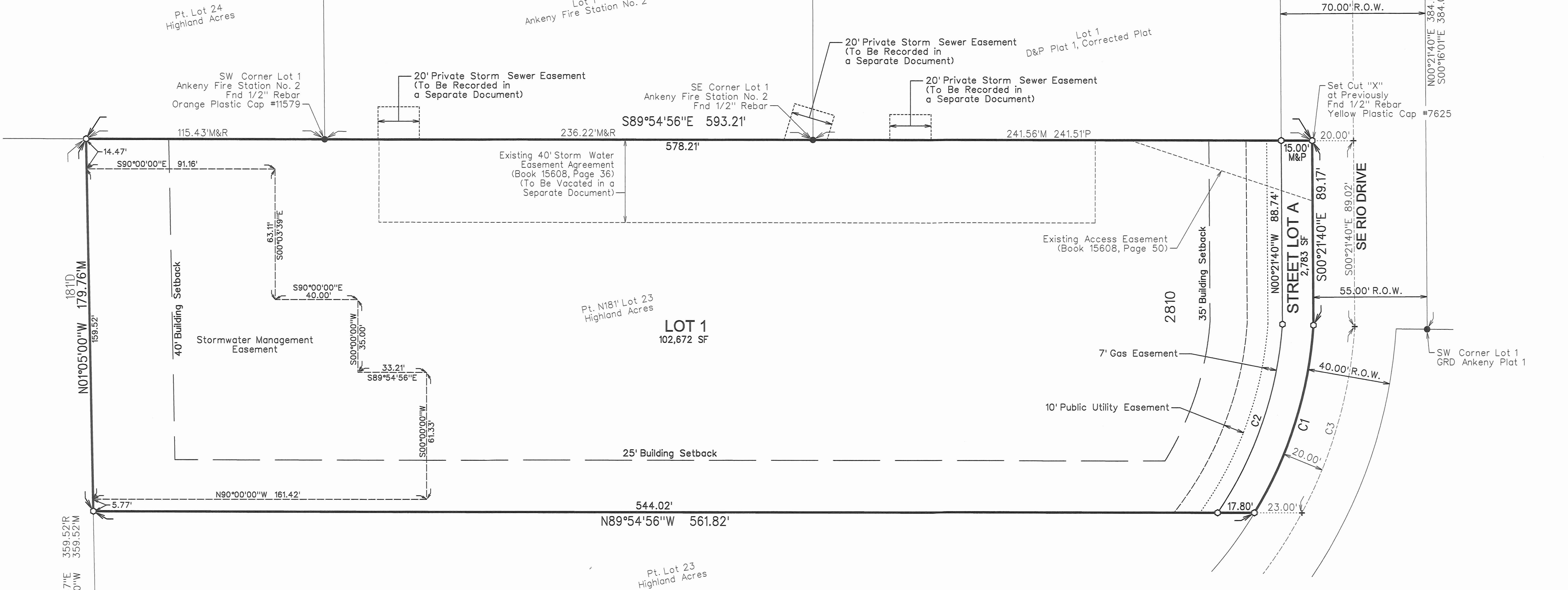
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Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	+	
Calculated Point	○	○
Control Point	●	●
Bench Mark	+	+
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Minimum Protection Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

PLAT DESCRIPTION

THE NORTH 181 FEET OF LOT 23 (EXCEPT THE WEST 155.40 FEET THEREOF) IN HIGHLAND ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

DATE OF SURVEY

JULY 11, 2018

OWNER

TWG DEVELOPMENT, LLC
333 N. PENNSYLVANIA STREET, SUITE 100
INDIANAPOLIS, IN 46204
CONTACT: SAM ROGERS
PHONE: 317-417-1533

ZONING

C-2 GENERAL RETAIL &
HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C1	27°31'19" RT	199.50'	95.83'	48.86'	S17°30'49"W 94.91'	
C2	30°13'21" LT	184.50'	97.32'	49.82'	N19°01'41"E 96.20'	
C3	24°46'59" LT	219.50'	94.94'	48.23'	N15°44'35"E 94.21'	

AREA SUMMARY

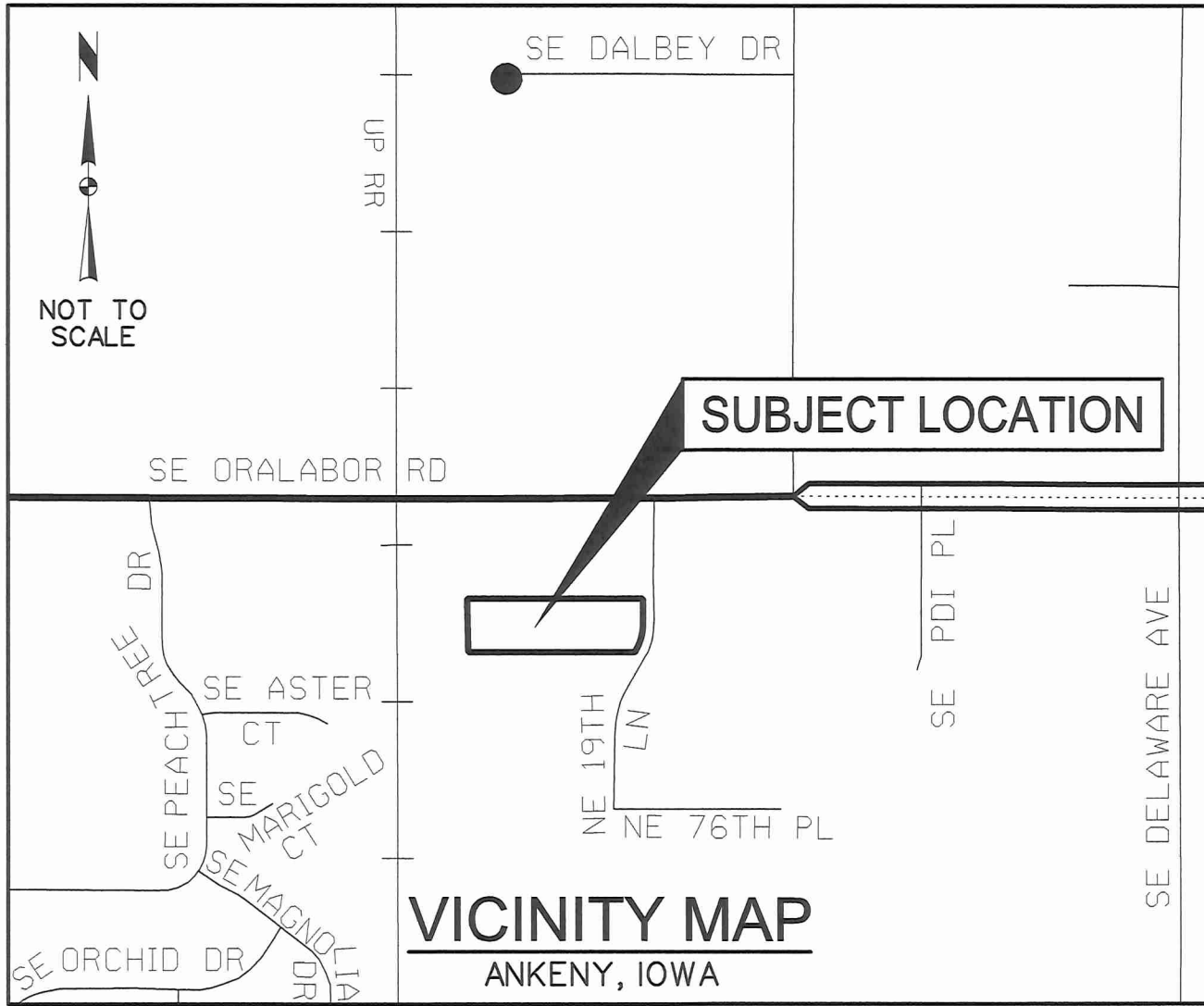
2.42 ACRES (105,455 S.F.)

DEVELOPER

TWG DEVELOPMENT, LLC
333 N. PENNSYLVANIA STREET, SUITE 100
INDIANAPOLIS, IN 46204
CONTACT: SAM ROGERS
PHONE: 317-417-1533

BULK REGULATIONS

FRONT YARD SETBACK: 35 FEET
SIDE YARD SETBACK
(ADJACENT TO RESIDENTIAL): 25 FEET
REAR YARD SETBACK: 40 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 Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date 4/30/19

License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
Sheet 1 of 1

REVISED PER CITY COMMENTS	DATE	BY
04/30/19/SGK	07/30/19/SGK	
1		
MARK	REVISION	DATE
Engineer: MAA	Checked By: EDG	Scale: 1" = 30'
Technician: SGK	Date: 12/14/18	Field Bk:
Project No: 118.0632		Sheet 1 of 1

ANKENY LOFTS PLAT 1

FINAL PLAT

ANKENY, IOWA

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

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 118.0632

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