

OWNER

DATE OF SURVEY

ZONING AND BULK REGULATIONS

ZONING

BULK REGULATIONS

FRONT: 25 FEET

DEVELOPER

ENGINEER / SURVEYOR

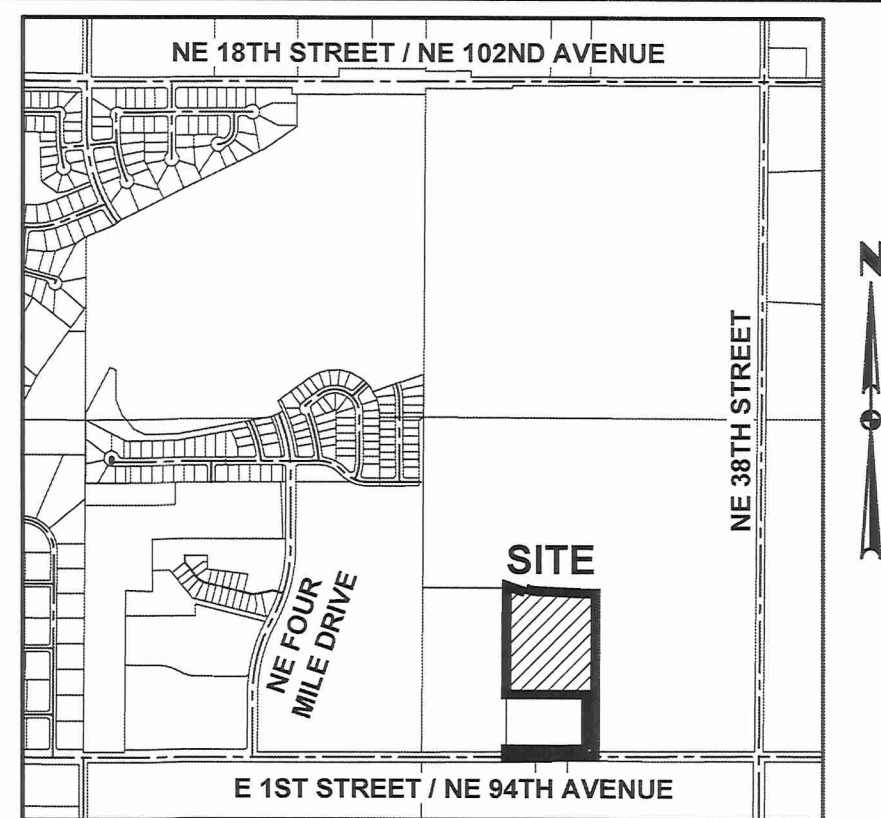
PLAT DESCRIPTION

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°14'23"	1000.00'	91.45'	N89°59'12"E	91.42'	C16	1°02'50"	380.00'	6.95'	N0°43'17"E	6.94'
C2	4°09'29"	400.00'	29.03'	S17°55'15"W	29.02'	C17	89°14'52"	25.00'	38.94'	N43°22'44"W	35.12'
C3	9°56'07"	350.00'	60.69'	S15°01'56"W	60.62'	C18	4°43'06"	970.00'	79.88'	S89°38'18"W	79.86'
C4	9°52'00"	350.00'	60.27'	S5°07'53"W	60.20'	C19	87°35'29"	25.00'	38.22'	S43°35'52"E	34.60'
C5	87°35'29"	80.00'	122.30'	S43°35'52"E	110.73'	C20	92°24'23"	25.00'	40.32'	N46°24'12"E	36.09'
C6	2°54'10"	1030.00'	52.18'	N88°54'02"E	52.18'	C21	87°35'37"	25.00'	38.22'	N43°35'48"W	34.61'
C7	2°15'16"	1030.00'	40.53'	S88°31'15"E	40.53'	C22	92°24'31"	25.00'	40.32'	S46°24'08"W	36.09'
C8	75°38'32"	25.00'	33.01'	N54°47'08"E	30.66'	C23	87°35'29"	50.00'	76.44'	S43°35'52"E	69.21'
C9	3°02'08"	380.00'	20.13'	N18°28'56"E	20.13'	C24	92°24'23"	25.00'	40.32'	N46°24'12"E	36.09'
C10	4°09'29"	430.00'	31.21'	S17°55'15"W	31.20'	C25	87°35'37"	25.00'	38.22'	N43°35'48"W	34.61'
C11	107°23'37"	25.00'	46.86'	S33°41'48"E	40.29'	C26	79°29'45"	110.00'	152.62'	N47°38'44"W	140.67'
C12	92°24'23"	25.00'	40.32'	N46°24'12"E	36.09'	C27	8°05'44"	110.00'	15.54'	N3°50'59"W	15.53'
C13	87°35'37"	25.00'	38.22'	N43°35'48"W	34.61'						
C14	91°51'32"	25.00'	40.08'	S46°40'37"W	35.92'						
C15	0°32'59"	320.00'	3.07'	S0°28'22"W	3.07'						

VICINITY MAP



ANKENY, IOWA

LEGEND

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#18660 (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	=====	

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. OUTLOT "Z" WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
6. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING A LEFT TURN LANE ON 1ST STREET.

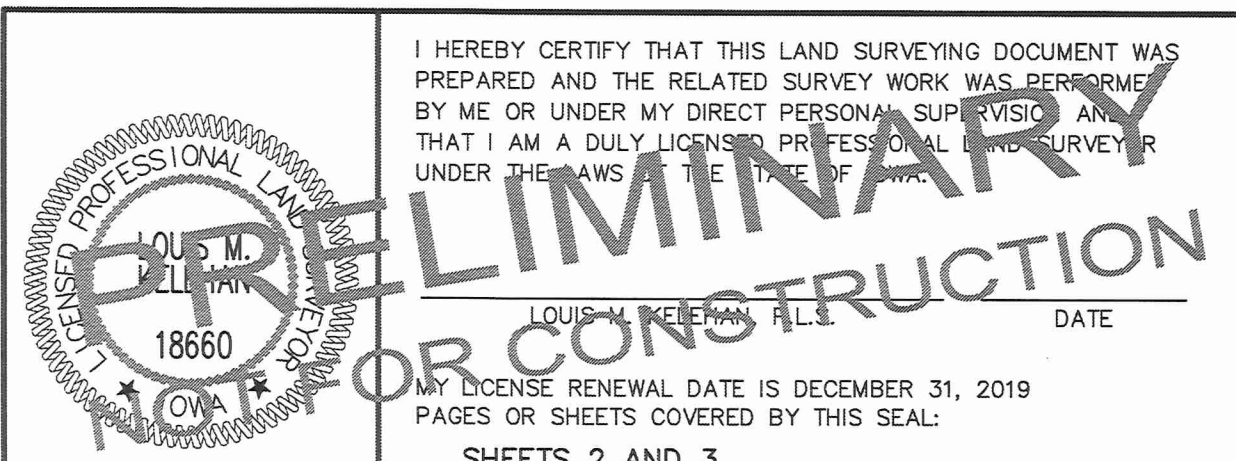
AREA SUMMARY

NW1/4 SE1/4 SEC 17-80-23	= 0.01 ACRES
SW1/4 SE1/4 SEC 17-80-23	= 13.46 ACRES
SE1/4 SE1/4 SEC 17-80-23	= 1.16 ACRES
TOTAL	= 14.63 ACRES

RECEIVED

MAY 1 2019

CITY OF ANKENY



THE CROSSINGS AT DEER CREEK PLAT 5 FINAL PLAT

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: ENH

TECH: MDM

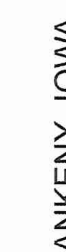
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS	DATE
THIRD SUBMITTAL	04-26-19
SECOND SUBMITTAL	04-05-19
FIRST SUBMITTAL	03-15-19

FILE: H:\2018\1808429\DWG\1808429-FINAL PLAT.DWG
 FILE DATE: 4/30/19
 DATE PLOTTED: 4/30/2019 2:52 PM
 PLOTTED BY: EMILY HARDING
 TECH:
 COMMENT:
 ENG:

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

ENGINEER: ENH	TECH: MDM
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