

ASI INDUSTRIAL PARK PLAT 1

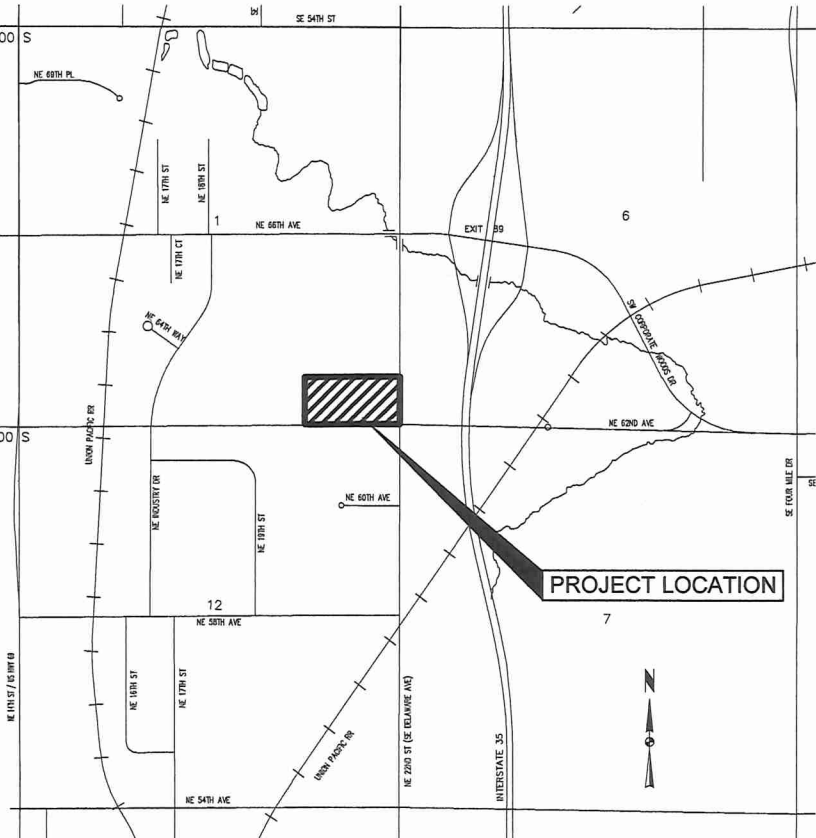
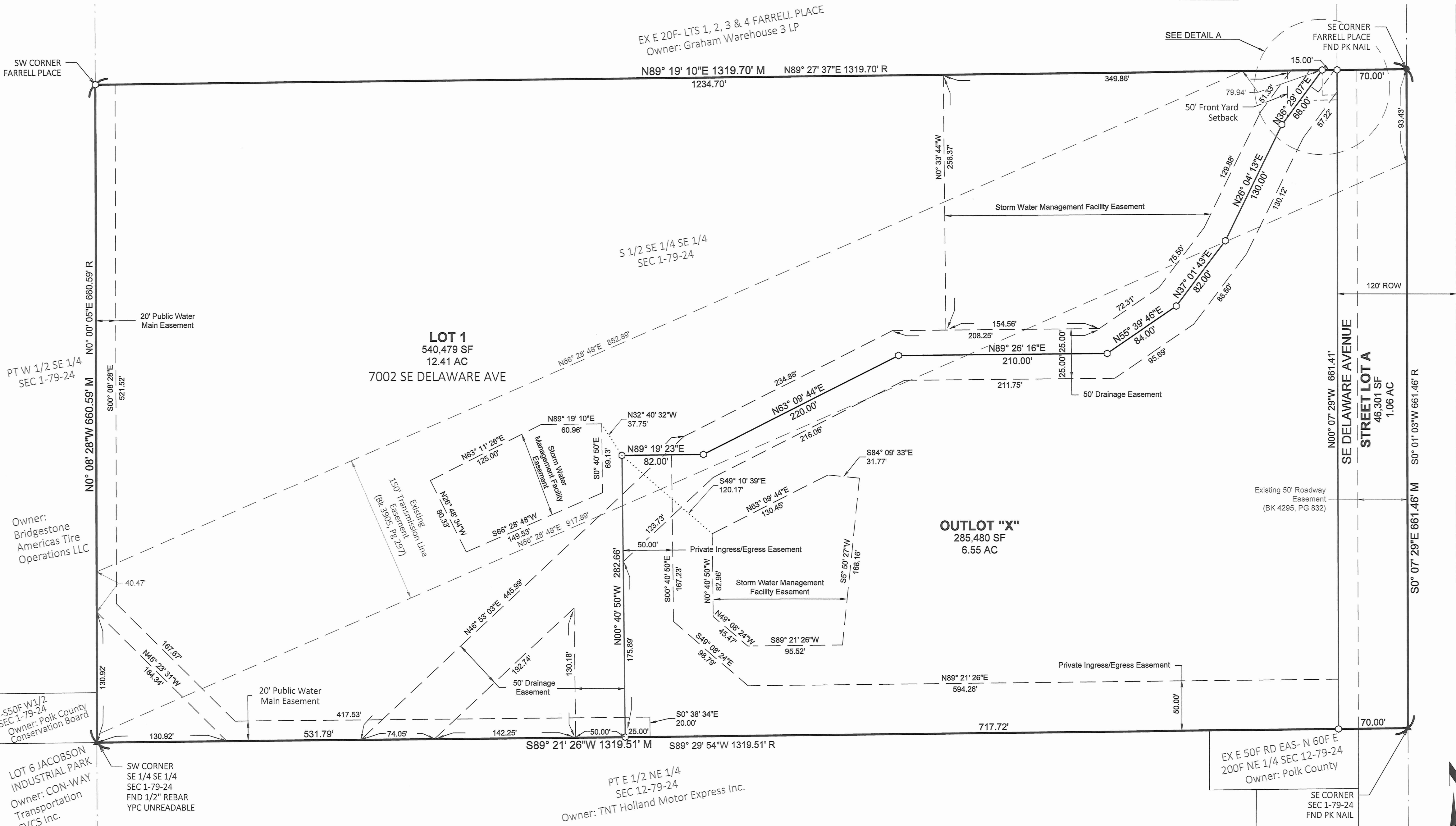
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SOUTH 1/2 SE 1/4 SEC 1/4 SEC. 1-79-24
REQUESTED BY:
A & N PROPERTIES, LLC.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Present	Absent	Excused	Other
April 2, 2019				
Anderson	Yes	No	Pass	Absent
Ende	Yes	No	Pass	Absent
Fleck	Yes	No	Pass	Absent
Houlihan	Yes	No	Pass	Absent
Hunter	Yes	No	Pass	Absent
Olsen	Yes	No	Pass	Absent
Renaud	Yes	No	Pass	Absent
Ripper	Yes	No	Pass	Absent
West	Yes	No	Pass	Absent
Ayes	7	0	Pass	Absent
APPROVED				
L. West				
Chairperson				
B. Suprak				
Secretary				



VICINITY MAP

PLAT DESCRIPTION

WARRANTY DEED: BOOK 17181, PAGE 699

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M.

SUBJECT TO ROAD RIGHTS-OF-WAY AND EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD

OWNER/DEVELOPER

A & N PROPERTIES, LLC.
221 S MAGAZINE ROAD
ANKENY, IOWA 50021
CONTACT: ANDREW LARSON
PHONE: (515) 964.5229

ZONING

M-1: LIGHT INDUSTRIAL DISTRICT W/ CONDITIONS

BULK REGULATIONS

FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 40'
SIDE YARD SETBACK = NONE; EXCEPT WHEN
ADJACENT RESIDENTIAL OR ROW = 50'
MAXIMUM HEIGHT = 75'
MAXIMUM STORIES = 5

ACRES

GROSS= 18.96 AC (872,259 SF)
ROADWAY RIGHT-OF-WAY= 0.80 AC (33,072 SF)
NET= 18.19 AC (839,187 SF)

NOTES

- THE DEVELOPER OF OUTLOT "X" WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION AND 8' WIDE TRAIL ALONG THE WEST SIDE OF SE DELAWARE AVENUE AT THE TIME OF PLATTING.
- IF TURN LANE WARRANTS ARE MET, THE DEVELOPER SHALL DESIGN AND CONSTRUCT AT THE DEVELOPER'S EXPENSE THE NORTHBOUND LEFT-TURN LANE AND SOUTHBOUND RIGHT-TURN LANE WITH THE SITE DEVELOPMENT OF OUTLOT "X". THE WARRANT ANALYSES SHALL INCLUDE THE TRAFFIC ASSOCIATED WITH THE ENTIRE ASI INDUSTRIAL PARK PLAT 1.
- THE LANDSCAPING INSTALLED ON OUTLOT "X" WITH THE SITE DEVELOPMENT OF LOT 1 SHALL NOT BE COUNTED TOWARD THE FUTURE LANDSCAPING REQUIREMENTS OF OUTLOT "X".

LEGEND

Survey

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Set

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

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

5/9/10
Date

ASI INDUSTRIAL PARK PLAT 1

FINAL PLAT

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

118.0994

Sheet 1 of 1

Sheet 1 of 1