

# INDEX LEGEND

COUNTY: POLK COUNTY, IOWA CITY: ANKENY

LOCATION:  
FRIENDLY HILLS - LOTS 2 AND 3  
PART OF NW 1/4 OF FR'L NE 1/4 OF SECTION 01 -  
TOWNSHIP 79 NORTH - RANGE 24 WEST

REQUESTED BY: PT LAND INVESTMENTS LLC  
& PROPRIETOR: CONTACT: DEAN KLOEWER  
600 LASALLE AVE  
PANAMA, IA 51562  
PHONE: (712) 489-2020

SURVEYOR: THAREN J. HELGERSON, PLS #18530

SURVEY COMPANY: NILLES ASSOCIATES, INC.

RETURN TO: THAREN J. HELGERSON,  
NILLES ASSOCIATES, INC.  
1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023 PH: (515) 965-0123

## LEGEND

- Found monument 1/2" IR unless otherwise noted
- ▲ Found section corner monument as noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- MPE Minimum Protection Elevation
- E.E. Electric Easement
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- S.E. Sidewalk Easement
- G.E. Gas Easement
- (R) Record dimension
- 1234 Lot Address
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Proposed road centerline
- Section line
- Existing boundary line
- Existing easement line

## GENERAL NOTES

- Land area : 11.44 acres
- Address : Lot 1 - 725 SE 54th Street
- Zoning : M -1 Light Industrial District (City of Ankeny)  
Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
- Bulk Regulations : M -1 Light Industrial District  
Front Yard - 50 feet  
Side Yard - None required  
Rear Yard - 40 feet
- The west line of the Fractional Northeast Quarter of Section 01, Township 79 North, Range 24 West is assumed to bear North 00 degrees 12 minutes 18 seconds West.
- The site lies within Zone X, areas determined to be of minimal flood hazard, as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019, and Flood Insurance Rate Map Community Panel Number 190226 0215 F, with an effective date of February 1, 2019.
- The developer will be responsible for streetlight installation along the south side of SE 54th Street.
- 8' sidewalks are required on the south side of SE 54th Street

## PANAMA TRANSFER ADDITION LEGAL DESCRIPTION

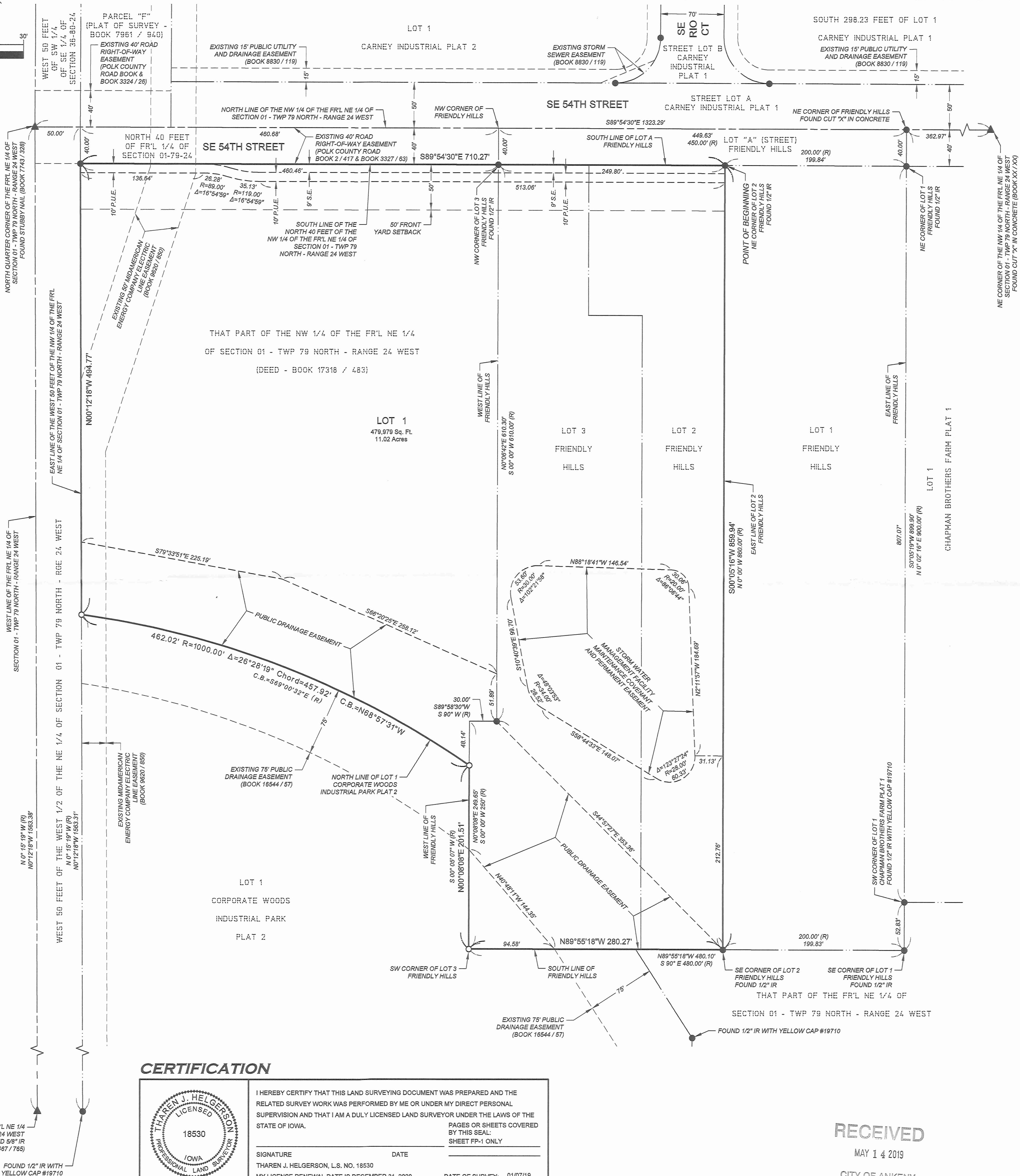
That part of the Northwest Quarter of the Fractional Northeast Quarter of Section 01, Township 79 North, Range 24 West of the Fifth Principal Meridian, located in the City of Ankeny, Polk County, Iowa; AND Lots 2 and 3, FRIENDLY HILLS, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 2, FRIENDLY HILLS; thence South 00 degrees 05 minutes 16 seconds West, along the east line of said Lot 2, FRIENDLY HILLS, a distance of 859.94 feet, to the south line of said FRIENDLY HILLS; thence North 89 degrees 55 minutes 18 seconds West, along said south line of FRIENDLY HILLS, a distance of 280.27 feet, to the west line of said FRIENDLY HILLS; thence North 00 degrees 08 minutes 08 seconds East, along said west line of FRIENDLY HILLS, a distance of 201.51 feet, to the north line of Lot 1, CORPORATE WOODS INDUSTRIAL PARK PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa; thence northwesterly 462.02 feet along a curve to the left, not tangent to the last described line, along said north line of Lot 1, CORPORATE WOODS INDUSTRIAL PARK PLAT 2, having a radius of 1000.00 feet, a delta angle of 26 degrees 28 minutes 19 seconds and a chord distance of 457.92 feet which bears North 68 degrees 57 minutes 31 seconds West, to the east line of the west 50 feet of said Northwest Quarter of the Fractional Northeast Quarter of Section 01, a distance of 494.77 feet, to the south line of the north 40 feet of said Northwest Quarter of the Fractional Northeast Quarter of Section 01; thence South 89 degrees 54 minutes 30 seconds East, along said south line of the north 40 feet of the Northwest Quarter of the Fractional Northeast Quarter of Section 01, a distance of 710.27 feet, to said east line of Lot 2, FRIENDLY HILLS and the Point of Beginning.

Containing 11.02 acres more or less.

Said parcel is subject to all easements and restrictions.

SW CORNER OF THE NW 1/4 OF THE FR'L NE 1/4 OF SECTION 01 - TWP 79 NORTH - RANGE 24 WEST  
FOUND 5/8" IR  
(BOOK 15467 / 765)



## CERTIFICATION

	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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.		
	PAGES OR SHEETS COVERED BY THIS SEAL: SHEET FP-1 ONLY		
	SIGNATURE	DATE	
	THAREN J. HELGERSON, L.S. NO. 18530 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020		
		DATE OF SURVEY:	01/07/19

RECEIVED  
MAY 14 2019  
CITY OF ANKENY

1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023-2595  
(515) 965-0123 phone - (515) 965-3322 fax  
Civil Engineering - Land Surveying  
Landscape Architecture

**NILLES ASSOCIATES**

REVISIONS:  
1) 5/6/2019 - CITY TECH REVIEW COMMENTS  
2) 5/15/19 - UPDATE BOUNDARY AND LEGAL  
3) 5/15/19 -  
4) 5/15/19 -  
5) 5/15/19 -  
6) 5/15/19 -  
7) 5/15/19 -

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY THE SURVEYOR. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY THE SURVEYOR.

PANAMA TRANSFER ADDITION  
ANKENY, IOWA  
FINAL PLAT

PROJECT NAME: PANAMA TRANSFER ADDITION  
DRAWN BY: TJH  
CHECKED BY: JHP  
SHEET SIZE: 24" X 36"  
SHEET TITLE: FP-1  
SHEET NO.: 1/1