HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2

INDEX LEGEND

COUNTY: POLK COUNTY, IOWA **CITY:** ANKENY

LOCATION:
PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1
- OUTLOT M
- OUTLOT K

REQUESTED BY & PROPRIETOR: DRA PROPERTIES, LC
1525 NE 36TH STREET
ANKENY, IOWA 50021
(515) 964-9444

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

I hereby grant administrative approval of the final plat for Heritage Village at Prairie Trail Plat 2 as set forth in the Prairie Trail Planned Unit Development Parkway South at Prairie Trail Neighborhood Plan.

CITY OF ANKENY, IA

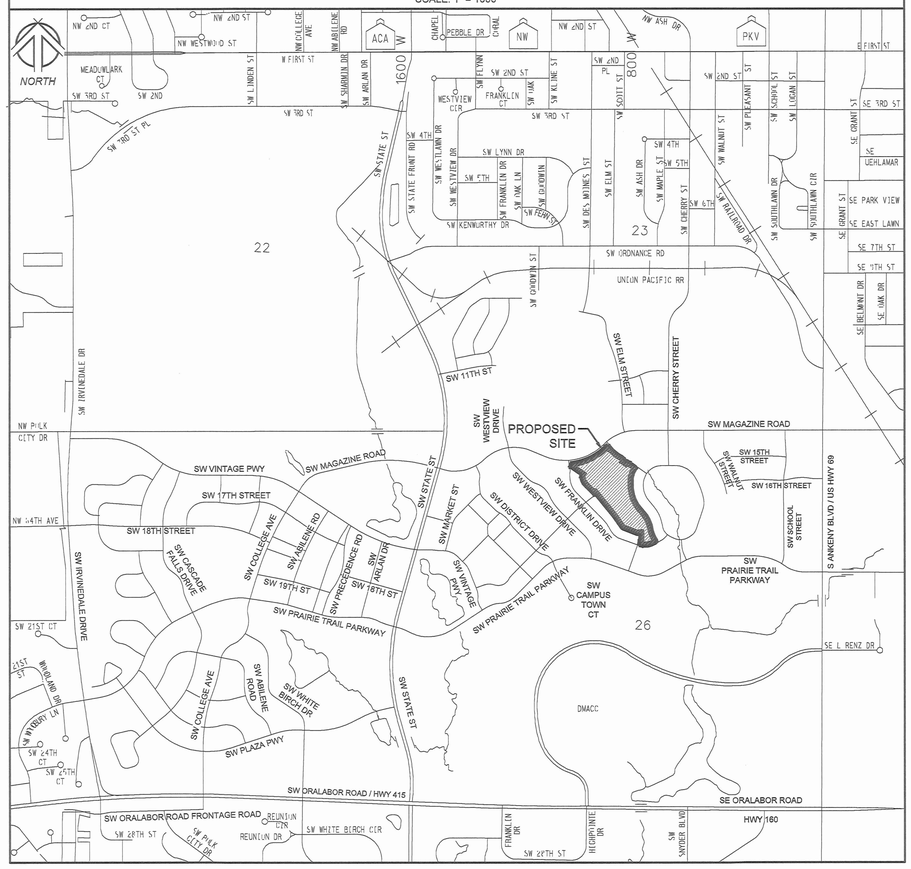
Eric Jones, Director
Planning & Building Department

ATTEST:

Brenda Fuglsang 5-14-19
Brenda Fuglsang Date
Administrative Assistant

VICINITY MAP

SCALE: 1" = 1000'



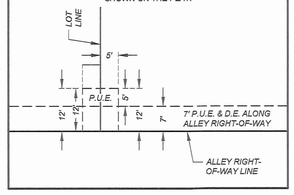
LEGEND

●	Found monument 5/8" IR with red cap #18530 unless otherwise noted
⊖	Found monument 1/2" IR with yellow cap #18643 unless otherwise 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.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.F.E.	Surface Water Flowage Easement
W.E.	Water main Easement
G.E.	Gas Easement
M.E.C.	MidAmerican Energy Company Electric 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

ALLEY P.U.E. DETAIL

NO SCALE

BEING 5 FEET IN WIDTH AND ADJOINIING SIDE PROPERTY LINES AND 12 FEET PERPENDICULAR FROM THE ALLEY RIGHT OF WAY, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT.



GENERAL NOTES

1. Land area : 13.76 acres
2. HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2 is part of the amended Heritage Park at Prairie Trail Neighborhood Plan, Prairie Trail Southeast Neighborhood Plan, and the Parkway South at Prairie Trail Neighborhood Plan, as approved by the City of Ankeny.
3. Lots A and B shall be dedicated to the City of Ankeny for public right-of-way purposes.
4. Lot V shall be private open space.
5. Street lights to be provided by developer.
6. Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); 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.
7. There shall be no driveway access onto SW Des Moines Street.
8. The west line of Lot 24, HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2 is assumed to bear North 39 degrees 06 minutes 57 seconds West.
9. The site lies within Zone X, areas determined to be outside of the 0.2% Annual Chance Floodplain, as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019.
10. No franchise utility transformers, switch gears, pedestals or other cabinetry will be situated within a Public Utility Easement within the front or side yard of any residential lot. The intent for said easement is for distribution purposes only. All such above-ground cabinetry shall be placed within the provided Public Utility Easements located in the rear yards of the residential lots or in future easements created in office or commercial parcels.

BENCHMARKS

1. Top of rim of existing sanitary manhole, located at the intersection of SW Franklin Drive and SW Merchant Street. Elevation = 965.40' (NAVD88)
2. Top of rim of existing sanitary manhole, located at the intersection of SW Franklin Drive and SW Oak Street. Elevation = 954.32' (NAVD88)
3. Top of rim of existing sanitary manhole, located at the intersection of SW 16th Street and SW Walnut Street. Elevation = 961.43 (NAVD88)

HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2

LEGAL DESCRIPTION

Outlot M and Outlot K, PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 13.76 acres more or less.

Said parcel is subject to all easements and restrictions.

CERTIFICATION

THAREN J. HELGERSON LICENSED 18530 IOWA PROFESSIONAL LAND SURVEYOR

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.

SIGNATURE — DATE 05/13/19

THAREN J. HELGERSON, L.S. NO. 18530

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET FP-1 & FP-2 ONLY

DATE OF SURVEY: 01/07/19

NILLES ASSOCIATES
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

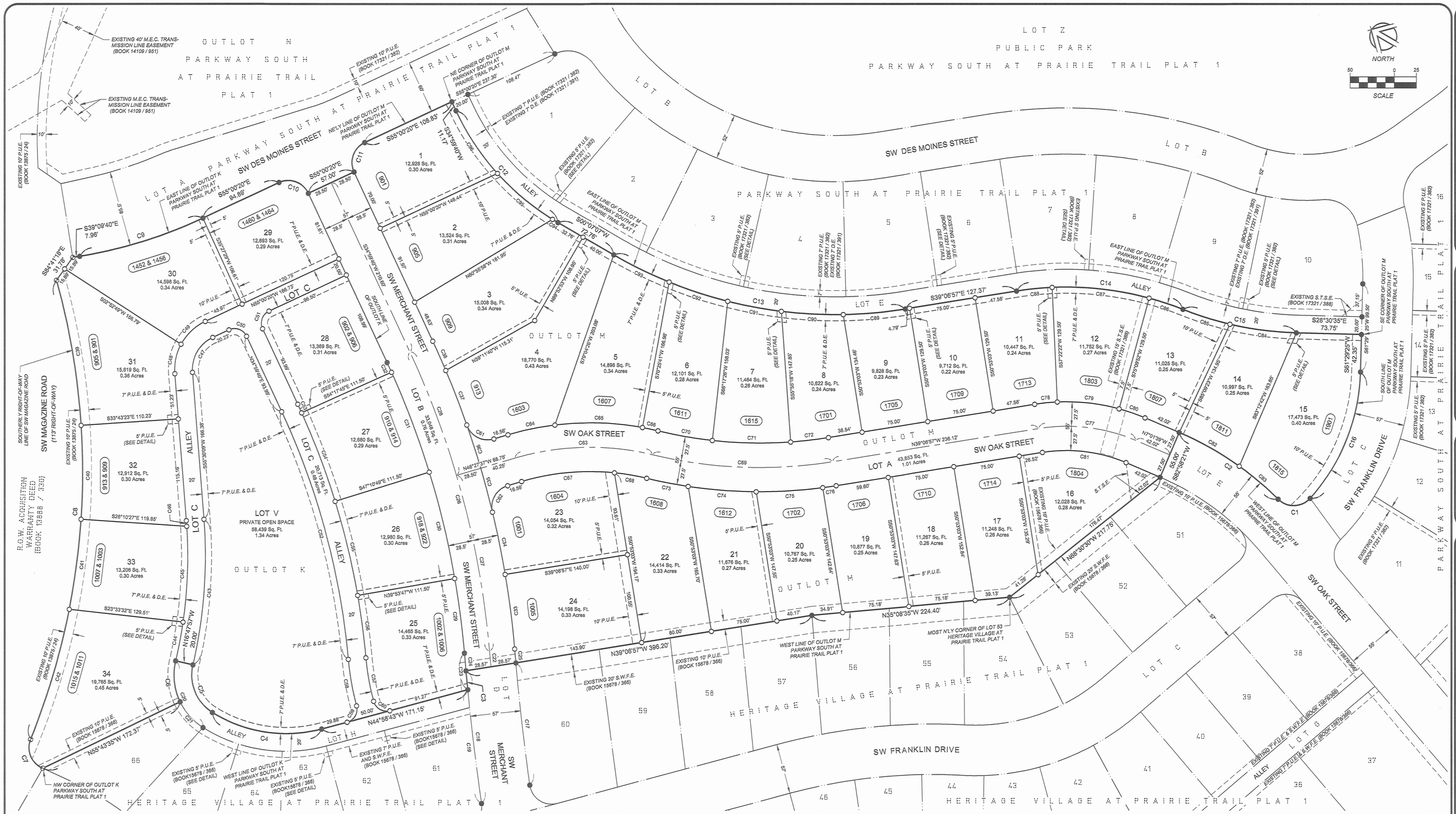
REVISIONS:
1) 03/08/19 - CITY TECH REVIEW COMMENTS
2) 05/10/19 - CITY TECH REVIEW COMMENTS
3)
4)
5)
6)
7)

NOTICE: NILLES ASSOCIATES, INC. MAKES ANY AND ALL REPRESENTATIONS AND ASSUMES NO PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THE RECOMMENDATIONS OF THE ENGINEERING INTERPRETATIONS OF THE DATA TO OBTAIN ANSWERS TO QUESTIONS ARISING OUT OF INCOMPLETE OR MISLEADING DATA, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME: HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2
ANKENY, IOWA

DESCRIPTION: FINAL PLAT

NAI NO.:	19007
DATE:	03/15/19
DRAWN BY:	TJH
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-1
SHEET NO.:	1/2



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	40.50'	25.00'	92°49'24"	36.22'	N31°31'53"W
C2	135.74'	355.00'	21°54'28"	134.91'	N3°55'35"E
C3	21.43'	3028.50'	0°24'19"	21.43'	S54°31'57"W
C4	128.40'	158.50'	47°00'33"	124.83'	N21°28'27"W
C5	62.11'	50.00'	71°10'14"	58.19'	N37°38'56"E
C6	47.56'	70.00'	38°55'38"	46.65'	S53°44'14"W
C7	39.43'	25.00'	90°21'36"	35.47'	N36°51'41"E
C8	528.31'	805.00'	37°36'09"	518.88'	N63°14'24"E
C9	146.29'	529.00'	15°50'40"	145.82'	S47°05'00"E
C10	39.27'	25.00'	90°00'00"	35.36'	S10°00'20"E
C11	39.27'	25.00'	90°00'00"	35.36'	N79°59'40"E
C12	173.48'	285.00'	34°52'33"	170.81'	S17°33'23"W
C13	342.04'	499.50'	39°14'04"	335.40'	S19°29'55"E
C14	191.61'	357.00'	30°45'05"	189.31'	S23°44'24"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C15	131.67'	374.50'	20°08'43"	131.00'	S18°26'13"E
C16	156.83'	221.50'	40°34'00"	153.57'	S81°46'25"W
C17	138.72'	2971.50'	2°40'29"	138.71'	S53°28'19"W
C18	150.71'	3028.50'	2°51'05"	150.69'	S53°18'35"W
C19	129.28'	3028.50'	2°26'45"	129.27'	S53°06'25"W
C20	86.95'	70.00'	71°10'14"	81.47'	S37°38'56"W
C21	39.39'	70.00'	32°14'36"	38.87'	S18°09'07"W
C22	18.01'	3000.00'	0°20'39"	18.01'	S54°56'38"W
C23	41.55'	3028.50'	0°47'10"	41.55'	S54°43'22"W
C24	20.12'	3028.50'	0°22'50"	20.12'	S54°55'32"W
C25	15.91'	2971.50'	0°18'24"	15.91'	S54°57'45"W
C26	351.19'	1000.00'	20°07'17"	349.38'	S45°03'19"W
C27	202.04'	1000.00'	11°34'34"	201.70'	N49°19'40"E
C28	149.14'	1000.00'	8°32'43"	149.01'	N39°16'02"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C29	84.99'	971.50'	5°00'44"	84.96'	N52°36'35"E
C30	123.50'	971.50'	7°17'02"	123.42'	N46°27'42"E
C31	120.65'	971.50'	7°06'56"	120.57'	N39°15'43"E
C32	12.04'	971.50'	0°42'35"	12.03'	N35°20'58"E
C33	84.76'	1028.50'	4°43'18"	84.73'	S52°45'18"W
C34	71.77'	1028.50'	3°59'53"	71.75'	S48°23'43"W
C35	51.28'	1028.50'	2°51'23"	51.27'	N44°58'05"E
C36	51.28'	1028.50'	2°51'23"	51.27'	N42°06'42"E
C37	65.99'	1028.50'	3°40'33"	65.97'	S38°50'43"W
C38	36.13'	1028.50'	2°00'47"	36.13'	S36°00'03"W
C39	166.32'	805.00'	11°50'17"	166.03'	S50°21'28"W
C40	106.05'	805.00'	7°32'56"	105.99'	S60°03'05"W
C41	102.51'	805.00'	7°17'45"	102.44'	S67°28'26"W
C42	153.42'	805.00'	10°55'11"	153.19'	S76°34'54"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C43	165.41'	535.50'	17°41'54"	164.76'	S64°21'06"W
C44	44.50'	515.50'	4°56'47"	44.49'	N70°43'39"E
C45	108.38'	515.50'	12°02'45"	108.18'	N62°13'53"E
C46	6.35'	515.50'	0°42'22"	6.35'	N55°51'20"E
C47	48.51'	40.00'	69°29'31"	45.60'	N89°45'06"W
C48	34.52'	60.00'	32°57'53"	34.05'	N71°59'05"E
C49	38.25'	60.00'	36°31'38"	37.61'	S73°16'09"E
C50	23.56'	15.00'	90°00'00"	21.21'	N10°00'20"W
C51	23.56'	15.00'	90°00'00"	21.21'	S79°59'40"W
C52	290.81'	840.00'	19°50'09"	289.36'	N44°54'45"E
C53	10.65'	860.00'	0°42'35"	10.65'	S35°20'56"W
C54	106.80'	860.00'	7°06'56"	106.73'	S39°15'43"W
C55	109.33'	860.00'	7°17'02"	109.26'	S46°27'42"W
C56	70.95'	860.00'	4°43'36"	70.93'	S52°28'01"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C57	49.98'	290.00'	9°52'28"	49.92'	S49°53'35"W
C58	53.37'	310.00'	9°51'52"	53.31'	N49°53'53"E
C59	23.58'	15.00'	90°03'19"	21.22'	N89°59'37"E
C60	23.54'	15.00'	89°56'04"	21.20'	S0°00'41"E
C61	38.02'	25.00'	87°08'37"	34.46'	S2°53'18"E
C62	38.02'	25.00'	87°08'37"	34.46'	S89°58'05"W
C63	157.33'	300.00'	30°02'52"	155.53'	N31°26'11"W
C64	54.39'	327.50'	9°30'55"	54.33'	S41°42'10"E
C65	99.30'	327.50'	17°22'23"	98.92'	S28°15'31"E
C66	18.06'	327.50'	3°09'34"	18.06'	S17°59'32"E
C67	105.85'	272.50'	22°15'25"	105.19'	N35°19'54"W
C68	37.05'	272.50'	7°47'27"	37.02'	N20°18'28"W
C69	205.06'	517.50'	22°42'12"	203.72'	N27°45'51"W
C70	62.40'	490.00'	7°17'49"	62.36'	S20°03'39"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C71	88.68'	490.00'	10°22'08"	88.55'	S28°53'38"E
C72	43.08'	490.00'	5°02'15"	43.07'	S36°35'49"E
C73	47.91'	545.00'	5°02'12"	47.89'	N18°55'51"W
C74	77.23'	545.00'	8°07'09"	77.17'	N25°30'31"W
C75	75.42'	545.00'	7°55'43"	75.36'	N33°31'58"W
C76	15.40'	545.00'	1°37'08"	15.40'	N38°18'23"W
C77	112.01'	200.00'	30°02'52"	110.55'	N23°04'18"W
C78	25.76'	227.50'	6°29'19"	25.75'	S35°52'18"E
C79	70.64'	227.50'	17°47'30"	70.36'	S23°43'53"E
C80	31.00'	227.50'	7°48'29"	30.98'	S10°55'53"E
C81	96.61'	172.50'	32°05'18"	95.35'	N23°04'18"W
C82	78.00'	355.00'	12°35'20"	77.84'	S0°43'59"E
C83	57.74'	355.00'	9°19'08"	57.67'	S10°13'15"W
C84	75.86'	374.50'	11°36'24"	75.73'	N22°42'23"W

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C85	55.81'	374.50'	8°32'19"	55.76'	N12°38'02"W
C86	40.32'	357.00'	6°28'16"	40.30'	N11°36'00"W
C87	110.86'	357.00'	17°47'30"	110.41'	N23°43'53"W
C88	40.43'	357.00'	6°29'19"	40.41'	N35°52'18"W
C89	70.44'	499.50'	8°04'48"	70.38'	N35°04'33"W
C90	70.20'	499.50'	8°03'10"	70.15'	N27°00'34"W
C91	61.79'	499.50'	7°05'17"	61.75'	N19°26'21"W
C92	69.69'	499.50'	7°59'38"	69.63'	N11°53'53"W
C93	69.92'	499.50'	8°01'12"	69.86'	N3°53'29"W
C94	7.19'	285.00'	1°26'42"	7.19'	S0°50'28"W
C95	81.20'	285.00'	16°19'27"	80.92'	N9°43'33"E
C96	85.09'	285.00'	17°05'24"	84.78'	N26°26'28"E

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HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2

ANKENY, IOWA

FINAL PLAT

PROJECT NAME:

DESCRIPTION:

NAI NO.:	19007
DATE:	03/15/19
DRAWN BY:	TJH
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-2
SHEET NO.:	2/2

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