

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:  
NW1/4 SE1/4  
SEC. 07-79-23  
REQUESTED BY:  
RYAN COMPANIES

EASEMENT VACATION PLAT

SANITARY SEWER EASEMENT VACATION DESCRIPTION

THAT PART OF AN EXISTING 30' SANITARY SEWER EASEMENT, AS RECORDED IN BOOK 14347, PAGE 234 OF THE POLK COUNTY RECORDER'S OFFICE, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 89°11'15" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 902.54 FEET TO THE WEST LINE OF SAID EXISTING EASEMENT AND TO THE POINT OF BEGINNING; THENCE NORTH 00°55'16" EAST ALONG THE WEST LINE OF SAID EASEMENT, 30.00 FEET; THENCE SOUTH 89°11'15" EAST ALONG THE NORTH LINE OF SAID SANITARY SEWER EASEMENT, 414.39 FEET; THENCE NORTH 86°30'35" EAST CONTINUING ALONG SAID NORTH LINE, 2.81 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°11'37" EAST ALONG SAID EAST LINE, 30.05 FEET TO THE SOUTH LINE OF SAID SANITARY SEWER EASEMENT; THENCE SOUTH 86°30'35" WEST ALONG SAID SOUTH LINE, 2.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°11'15" WEST ALONG SAID WEST LINE, 415.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES (12,525 S.F.).

DATE OF SURVEY

JANUARY 16, 2019

OWNER


LEGACY III, LLC

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 07-79-23 IS ASSUMED TO BEAR S00°18'14"E.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
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.
	<i>Erin D. Griffin</i> 4/1/19 Erin D. Griffin, PLS Date
	License Number 19710
	My License Renewal Date is December 31, 2019
	Pages or sheets covered by this seal: Sheets 1 & 2 of 2

PT. NW1/4 SE1/4 SEC. 07-79-23

SHEET 1 OF 2

SANITARY SEWER EASEMENT VACATION PLAT

PN: 1190160

FLD BK: 1287 PG: 2

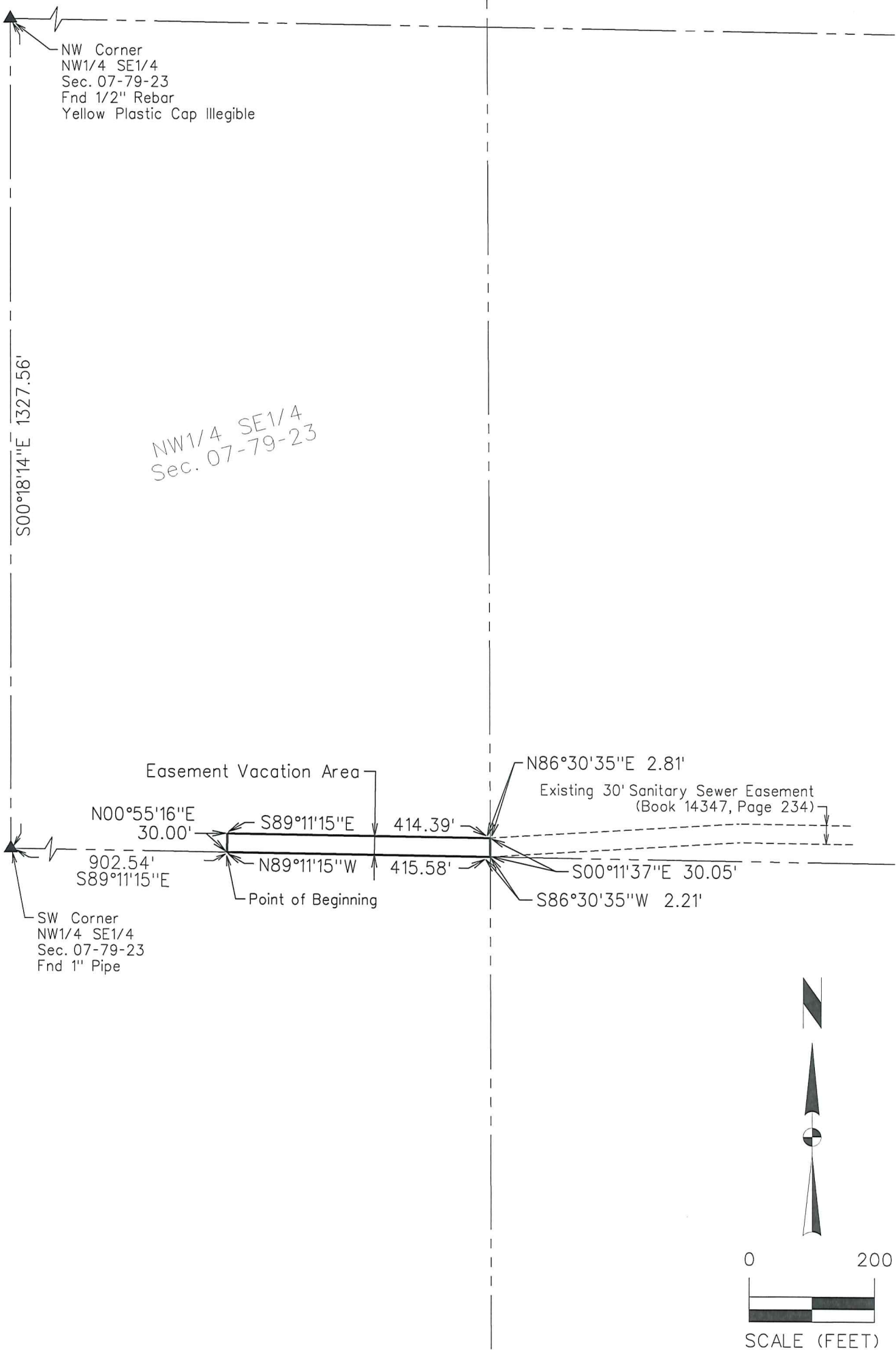


2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

DATE: 02/08/19

PM/TECH: EDG/SGK

EASEMENT VACATION PLAT



PT. NW1/4 SE1/4 SEC. 07-79-23

SANITARY SEWER EASEMENT VACATION PLAT



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SHEET	2 OF 2
PN:	1190160
FLD BK:	1287 PG: 2
DATE:	02/08/19
PM/TECH:	EDG/SGK