INDEX LEGEND

7990 NM 37TH ST. LOCATION: ANKENY, IA

PT. N IO ACRES OF THE E 20 ACRES SECTION 29-80-24

PROPRIETOR: TIMOTHY CASADY

SURVEYOR: GREGORY L ROSS, IA PLS NO. 13286 COMPANY: ASSOCIATED ENGINEERING COMPANY OF IOWA

ASSOCIATED ENGINEERING COMPANY OF IOWA RETURN TO: 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111

FINAL PLAT - SHEET I OF

-NE CORNER GOVERNMENT LOT 6

NE CORNER SEI/4 SMI/4

SECTION 29-80-24 FOUND 1/2" IR MYC #13286

OWNER/DEVELOPER TIMOTHY CASADY 7990 NW 37TH ST. ANKENY, IA 50023

LEGAL DESCRIPTION

THE NORTH 10 ACRES OF THE EAST 30 ACRES OF GOVERNMENT LOT 6 IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PM (EXCEPT PORTION CONDEMNED BY THE UNITED STATES OF AMERICA FOR SAYLORVILLE RESERVOIR) POLK COUNTY, IOWA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6, ALSO KNOWN AS THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SEI/4 SWI/4)THENCE SOUTH 00°28'23" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 6 (AND ALSO THE EAST LINE OF SAID SEI/4 SWI/4), A DISTANCE OF 438.37 FEET; THENCE NORTH 89°16'41" WEST, A DISTANCE OF 450.96 FEET; THENCE NORTH 00°19'03" EAST, A DISTANCE OF 439.88 FEET TO THE NORTH LINE OF SAID SEI/4 SWI/4); THENCE SOUTH 89°05'16" EAST ALONG SAID LINE, A DISTANCE OF 452.17 FEET TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES, INCLUDING 0.74 ACRES OF ROAD RIGHT OF WAY

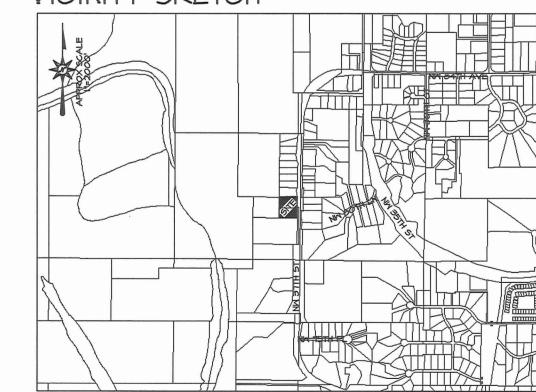
GENERAL NOTES

(515) 414-4077

- I. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- 2. STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
- (A.) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- (B.) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANOR AS TO "NOT":
- (a.) DAMAGE DOWN STREAM PROPERTY (b.) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
- (c.) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.

 C.) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATE ONSITE OR OFF SITE.
- (D.) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.
- 3. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF
- THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE. 4. ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- 5. UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY. 6. SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE
- DISTURBED, MUST BE RESTORED OR REPOUTED BY THE PROPERTY OWNER. 7. ZONING: RURAL RESIDENTIAL 8. WATER: PROVIDED BY DES MOINES WATER WORKS.
- THE EXTING DWELLING ON LOT I IN CURRENTLY SERVED BY A WATER WELL ON THE PROPERTY. 9. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE
- BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE. 10. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- II. ACCESS RESTRICTIONS: A. LOT I: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 30' OF THE SE LOT CORNER OR
- WITHIN 80' OF THE NE LOT CORNER. B. LOT 2: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 60' OF THE SE LOT CORNER. C. ALL LOTS ARE REQUIRED TO TAKE ACCESS FROM NW 37TH STREET AND WILL NOT
- BE APPROVED FOR ACCESS TO HORSESHOE ROAD. 12. WASTEWATER TREATMENT FOR EACH LOT IS PROVIDED BY AN ON-SITE WASTEWATER
- TREATMENT SYSTEM. 13. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS ON THE PROPERTY
- 14. MATURE WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 75%. 15. DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCES, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN
- 16. MIDAMERICAN ENERGY PROVIDES THE GAS/ELECTRIC
- 17. EXISTING ACCESSORY BUILDINGS (SHEDS) ON LOT 2 WILL BE RELOCATED. 18. FEMA ZONE X AS SHOWN ON MAP 19153CO185F (EFFECTIVE 2/1/19). 19. LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- NOTE: LOT A CONTAINS A PORTION OF GROUND PREVIOUSLY DEEDED TO POLK COUNTY 20. ON JANUARY 22, 2019 THE BOARD OF ADJUSTMENT APPROVED THE REQUEST FOR A SIDE YARD SETBACK VARIANCE TO REDUCE THE 15 FOOT SIDE YARD SETBACK TO APPROXIMATELY 13 FEET ALONG THE SOUTHERN PROPERTY LINE OF LOT I FOR THE EXISTING HOUSE.

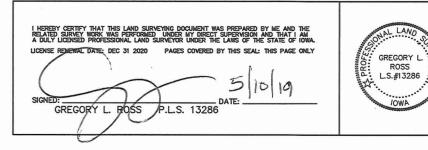
VICINITY SKETCH



LINE TABLE

LINE	BEARING	DISTANCE
LI	N48°24'47"W	14.02'
L2	541°35'13"W	30.00'
L3	548°24'47"E	37.66'
L4	541°58'21"W	35.93'
L5	548°01'39"E	30.00'
L6	N41°58'21"E	7.31'

CERTIFICATION



ROLL CALL Plan & Zoning Commission Ankeny, IA Aye Nay Pass Aye Nay Pass Aye Nay Pass Aye Nay Pass

LEGEND

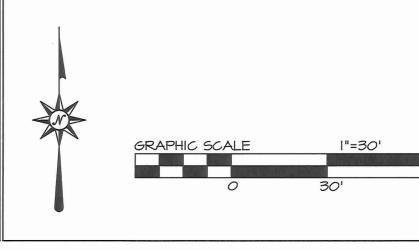
MONUMENT FOUND AS NOTED SET 1/2" IR W/ ORANGE CAP #13286 SECTION CORNER FOUND AS NOTED A SECTION CORNER SET AS NOTED

M= MEASURED DISTANCE OR BEARING

P= RECORDED DISTANCE OF BEARING



ASSOCIATED ENGINEERING **COMPANY OF IOWA**



REQUESTOR: TIMOTHY CASADY 1830 SE PRINCETON DR. SUITE M

AREA ABOVE FOR RECORDATION ONLY

8006 NW 37TH ST ANKENY, IA 50023-9035 -EX W 870F- N 231.5F NIOA E 30A GOV LT 6 SW 1/4 LESS RD SEC 29-80-24

387.82

589°05'16"E 452.17'

FOUND 1/2" IR I' SOUTH OF SET CORNER-

~1/2" IR

-1/2" IR

32,048 SQ FT

73.331

SECTION 29-80-24 FOUND 1/2" IR

4.32'-

SEWER SEWER

N89°18'24"W M&P=7.00'

CORP MONUMENT-

7962 NW 37TH ST

1.22 ACRES

S 12.5 A N 22.5 A E 30 A LOT 6 USS SW 1/4 SECTION 29-80-24 SEC 29-80-24

-CORP MONUMENT

1.45 ACRES 7990 NW 37TH ST

N89°16'41"W 303.16' -500°19'03"W 45.00'

N89°40'57"W 70.00' 1.15 ACRES

N89°16'41"W 381.56'

7934 NW 37TH ST

377.631 N89°16'41"W 450.96' -CORP MONUMENT