

INDEX LEGEND	
LOCATION:	7990 NW 37TH ST. ANKENTY, IA PT. N 10 ACRES OF THE E 20 ACRES SECTION 24-80-24
REQUESTOR:	TIMOTHY CASADY
PROPRIETOR:	TIMOTHY CASADY
SURVEYOR:	GREGORY L. ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111

AREA ABOVE FOR RECORDATION ONLY

FINAL PLAT - SHEET 1 OF 1

MOCKING BIRD HILL PLAT 1

OWNER/DEVELOPER

TIMOTHY CASADY
7990 NW 37TH ST.
ANKENTY, IA 50023
(515) 414-4077

LEGAL DESCRIPTION

THE NORTH 10 ACRES OF THE EAST 30 ACRES OF GOVERNMENT LOT 6 IN SECTION 24, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PM (EXCEPT PORTION CONDEMNED BY THE UNITED STATES OF AMERICA FOR SATLORVILLE 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 (SE1/4 SW1/4) THENCE SOUTH 00°28'23" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 6 (AND ALSO THE EAST LINE OF SAID SE1/4 SW1/4), A DISTANCE OF 489.37 FEET; THENCE NORTH 84°16'41" WEST, A DISTANCE OF 450.96 FEET; THENCE NORTH 00°14'03" EAST, A DISTANCE OF 434.88 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 6 (AND ALSO THE NORTH LINE OF SAID SE1/4 SW1/4); THENCE SOUTH 84°05'16" EAST ALONG SAID LINE A DISTANCE OF 452.17 FEET TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES, INCLUDING 0.14 ACRES OF ROAD RIGHT OF WAY

GENERAL NOTES

- 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.
- 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:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - 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 MANNER AS TO NOT:
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - 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 ON SITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SUBSURFACE DRAINAGE FACILITIES, ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ZONING: RURAL RESIDENTIAL
- WATER: PROVIDED BY DES MOINES WATER WORKS.
THE EXISTING DWELLING ON LOT 1 IS CURRENTLY SERVED BY A WATER WELL ON THE PROPERTY.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- ACCESS RESTRICTIONS:
 - LOT 1: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 30' OF THE SE LOT CORNER OR WITHIN 80' OF THE NE LOT CORNER.
 - LOT 2: DRIVEWAY ACCESS SHALL BE LOCATED WITHIN 60' OF THE SE LOT CORNER.
 - ALL LOTS ARE REQUIRED TO TAKE ACCESS FROM NW 37TH STREET AND WILL NOT BE APPROVED FOR ACCESS TO HORSESHOE ROAD.
- WASTEWATER TREATMENT FOR EACH LOT IS PROVIDED BY AN ON-SITE WASTEWATER TREATMENT SYSTEM.
- 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.
- MATURE WOODLAND AREAS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 75%.
- DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCES, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- MIDAMERICAN ENERGY PROVIDES THE GAS/ELECTRIC.
- EXISTING ACCESSORY BUILDINGS (SHEDS) ON LOT 2 WILL BE RELOCATED.
- FEMA ZONE X AS SHOWN ON MAP 1853C0188F (EFFECTIVE 2/1/19).
- LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
NOTE: LOT A CONTAINS A PORTION OF GROUND PREVIOUSLY DEEDED TO POLK COUNTY.
- 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 1 FOR THE EXISTING HOUSE.

VICINITY SKETCH



LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°24'47"W	14.02'
L2	S41°35'13"W	30.00'
L3	S48°24'47"E	31.68'
L4	S41°56'21"W	35.49'
L5	S48°01'34"E	30.00'
L6	N41°56'21"E	7.81'

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE PLAT IS CORRECT AND ACCURATE AND I HAVE TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIED WITH ALL REQUIREMENTS OF THE IOWA SURVEYING BOARD, REG. NO. 13286. PAGES COVERED BY THIS SEAL: THIS PAGE ONLY.

SIGNED: GREGORY L. ROSS DATE: 5/10/19 P.L.S. 13286

ASSOCIATED ENGINEERING COMPANY OF IOWA

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR IN W/ ORANGE CAP #13286
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARINGS
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING COMPANY OF IOWA

1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

ROLL CALL		
Plan & Zoning Commission		
Ankeny, IA		
Date	May 21, 2019	
Anderson	Ayes	Nay
Blair	Ayes	Nay
Brack	Ayes	Nay
Houlihan	Ayes	Nay
Hunter	Ayes	Nay
Olsen	Ayes	Nay
Renaud	Ayes	Nay
Ripper	Ayes	Nay
West	Ayes	Nay
Ayes	6	Nays
APPROVED		
Chairperson		
Secretary		

PROJECT #: 201834
FIRST SUBMITTAL DATE: 3/20/20
REVISED: 4/22/19 PER COMMENTS DATED 4/22/19