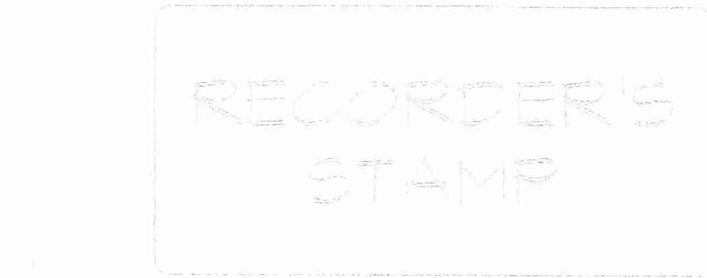


FINAL PLAT
THE WOODLAND RESERVE
PLAT II
ANKENY, IOWA

KYANITE PROPERTIES, L.L.C., 3309 NE TRILEIN DRIVE, ANKENY, IOWA 50021



INDEX LEGEND					
COUNTY: POLK					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALLOTMENT PART:	1	80	24	SE 1/4	SW 1/4
CITY: ANKENY					
PROPRIETOR (S): KYANITE PROPERTIES, L.L.C.					
REQUESTED BY: KYANITE PROPERTIES, L.L.C.					
RETURN TO: CIVIL ENGINEERING CONSULTANTS, INC. ATTN: JEFFREY A. GADDIS 2400 86TH STREET, URBANDALE, IA 50322					

PROPERTY OWNER:
KYANITE PROPERTIES, L.L.C.
3309 NE TRILEIN DRIVE
ANKENY, IOWA 50023
ATTN: LIZ CHESNEY
PH: 515-208-2721
EMAIL: liz@kyanitedo.com

PREPARED FOR:
KYANITE PROPERTIES, L.L.C.
3309 NE TRILEIN DRIVE
ANKENY, IOWA 50023
ATTN: LIZ CHESNEY
PH: 515-208-2721
EMAIL: liz@kyanitedo.com

LEGAL DESCRIPTION
LOT 1, THE WOODLAND RESERVE PLAT 10, AN OFFICIAL PLAT
RECORDED IN BOOK 17039, PAGE 438 IN THE POLK COUNTY
RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA AND
CONTAINING 4.51 AC MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS.

BENCHMARK
IDOT DISK AT SW CORNER OF SECTION 1-80-24
(INTERSECTION OF HWY 69 AND NE 36TH STREET)
ELEVATION = 943.92

IDOT DISK AT NW CORNER BRIDGE RAILING OF NE 36TH
STREET BRIDGE OVER FOUR MILE CREEK
ELEVATION = 921.85

FLOOD ZONE DESIGNATION
SUBJECT PROPERTY IS LOCATED IN ZONE 'X' ON FEMA FLOOD INSURANCE
RATE MAP 19153C 0065 F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2014.
**FEMA FLOOD MAPS ARE SUBJECT TO CHANGE. SEE FEMA FLOOD
MAP SERVICE CENTER FOR CURRENT MAPS.**

ZONING
WOODLAND RESERVE P.U.D.

PROFESSIONAL LAND SURVEYOR

JEFFREY A. GADDIS

18381

IOWA

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:

LEGEND	
	FOUND SECTION CORNER
	SET SECTION CORNER
	FOUND PROPERTY CORNER (5/8" I.R. WBLUE CAP #18381 UNLESS OTHERWISE NOTED)
	SET PROPERTY CORNER (5/8" I.R. WBLUE CAP #18381 UNLESS OTHERWISE NOTED)
	PLAT BOUNDARY
	EXISTING PROPERTY LINES
	PROPOSED LOTS
	EASEMENT LINES
	BUILDING SETBACK LINES (B.S.L.)
	CENTERLINE STREET
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARINGS & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
	ADDRESS
	EASEMENT AREA



VICINITY SKETCH SCALE: 1" = 400'

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER
2	GEOMETRIC PLAN
3	EASEMENT 1
4	EASEMENT 2

- BULK REGULATIONS**
AREA '1' - MIXED-USE COMMERCIAL/RESIDENTIAL CONDOMINIUMS WITH COMMERCIAL OUTLOTS
- General Commercial uses permitted on outlots and first floor may include any use permitted in the C-1 with the addition of the following uses:
 - Office buildings
 - Bakery or candy stores
 - Automobile accessory stores
 - Business or trade schools
 - Laundries
 - Dry-cleaners with drive-up window
 - Pet shops
 - Pharmacy with drive-up window
 - Print shops/photographic developing
 - Health/exercise establishments
 - Radio or television studios
 - Automobile washing establishments
 - C-1 Zoning Regulations shall apply to any items not covered within this PUD
 - Residential condominiums on second floor to include a mix of one and two bedroom units.
 - Minimum one garage space per unit
 - Minimum one parking space per bedroom plus one additional space for every four units, including garage spaces
 - R-3 Zoning Regulations shall apply to any items not covered within this PUD
 - Minimum Yard Requirements:
 - Front - 45 feet from NE 36th Street; 30 feet from NE Trilein Drive
 - Rear - 30 feet
 - Screening Required: Glass A along Area '1's shared property line
 - Signage:
 - Exterior building signage on west, south and east sides of principal buildings not to exceed more than 10% of the wall area
 - Monument sign for outlots: A surface area up to 80 s.f. each side per outlot, up to 10 feet in height and setback a minimum of 10 feet from any right-of-way.
 - Monument sign for mixed-use lot: A surface area up to 80 s.f. each side, up to 10 feet in height and setback a minimum of 10 feet from any right-of-way or the monument sign may be placed on one of the outlots along 36th Street, setback a minimum of 15 feet from the right-of-way, with a surface area up to 140 s.f. on each side to identify the mixed-use commercial business and the outlot the sign is placed on.

- ALTERNATE**
- Signage:
 - Exterior building signage on west, south and east sides of principal buildings not to exceed more than 10% of the wall area
 - Monument sign for outlots: A surface area up to 80 s.f. each side per outlot, up to 10 feet in height and setback a minimum of 10 feet from any right-of-way.

- NOTES:**
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
 - THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF THE WOODLAND RESERVE PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 10782, PAGE 555, THE FINAL PLAT OF THE WOODLAND RESERVE PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 19346, PAGE 488 AND THE FINAL PLAT OF THE WOODLAND RESERVE PLAT 10, AN OFFICIAL PLAT RECORDED IN BOOK 10784, PAGE 438, AT THE POLK COUNTY RECORDER'S OFFICE.

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com



DATE:	05/22/2014	DATE:	05/06/2014
DATE OF SURVEY:	NOVEMBER 2017	DATE OF SURVEY:	NOVEMBER 2017
DESIGNED BY:	MMH	DESIGNED BY:	MMH
DRAWN BY:	CM	DRAWN BY:	CM

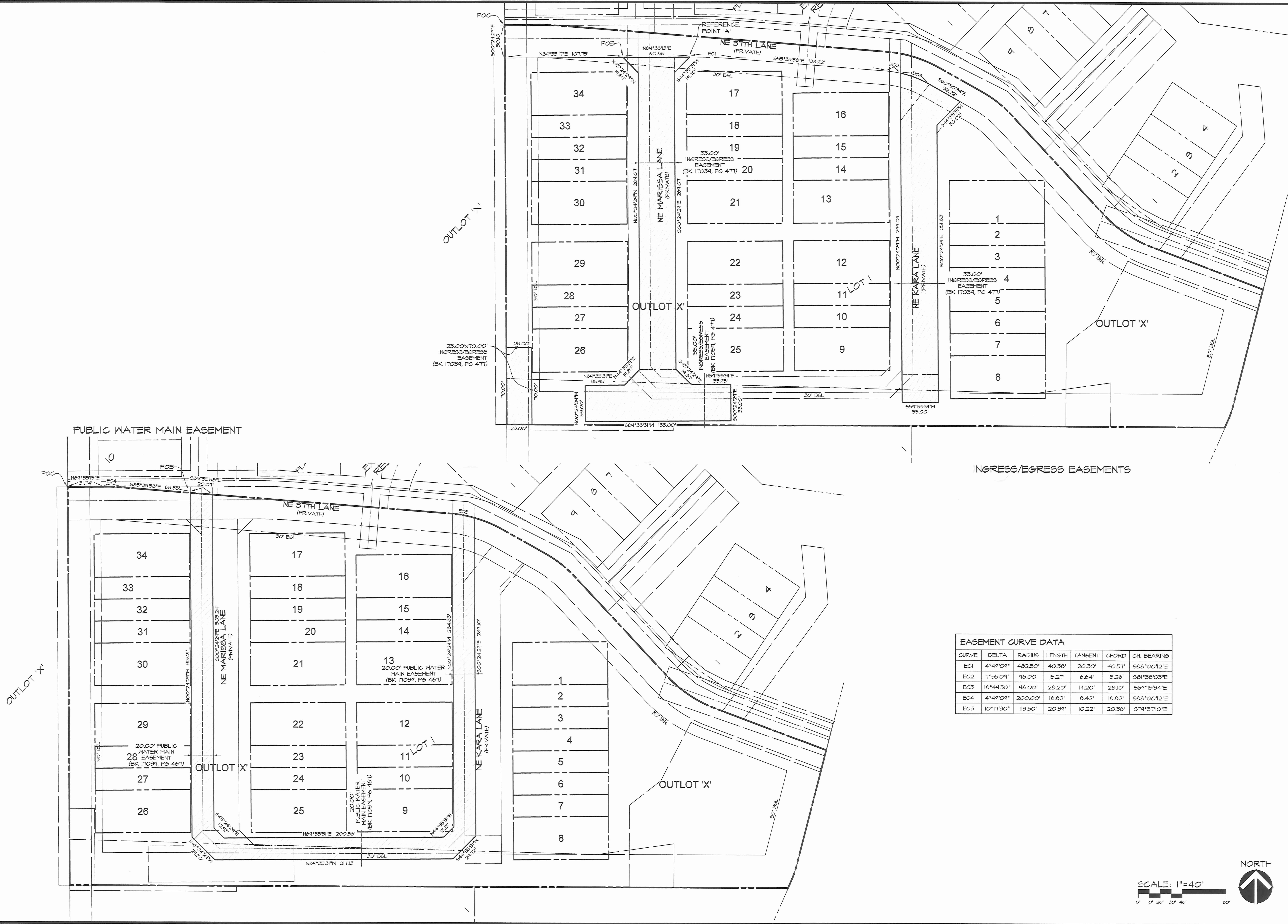
THE WOODLAND RESERVE PLAT II

ANKENY, IOWA

COVER

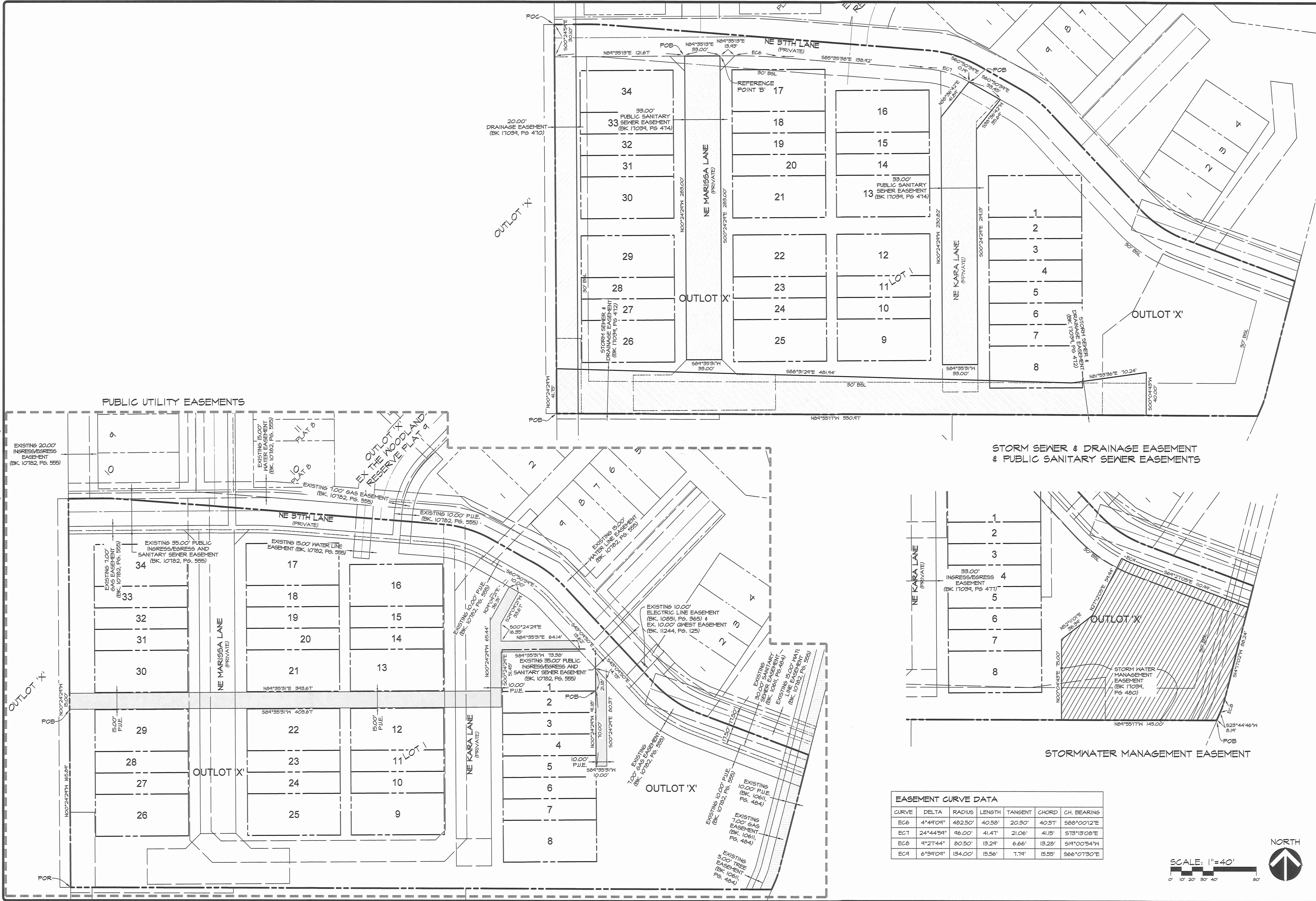
SHEET
OF 4

E-8178



Q:\E-FILES\800818179_CSD Drawings\Plat03 FR EASEMENTS.dwg, 5/22/2019 10:25:17 AM, autocad, 1:1

PLAT BY: CARL MCCANN AND BILL BLEED D (8400 X 22.00 INCHES) 2016-05-22 11:11 AUTOCAD PDF (GENERAL DOCUMENTATION) PLO3 Q:\E-FILES\800818179_CSD Drawings\Plat03 FR EASEMENTS.dwg



EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC6	4°44'04"	482.50'	40.58'	20.30'	40.51'	S88°00'12"E
EC7	24°44'54"	96.00'	41.47'	21.06'	41.15'	S73°13'08"E
EC8	9°27'44"	80.50'	13.24'	6.66'	13.28'	S19°00'54"W
EC9	6°34'04"	134.00'	15.56'	7.74'	15.55'	S66°07'30"E

SCALE: 1"=40'



STORM SEWER & DRAINAGE EASEMENT
& PUBLIC SANITARY SEWER EASEMENTS

STORMWATER MANAGEMENT EASEMENT

THE WOODLAND RESERVE PLAT II

ANKENTY, IOWA

EASEMENT 2

SHEET
4
OF 4

E-8178

DATE:	05/22/2019
DESIGNED BY:	MMH
DRAWN BY:	CM
DATE OF SURVEY:	NOVEMBER 2017

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

