

## INDEX LEGEND

LOCATION: PT. OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, ANKENY

REQUESTOR: DIAMOND DEVELOPMENT LLC  
DARRYL BRESSON  
309 E 1ST STREET  
ANKENY, IA 50021

PROPRIETOR: ROSE MARIE REINHART  
655 NE 126TH AVE  
ALLEMAN, IA 50007

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

## OWNER/DEVELOPER

DIAMOND DEVELOPMENT LLC  
CONTACT: DARRYL BRESSON  
309 E 1ST STREET  
ANKENY, IA 50021  
PH: (515) 963-4388

## ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111

## ZONING

R-3; RESTRICTED TO ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DWELLINGS.

## BULK REGULATIONS

## R-3 DISTRICT

FRONT: 30'

REAR: 35'

SIDE: 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)

17' (&gt; 1-STORY - 8' MIN.)(ONE AND TWO FAMILY DWELLINGS)

## DATE OF SURVEY

MARCH 19, 2019

## CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	17°39'44"	303.00'	93.40'	S8°32'17"E	93.03'	C15	4°54'29"	530.00'	45.40'	S77°18'10"W	45.39'
C2	99°22'14"	25.00'	43.36'	S67°03'15"E	38.13'	C16	4°54'29"	530.00'	45.40'	S82°12'39"W	45.39'
C3	27°01'57"	530.00'	250.06'	S76°46'36"W	247.75'	C17	5°37'41"	530.00'	52.06'	S87°28'45"W	52.04'
C4	27°00'34"	700.00'	329.98'	N76°45'55"E	326.94'	C18	0°06'48"	730.00'	1.44'	N63°19'02"E	1.44'
C5	90°00'00"	25.00'	39.27'	N44°43'48"W	35.36'	C19	3°36'47"	730.00'	46.03'	N65°10'49"E	46.02'
C6	3°44'41"	670.00'	43.79'	S88°23'52"W	43.78'	C20	3°18'58"	730.00'	42.25'	N68°38'42"E	42.25'
C7	4°39'45"	670.00'	54.52'	S84°11'38"W	54.51'	C21	3°18'58"	730.00'	42.25'	N71°57'40"E	42.25'
C8	4°39'45"	670.00'	54.52'	S79°31'53"W	54.51'	C22	3°37'03"	730.00'	46.09'	N75°25'41"E	46.08'
C9	4°39'45"	670.00'	54.52'	S74°52'07"W	54.51'	C23	3°37'03"	730.00'	46.09'	N79°02'44"E	46.08'
C10	4°39'45"	670.00'	54.52'	S70°12'22"W	54.51'	C24	3°18'58"	730.00'	42.25'	N82°30'44"E	42.25'
C11	4°39'25"	670.00'	54.46'	S65°32'47"W	54.44'	C25	3°18'58"	730.00'	42.25'	N85°49'43"E	42.25'
C12	1°46'20"	530.00'	16.39'	S64°08'48"W	16.39'	C26	2°47'00"	730.00'	35.46'	N88°52'42"E	35.46'
C13	4°54'29"	530.00'	45.40'	S67°29'12"W	45.39'	C27	90°00'00"	25.00'	39.27'	N45°16'12"E	35.36'
C14	4°54'29"	530.00'	45.40'	S72°23'41"W	45.39'						

## ASPEN RIDGE ESTATES PLAT 3

## FINAL PLAT

## PLAT DESCRIPTION

A PART OF OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ASPEN RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°16'12" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 330.00 FEET; THENCE SOUTH 89°43'48" EAST, 337.00 FEET; THENCE SOUTH 89°47'12" EAST, 44.30 FEET; THENCE NORTH 87°21'05" EAST, 40.81 FEET; THENCE NORTH 82°58'49" EAST, 40.81 FEET; THENCE NORTH 78°36'33" EAST, 40.81 FEET; THENCE NORTH 74°14'17" EAST, 40.81 FEET; THENCE NORTH 69°52'01" EAST, 40.81 FEET; THENCE NORTH 65°29'45" EAST, 40.81 FEET; THENCE NORTH 63°15'39" EAST, 52.32 FEET; THENCE NORTH 63°15'38" EAST, 307.63 FEET; THENCE NORTH 64°53'10" EAST, 51.96 FEET; THENCE NORTH 69°22'38" EAST, 53.39 FEET; THENCE NORTH 73°58'44" EAST, 53.39 FEET; THENCE NORTH 78°34'50" EAST, 53.39 FEET; THENCE NORTH 83°10'56" EAST, 53.39 FEET; THENCE NORTH 88°16'10" EAST, 66.33 FEET TO THE EAST LINE OF SAID OUTLOT 'Y'; THENCE SOUTH 00°17'35" WEST ALONG SAID EAST LINE, 135.00 FEET TO THE NORTHEAST CORNER OF SAID ASPEN RIDGE ESTATES PLAT 2; THENCE NORTH 89°42'25" WEST ALONG THE NORTHERLY LINE OF SAID ASPEN RIDGE ESTATES PLAT 2, A DISTANCE OF 10.52 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 250.06 FEET AND WHOSE CHORD BEARS SOUTH 76°46'36" WEST, 247.75 FEET; THENCE SOUTH 63°15'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 22.82 FEET; THENCE SOUTH 26°44'22" EAST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 43.36 FEET AND WHOSE CHORD BEARS SOUTH 67°03'15" EAST, 38.13 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 93.40 FEET AND WHOSE CHORD BEARS SOUTH 08°32'17" EAST, 93.03 FEET; THENCE SOUTH 00°17'35" WEST CONTINUING ALONG SAID NORTHERLY LINE, 19.70 FEET; THENCE SOUTH 63°15'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 285.66 FEET; THENCE SOUTH 63°15'46" WEST CONTINUING ALONG SAID NORTHERLY LINE, 47.00 FEET; THENCE SOUTH 65°08'59" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.72 FEET; THENCE SOUTH 68°42'08" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 75°47'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 79°19'59" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 82°52'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 86°25'15" WEST CONTINUING ALONG SAID NORTHERLY LINE, 50.81 FEET; THENCE SOUTH 89°37'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 355.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.95 ACRES (390,039 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.
4. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
5. ALL SIDEWALKS SHALL BE 5' WIDE.
6. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
7. LOTS 1A AND 24B WILL NOT BE ALLOWED DRIVEWAY ACCESS TO NW STATE STREET.
8. SANITARY SEWER DEPTH IS SHALLOW FOR LOTS 1A, 1B, 2A, 2B, 23A, 23B, 24A AND 24B.

