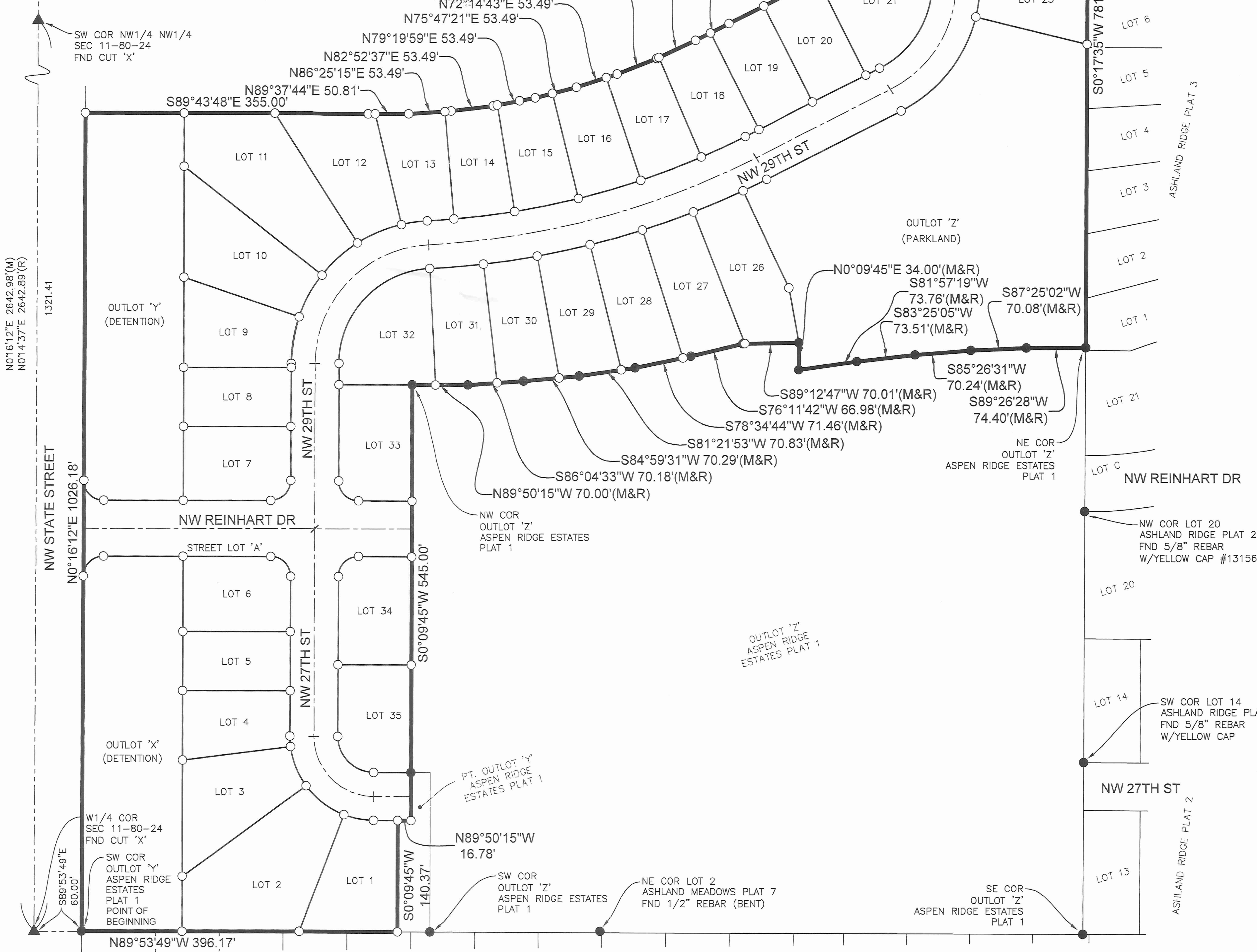


INDEX LEGEND
LOCATION: PT. OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, ANKENY
REQUESTOR: DIAMOND DEVELOPMENT LLC
DARRYL BRESSON
309 E 1ST STREET
ANKENY, IA 50021
PROPRIETOR: ROSE MARIE REINHART
655 NE 126TH AVE.
ALLEMAN, IA 50007
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER
ROSE MARIE REINHART
655 NE 126TH AVE.
ALLEMAN, IA 50007
PH: (515) 963-4388
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

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 EXCEPT AN 8' SIDEWALK WILL BE REQUIRED ON THE SOUTH SIDE OF NW REINHART DRIVE.
6. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
7. OUTLOTS 'X' AND 'Y' SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY OF ANKENY AS PARKLAND.
9. OUTLOTS 'X' AND 'Y' WILL NOT BE ALLOWED ACCESS OFF OF NW STATE STREET.
10. LOTS 7 AND 8 WILL NOT BE ALLOWED TO HAVE DRIVEWAYS OFF OF NW REINHART DRIVE.



ASPEN RIDGE ESTATES PLAT 2

FINAL PLAT

ZONING

R-3; MULTIPLE-FAMILY RESIDENCE DISTRICT RESTRICTED TO ONE-FAMILY RESIDENTIAL DWELLINGS
BULK REGULATIONS
R-3 DISTRICT:
FRONT: 30'
REAR: 35'
SIDE: 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
17' (> 1-STORY - 8' MIN.)(ONE AND TWO FAMILY DWELLINGS)

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 SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°16'12" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 1026.18 FEET; THENCE SOUTH 89°43'48" EAST, 355.00 FEET; THENCE NORTH 89°37'44" EAST, 50.81 FEET; THENCE NORTH 86°25'18" EAST, 53.49 FEET; THENCE NORTH 82°52'37" EAST, 53.49 FEET; THENCE NORTH 79°19'59" EAST, 53.49 FEET; THENCE NORTH 75°47'21" EAST, 53.49 FEET; THENCE NORTH 72°14'43" EAST, 53.49 FEET; THENCE NORTH 68°42'06" EAST, 53.49 FEET; THENCE NORTH 65°08'59" EAST, 53.72 FEET; THENCE NORTH 63°15'46" EAST, 47.00 FEET; THENCE NORTH 63°15'38" EAST, 285.66 FEET; THENCE NORTH 00°17'35" EAST, 19.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 93.40 FEET AND WHOSE CHORD BEARS NORTH 08°32'17" WEST, 93.03 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 43.36 FEET AND WHOSE CHORD BEARS NORTH 67°03'15" WEST, 38.13 FEET; THENCE NORTH 26°44'22" WEST, 60.00 FEET; THENCE NORTH 63°15'38" EAST, 22.82 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 250.06 FEET AND WHOSE CHORD BEARS NORTH 76°46'36" EAST, 247.75 FEET; THENCE SOUTH 89°42'25" EAST, 10.52 FEET TO THE EAST LINE OF SAID OUTLOT 'Y'; THENCE SOUTH 00°17'35" WEST ALONG SAID EAST LINE, 781.58 FEET TO THE NORTHEAST CORNER OF OUTLOT 'Z', SAID ASPEN RIDGE ESTATES PLAT 1; THENCE SOUTH 89°26'28" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'Z', 74.40 FEET; THENCE SOUTH 87°25'02" WEST CONTINUING ALONG SAID NORTH LINE, 70.08 FEET; THENCE SOUTH 85°26'31" WEST CONTINUING ALONG SAID NORTH LINE, 70.24 FEET; THENCE SOUTH 83°25'05" WEST CONTINUING ALONG SAID NORTH LINE, 73.51 FEET; THENCE SOUTH 81°57'19" WEST CONTINUING ALONG SAID NORTH LINE, 73.76 FEET; THENCE NORTH 00°09'45" EAST CONTINUING ALONG SAID NORTH LINE, 34.00 FEET; THENCE SOUTH 89°12'47" WEST CONTINUING ALONG SAID NORTH LINE, 70.01 FEET; THENCE SOUTH 76°11'42" WEST CONTINUING ALONG SAID NORTH LINE, 66.98 FEET; THENCE SOUTH 78°34'44" WEST CONTINUING ALONG SAID NORTH LINE, 71.46 FEET; THENCE SOUTH 81°21'53" WEST CONTINUING ALONG SAID NORTH LINE, 70.83 FEET; THENCE SOUTH 84°59'31" WEST CONTINUING ALONG SAID NORTH LINE, 70.29 FEET; THENCE SOUTH 86°04'33" WEST CONTINUING ALONG SAID NORTH LINE, 70.18 FEET; THENCE NORTH 89°50'15" WEST CONTINUING ALONG SAID NORTH LINE, 70.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°09'45" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z' AND THE SOUTHERLY EXTENSION THEREOF, 545.00 FEET; THENCE NORTH 89°50'15" WEST 16.78 FEET; THENCE SOUTH 00°09'45" WEST, 140.37 FEET TO THE SOUTH LINE OF SAID ASPEN RIDGE ESTATES PLAT 1; THENCE NORTH 89°53'49" WEST ALONG SAID SOUTH LINE, 396.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.37 ACRES (843,620 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	17°39'44"	303.00'	93.40'	N8°32'17"W	93.03'	C25	4°25'22"	1000.00'	77.19'	N82°58'00"E	77.17'
C2	99°22'14"	25.00'	43.36'	N67°03'15"W	38.13'	C26	4°40'20"	1000.00'	81.54'	S78°25'09"W	81.52'
C3	27°01'57"	530.00'	250.06'	N76°46'36"E	247.75'	C27	4°40'20"	1000.00'	81.54'	S73°44'49"W	81.52'
C4	22°44'13"	500.00'	198.42'	N78°55'29"E	197.12'	C28	4°40'20"	1000.00'	81.54'	N69°04'30"E	81.52'
C5	4°17'45"	500.00'	37.49'	N65°24'30"E	37.48'	C29	3°28'42"	1000.00'	60.71'	S64°59'59"W	60.70'
C6	22°44'13"	333.00'	132.15'	S11°04'31"E	131.28'	C30	62°58'03"	120.00'	131.88'	S31°46'36"W	125.34'
C7	62°58'03"	150.00'	164.85'	S31°46'36"W	156.68'	C31	15°44'29"	470.00'	129.13'	N82°25'21"E	128.72'
C8	23°50'38"	1030.00'	428.64'	S75°10'57"W	425.55'	C32	9°31'8"34"	25.00'	40.71'	N27°53'49"E	36.36'
C9	86°56'31"	150.00'	227.61'	S43°38'01"W	206.40'	C33	9°57'06"	363.00'	63.05'	N13°46'55"W	62.97'
C10	90°00'00"	75.00'	117.81'	S44°50'15"E	106.07'	C34	9°05'57"	363.00'	57.65'	N4°15'24"W	57.59'
C11	20°44'04"	105.00'	38.00'	S79°28'12"E	37.79'	C35	13°27'13"	180.00'	42.27'	N7°01'11"E	42.17'
C12	33°00'31"	105.00'	60.49'	S52°35'55"E	59.66'	C36	49°30'50"	180.00'	155.55'	N38°30'13"E	150.76'
C13	29°04'08"	105.00'	53.27'	S21°33'35"E	52.70'	C37	1°46'27"	1060.00'	68.05'	N64°08'51"E	32.82'
C14	7°11'16"	105.00'	13.17'	S3°25'53"E	13.16'	C38	3°40'42"	1060.00'	68.05'	N66°52'26"E	68.04'
C15	90°00'00"	25.00'	39.27'	S44°50'15"E	35.36'	C39	3°40'42"	1060.00'	68.05'	N70°33'08"E	68.04'
C16	89°53'33"	25.00'	39.22'	N45°12'59"E	35.32'	C40	3°40'42"	1060.00'	68.05'	N74°13'50"E	68.04'
C17	90°06'27"	25.00'	39.32'	N44°47'01"W	35.39'	C41	3°40'42"	1060.00'	68.05'	N77°54'31"E	68.04'
C18	90°00'00"	25.00'	39.27'	S45°09'45"W	35.36'	C42	3°40'42"	1060.00'	68.05'	N81°35'13"E	68.04'
C19	13°43'14"	247.89'	59.36'	S9°37'51"W	59.22'	C43	3°40'42"	1060.00'	68.05'	N85°15'55"E	68.04'
C20	19°11'24"	180.00'	60.29'	S28°41'39"W	60.01'	C44	86°56'31"	120.00'	182.09'	N43°38'01"E	165.12'
C21	19°11'24"	180.00'	60.29'	S47°53'03"W	60.01'	C45	90°00'00"	25.00'	39.27'	N44°50'15"W	35.36'
C22	19°11'24"	180.00'	60.29'	N67°04'27"E	60.01'	C46	90°00'00"	25.00'	39.27'	N45°09'45"E	35.36'
C23	10°26'07"	180.00'	32.78'	S81°53'12"W	32.74'	C47	90°00'00"	45.00'	70.69'	N44°50'15"W	63.64'
C24	1°55'35"	1000.00'	33.62'	S86°08'29"W	33.62'						

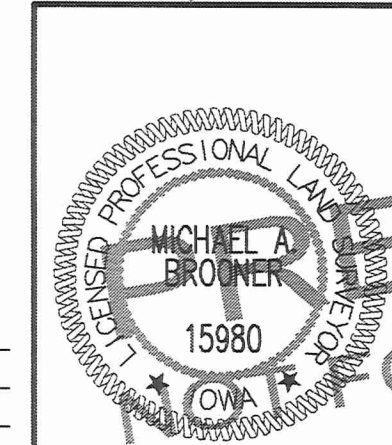
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SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #5980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND SET
▲ △
● ○
M
R
D
P.U.E.
AL
(1234)

DATE OF SURVEY

MARCH 18, 2019



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.
MICHAEL A. BROONER, P.L.S. DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 2 - 4

DATE	REVISIONS	SECOND SUBMITTAL
05/24/19		03/29/19

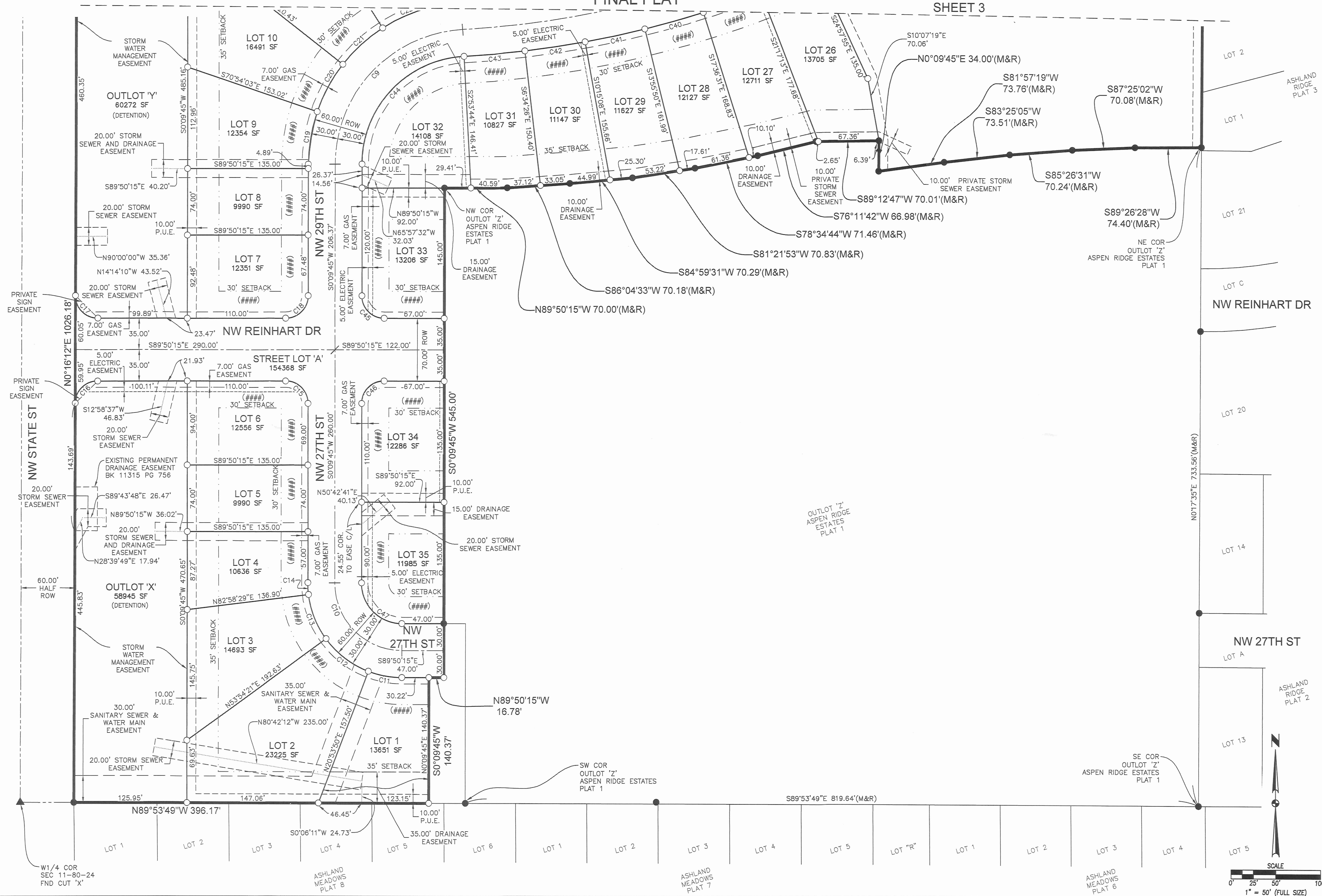
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
EI: GHJWJM
ENGINEER: EKO



ASPEN RIDGE ESTATES PLAT 2
FINAL PLAT
ANKENY, IOWA

FINAL PLAT

SHEET 3



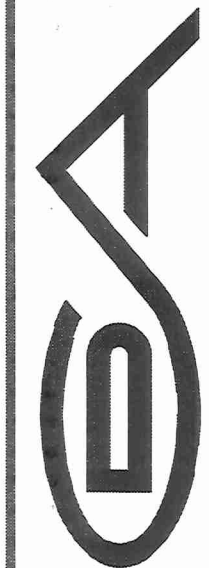
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TECH:

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3405 S.E. CROSSROADS DRIVE, SUITE G
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CIVIL DESIGN ADVANTAGE

ANKENY IOWA

ASPEN RIDGE ESTATES PLAT 2

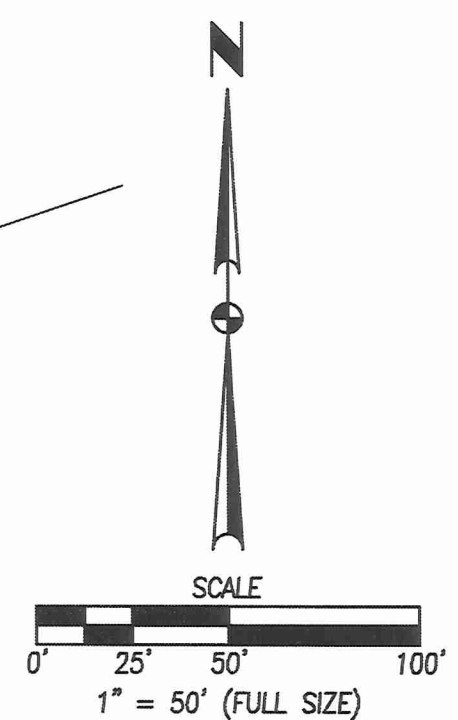
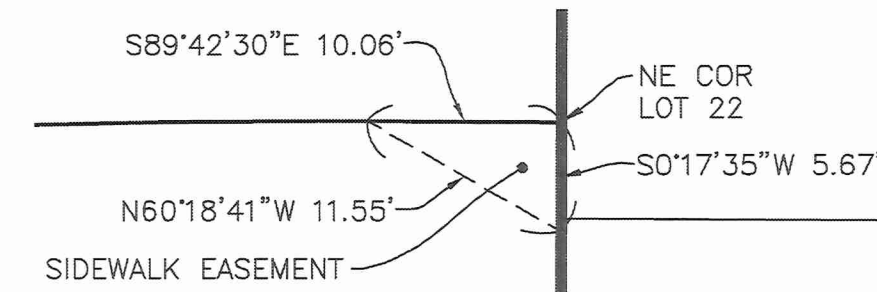
FINAL PLAT

3

38

1902.088

FINAL PLAT



SHEET 2

REVISIONS	DATE
SECOND SUBMITTAL	05/24/19
FIRST SUBMITTAL	03/29/19

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CIVIL DESIGN ADVANTAGE

ASPEN RIDGE ESTATES PLAT 2
FINAL PLAT
ANKENY, IOWA

4 / 38
1902.088