

INDEX LEGEND
LOCATION: PT. N1/2 NE1/4 SEC 7-79-23
REQUESTOR: CROSSWINDS BUSINESS PARK LLC
PROPRIETOR: CROSSWINDS BUSINESS PARK LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER / DEVELOPER

CROSSWINDS BUSINESS PARK LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH: (515) 243-3228

ENGINEER / SURVEYOR

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

CROSSWINDS PLAT 1

FINAL PLAT

I hereby grant administrative approval of the final plat for Crosswinds Plat 1, as set forth in the Crosswinds Business Park Planned Unit Development.

CITY OF ANKENY, IA

Eric Johnson, Director
Planning & Building Department

ATTEST:

Brenda Pugliese 6-10-19
Administrative Assistant Date

PLAT DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA LYING WEST OF THE SE CROSSWINDS DRIVE RIGHT OF WAY AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 14345, PAGES 426-428 ON JULY 11, 2012.

PROPERTY CONTAINS 37.03 ACRES (1,613,161 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

CROSSWINDS BUSINESS PARK PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

FRONT YARD SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	35'

DATE OF SURVEY

JANUARY, 2019

AREA SUMMARY

NW1/4 NE1/4 SEC 7-79-23	= 34.63 ACRES
NE1/4 NE1/4 SEC 7-79-23	= 2.40 ACRES
TOTAL	= 37.03 ACRES

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

NOTES

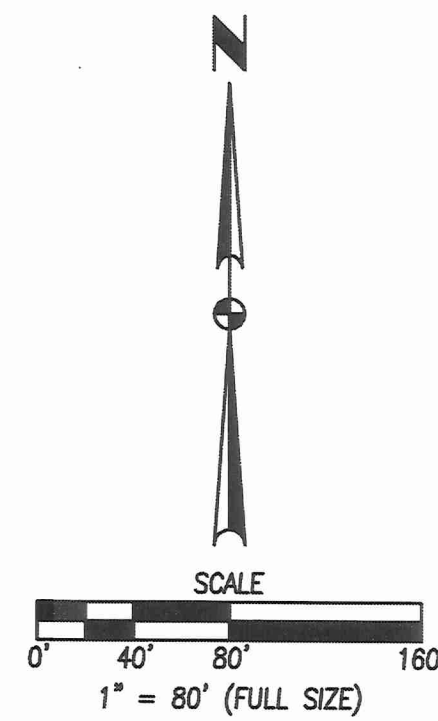
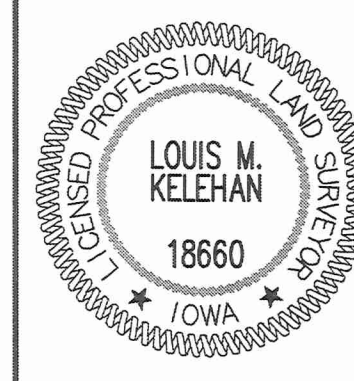
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- A WESTBOUND LEFT-TURN LANE, WITH MINIMUM 150 FEET FULL-WIDTH STORAGE, ON SE CORPORATE WOODS DRIVE IS REQUIRED PRIOR TO OCCUPANCY PERMIT.
- THE TRAFFIC IMPACT STUDY MAY NEED TO BE UPDATED, WITH SIGNALIZATION AND TURN LANE WARRANTS REVIEWED WITH EACH SUBSEQUENT EXPANSION OF THE DEVELOPMENT.

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.

LOUIS M. KELEHAN, P.L.S. 6/7/19
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	28°14'33"	420.00'	207.03'	S77°16'34"W	204.94'
C2	5°52'18"	1500.00'	153.72'	N70°29'31"W	153.65'
C3	8°45'12"	838.50'	128.10'	N38°50'07"E	127.98'
C4	24°13'03"	838.50'	354.41'	N22°21'00"E	351.78'
C5	30°31'15"	136.50'	72.71'	S41°17'58"E	71.86'
C6	22°39'30"	163.50'	64.66'	S37°22'05"E	64.24'
C7	22°39'30"	134.00'	52.99'	S37°22'05"E	52.65'
C8	8°16'21"	161.00'	23.34'	S30°11'30"E	23.32'
C9	22°12'55"	101.00'	39.16'	S45°27'09"E	38.92'

FILE: H:\2019\10342\DWG\10342-PLAT1-1.dwg
PLOT DATE: 6/7/2019 9:35 AM
COMMENTS: ENG

CROSSWINDS PLAT 1
FINAL PLAT

1
1410.542

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

REVISIONS

DATE	REVISIONS
06/07/19 <td>SIGNED SUBMITTAL</td>	SIGNED SUBMITTAL
04/26/19 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
03/15/19 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA