

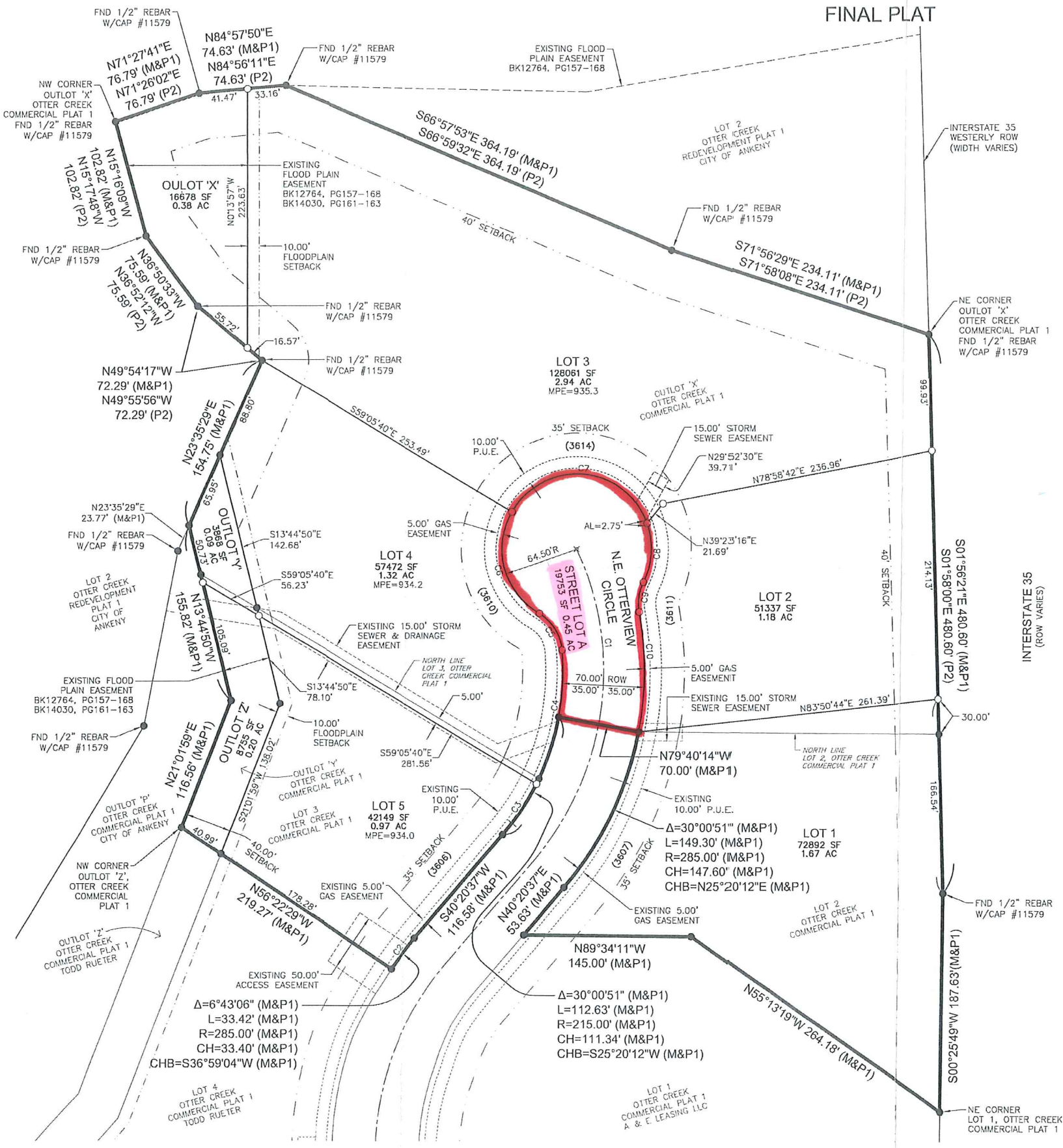
WHEN RECORDED RETURN TO:
CITY OF ANKENY, City Clerk
410 West First Street
Ankeny, IA 50021

OTTER CREEK COMMERCIAL PLAT 2

FINAL PLAT

Dec 10 2015 02:19:57 PM
Kind: PLAT
Recorded: 10/28/2015 at 02:19:57 PM
Fee Amt: \$82.00 Page 1 of 11
Polk County Iowa
JULIE H. HODGERTY RECORDER
File# 2015-00148974
BK 15784 PG 66-76

COPY



OWNER / DEVELOPER

DRA PROPERTIES, LC
1525 NE 36TH STREET
ANKENY, IOWA 50021-6754
PH: 515-964-9444

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

EXISTING: C-2 WITH RESTRICTIONS
(GENERAL RETAIL, HIGHWAY
ORIENTED AND CENTRAL
BUSINESS DISTRICT)

BENCHMARK

- CITY OF ANKENY BM #119, CUT TRIANGLE @
NE CORNER BRIDGE ON DELAWARE AVENUE
OVER FOUR MILE CREEK. ELEVATION=910.36'
- SANITARY SEWER MANHOLE RIM LOCATED 13'
WEST OF THE WEST BACK OF CURB OF N.E.
OTTERVIEW CIRCLE AT THE SE CORNER OF LOT
4, OTTER CREEK COMMERCIAL PLAT 1.
ELEVATION=945.69'

NOTES

- NO DIRECT DRIVEWAY CONNECTIONS WILL BE
ALLOWED TO INTERSTATE 35.
- OUTLOTS 'X', 'Y' & 'Z' TO BE DEEDED AND
OWNERSHIP TIED TO RESPECTIVE ADJACENT
LOT 3, 4 & 5. THE WESTERLY MINIMUM REAR
YARD SETBACKS FOR LOTS 3, 4 & 5 WILL BE
MEASURED FROM THE WESTERLY PLAT
BOUNDARY (NOT FROM THE COMMON
LOT/OUTLOT LINE).
- OUTLOTS 'X', 'Y' & 'Z' ARE COVERED BY AN
EXISTING FLOODPLAIN EASEMENT ORIGINALLY
DEFINED ON THE FINAL PLAT LOCATED IN
BK12764, PG157-168, A PORTION OF WHICH
WAS VACATED IN BK14030, PG 161-163.
- THE DEVELOPER IS RESPONSIBLE FOR STREET
LIGHT INSTALLATION.

DATE OF SURVEY

JULY, 2015

PLAT DESCRIPTION

LOT 2, LOT 3, OUTLOT 'X' AND OUTLOT 'Y', OTTER CREEK
COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF
ANKENY, POLK COUNTY, IOWA AND CONTAINING 9.20 ACRES
(400,965 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE (SUBDIVISION PLAT, BK13986, PG356-365)	P1	
PLATTED BEARING & DISTANCE (SUBDIVISION PLAT, BK12764, PG157-168)	P2	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	(1234)
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

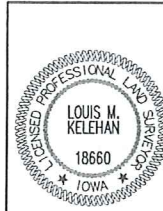
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	35°35'29"	250.00'	155.30'	N72°27'59"W	152.81'
C2	6°43'06"	285.00'	33.42'	N36°59'04"E	33.40'
C3	13°50'46"	215.00'	51.96'	N33°25'14"E	51.83'
C4	31°38'21"	215.00'	118.72'	N10°40'41"E	117.22'
C5	54°59'18"	40.50'	38.87'	N32°38'09"W	37.39'
C6	89°38'48"	64.50'	100.92'	N15°18'24"W	90.94'
C7	130°23'00"	64.50'	146.78'	S85°17'29"E	117.10'
C8	46°41'42"	64.50'	52.57'	S3°14'52"W	51.12'
C9	37°09'38"	40.50'	26.27'	S8°00'54"W	25.81'
C10	20°53'41"	285.00'	103.93'	S0°07'05"E	103.36'

APPROVED
ANKENY CITY COUNCIL
Date: 10-19-15
Res: 2015-412
City Clerk

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
October 22, 2015

Plan	Pass	Yes	Pass	Absent
Public	Pass	Yes	Pass	Absent
Finance	Pass	Yes	Pass	Absent
Human	Pass	Yes	Pass	Absent
Motion/Order	Pass	Yes	Pass	Absent
Ordinance	Pass	Yes	Pass	Absent
Report	Pass	Yes	Pass	Absent
Voting	Pass	Yes	Pass	Absent
Writing	Pass	Yes	Pass	Absent
Ayes	7	Nays	0	Pass

APPROVED
Chairperson: [Signature]
Secretary: [Signature]



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.

[Signature] 9/23/15
LOUIS M. KELEHAN, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

GA

DATE: 09/11/15
REVISIONS:
SECOND SUBMITTAL: 08/27/15
TECH: LMK
ENGINEER: RDR

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

OTTER CREEK COMMERCIAL PLAT 2
FINAL PLAT

ANKENY, IOWA
CIVIL DESIGN ADVANTAGE

2
7
1506.293