

FILE: H:\2019\180824\DWG\180824-FINAL PLAT.DWG
COMMENTS: DATE PLOTTED: 07/22/19 11:35 AM
PLOTTER: B2, LOUIS KELEHAN, TECH.

INDEX LEGEND

LOCATION: PT. SE1/4 SEC 17-80-23
REQUESTOR: DEER CREEK ANKENY, INC.
PROPRIETOR: DEER CREEK ESTATES LLC
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: 515-208-5227
SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER

DEER CREEK ESTATES LLC
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: (515) 208-5227

DEVELOPER

DEER CREEK ANKENY, INC.
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: (515) 208-5227

ENGINEER / SURVEYOR

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

DATE OF SURVEY

MARCH, 2019

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

BULK REGULATIONS
FRONT: 25 FEET FOR GARAGE DOORS AND HOUSE
15 FEET FOR PORCH
REAR: 25 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT-LOADED DETACHED GARAGE
SIDE: 10 FEET TOTAL (MIN. 5' ONE SIDE)
20 FEET FROM SIDE STREET
NONE FOR BI-ATTACHED HOMES
MINIMUM LOT WIDTH: 45 FEET
R-2 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

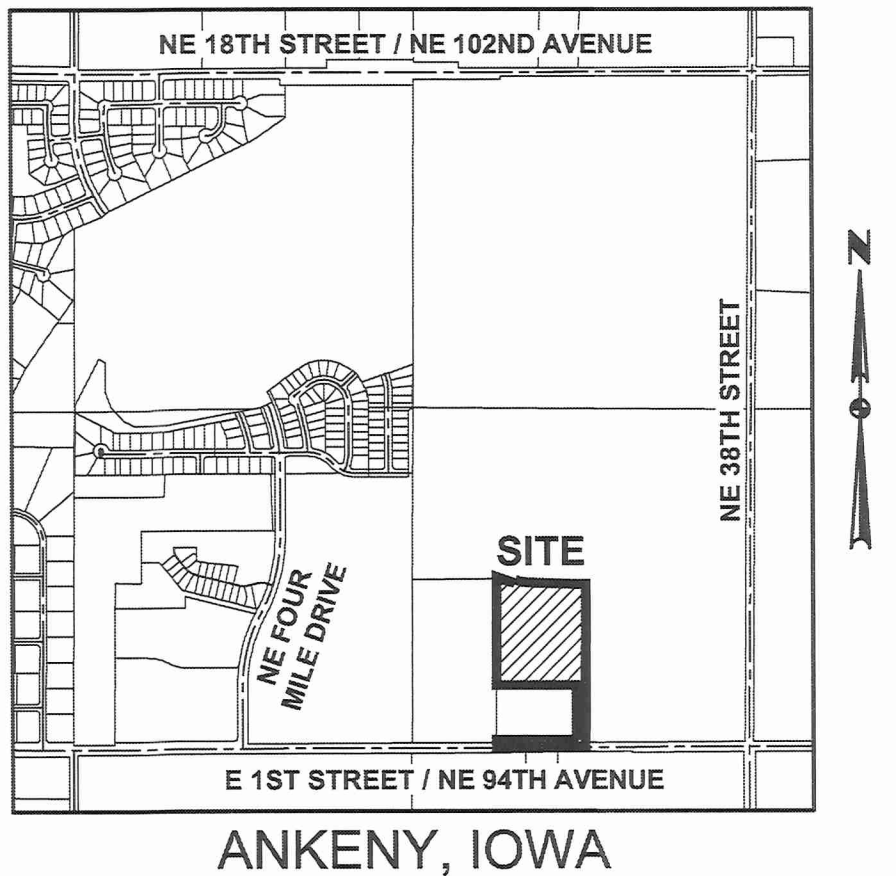
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 89°47'34" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 659.62 FEET TO THE SOUTHEAST CORNER OF THE WEST 20 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE NORTH 0°11'53" EAST ALONG THE EAST LINE OF SAID WEST 20 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, 60.00 FEET; THENCE NORTH 89°47'34" EAST, 599.84 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 46.91 FEET AND WHOSE CHORD BEARS NORTH 44°59'47" EAST, 42.28 FEET; THENCE NORTH 0°12'00" EAST, 400.89 FEET; THENCE NORTH 90°00'00" WEST, 629.63 FEET TO SAID EAST LINE OF THE WEST 20 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 0°11'53" EAST ALONG SAID EAST LINE, 835.44 FEET TO THE NORTHEAST CORNER OF SAID WEST 20 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°54'40" EAST, 154.37 FEET; THENCE SOUTH 75°24'24" EAST, 60.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 9.37 FEET AND WHOSE CHORD BEARS SOUTH 15°13'04" WEST, 9.37 FEET; THENCE SOUTH 87°23'37" EAST, 419.97 FEET; THENCE SOUTH 89°48'00" EAST, 70.00 FEET; THENCE SOUTH 0°12'00" WEST, 1282.12 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°47'34" WEST ALONG SAID SOUTH LINE, 699.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.67 ACRES (639,087 SQUARE FEET).

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	5°24'24"	400.00'	37.75'	S17°17'48"W	37.73'	C16	92°24'23"	25.00'	40.32'	N46°24'12"E	36.09'
C2	9°56'07"	350.00'	60.69'	S15°01'56"W	60.62'	C17	87°35'37"	25.00'	38.22'	N43°35'48"W	34.61'
C3	9°52'00"	350.00'	60.27'	S5°07'53"W	60.20'	C18	79°29'45"	110.00'	152.62'	N47°38'44"W	140.67'
C4	87°35'29"	80.00'	122.30'	S43°35'52"E	110.73'	C19	8°05'44"	110.00'	15.54'	N3°50'59"W	15.53'
C5	4°09'29"	430.00'	31.21'	S17°55'15"W	31.20'	C20	1°52'13"	380.00'	12.40'	S1°07'59"W	12.40'
C6	107°23'37"	25.00'	46.86'	S33°41'48"E	40.29'	C21	7°53'14"	380.00'	52.31'	S6°00'42"W	52.27'
C7	92°24'23"	25.00'	40.32'	N46°24'12"E	36.09'	C22	8°04'48"	380.00'	53.59'	S13°59'44"W	53.55'
C8	87°35'37"	25.00'	38.22'	N43°35'48"W	34.61'	C23	1°57'52"	380.00'	13.03'	S19°01'04"W	13.03'
C9	91°51'32"	25.00'	40.08'	S46°40'37"W	35.92'	C24	5°24'24"	370.00'	34.91'	S17°17'48"W	34.90'
C10	0°32'59"	320.00'	3.07'	S0°28'22"W	3.07'						
C11	87°35'29"	25.00'	38.22'	S43°35'52"E	34.60'						
C12	92°24'23"	25.00'	40.32'	N46°24'12"E	36.09'						
C13	87°35'37"	25.00'	38.22'	N43°35'48"W	34.61'						
C14	92°24'31"	25.00'	40.32'	S46°24'08"W	36.09'						
C15	87°35'29"	50.00'	76.44'	S43°35'52"E	69.21'						

VICINITY MAP



LEGEND

	FOUND	SET
SECTION CORNER AS 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.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING A LEFT TURN LANE ON 1ST STREET.

AREA SUMMARY

SW1/4 SE1/4 SEC 17-80-23	= 13.51 ACRES
SE1/4 SE1/4 SEC 17-80-23	= 1.16 ACRES
TOTAL	= 14.67 ACRES

ROLL CALL					
Plan & Zoning Commission					
Ankeny, IA					
Date	May 1, 2019				
Anderson	Aye	Nay	Pass	Absent	
Ender	Aye	Nay	Pass	Absent	
Flack	Aye	Nay	Pass	Absent	
Houlihan	Aye	Nay	Pass	Absent	
Hunter	Aye	Nay	Pass	Absent	
Johnson	Aye	Nay	Pass	Absent	
Renaud	Aye	Nay	Pass	Absent	
Ripper	Aye	Nay	Pass	Absent	
West	Aye	Nay	Pass	Absent	
Ayes	6	Nays	0	Pass	Absent
APPROVED				Chairperson	
L. West				Secretary	
R. J. Jorgensen					

THE CROSSINGS AT
DEER CREEK PLAT 5
FINAL PLAT

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

ANKEANY, IOWA

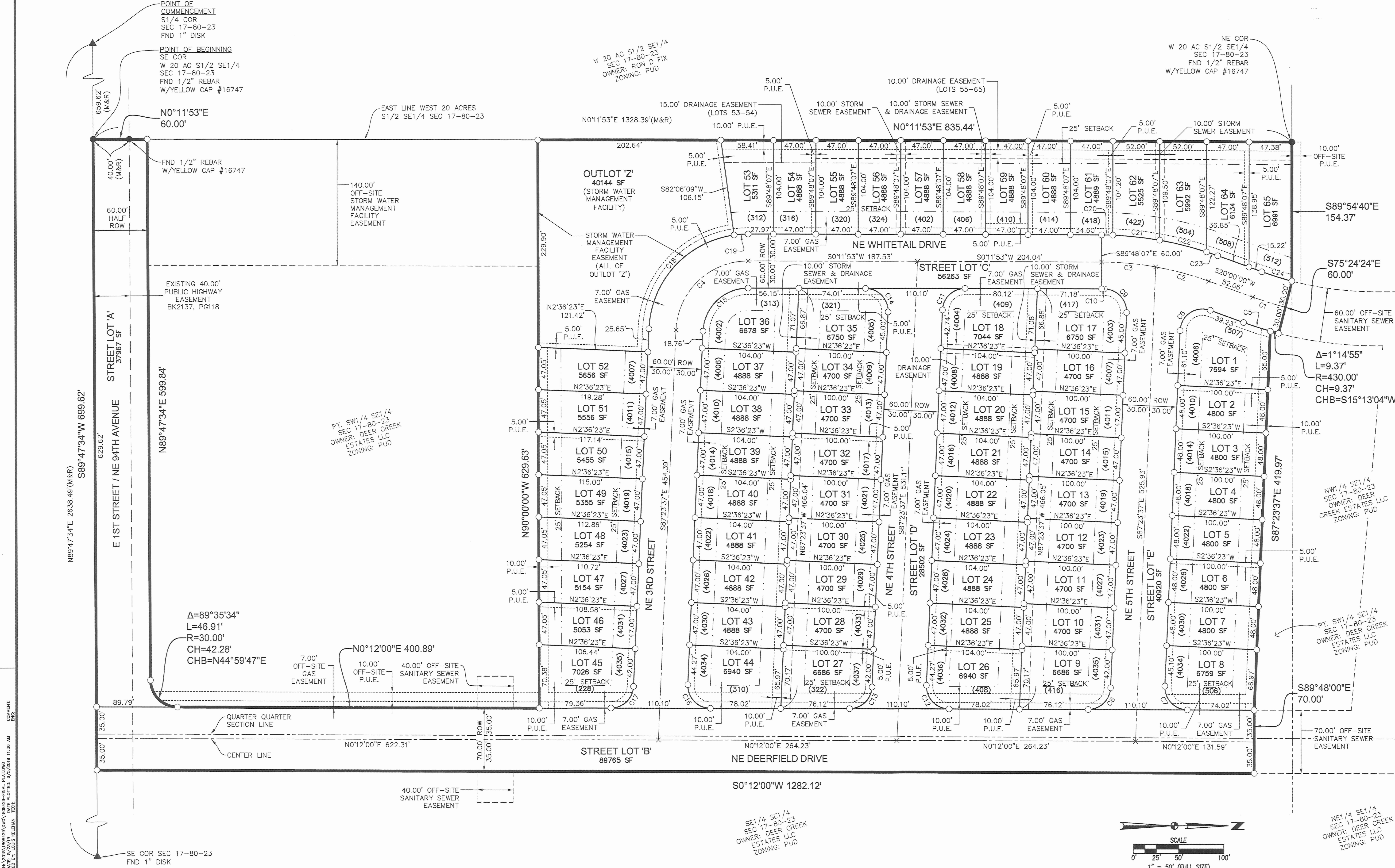
2/46
1808.429

LOUIS M. KELEHAN
18660
IOWA

LOUIS M. KELEHAN, P.L.S.
6/5/19
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 2 AND 3

THE CROSSINGS AT DEER CREEK PLAT 5
FINAL PLAT



DATE	REVISIONS
05-28-19 <td>SIGNED SUBMITTAL</td>	SIGNED SUBMITTAL
05-20-19 <td>FOURTH SUBMITTAL</td>	FOURTH SUBMITTAL
04-26-19 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
04-05-19 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
03-15-19 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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ANKENY, IOWA

THE CROSSINGS AT DEER CREEK PLAT 5
FINAL PLAT

3/46
1808.429