ASPEN RIDGE ESTATES PLAT 3 LOCATION: PT. OUTLOT 'Y', ASPEN RIDGE ESTATES **ENGINEER/SURVEYOR** OWNER/DEVELOPER PLAT 1, ANKENY Plan & Zoning Commission REQUESTOR: DIAMOND DEVELOPMENT LLC Ankeny, IA DIAMOND DEVELOPMENT LLC CIVIL DESIGN ADVANTAGE DARRYL BRESSON FINAL PLAT 309 E 1ST STREET CONTACT: DARRYL BRESSON 3405 SE CROSSROADS DRIVE, SUITE G Ayes 3 Nays 2 Abstain _ Absent 3 ANKENY, IA 50021 309 E 1ST STREET GRIMES, IOWA 50111 PLAT DESCRIPTION APPROVED ANKENY, IA 50021 PROPRIETOR: DIAMOND DEVELOPMENT LLC **NOTES** West PH: (515) 963-4388 A PART OF OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, 309 E 1ST STREET IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL ANKENY, IA 50021 ZONING BE COMPLETED WITHIN ONE YEAR FROM THE DATE SURVEYOR: MICHAEL A. BROONER BEGINNING AT THE NORTHWEST CORNER OF ASPEN RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT: THENCE NORTH 00°16'12" THIS PLAT WAS RECORDED. RESTRICTED TO ONE-FAMILY AND TWO-FAMILY EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 330.00 FEET; THENCE SOUTH 89°43'48" EAST, 337.00 FEET; THENCE 2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION COMPANY: CIVIL DESIGN ADVANTAGE RESIDENTIAL DWELLINGS. ELEVATIONS AND OTHER ELEVATION RESTRICTIONS 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 RETURN TO: CIVIL DESIGN ADVANTAGE NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED FEET; THENCE NORTH 78°36'33" EAST, 40.81 FEET; THENCE NORTH 74°14'17" EAST, 40.81 FEET; THENCE NORTH **BULK REGULATIONS** 3405 SE CROSSROADS DRIVE, SUITE PROJECT ENGINEERING DOCUMENTS FOR ANY 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: GRIMES, IOWA 50111 ELEVATION RESTRICTIONS. PH: 515-369-4400 THENCE NORTH 63°15'38" EAST, 307.63 FEET: THENCE NORTH 64°53'10" EAST, 51.96 FEET: THENCE NORTH 69°22'38" 3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET FRONT: 30' EAST, 53.39 FEET; THENCE NORTH 73°58'44" EAST, 53.39 FEET; THENCE NORTH 78°34'50" EAST, 53.39 FEET; THENCE LIGHTS ALONG ALL PUBLIC STREETS. REAR: NORTH 83"10'56" EAST, 53.39 FEET; THENCE NORTH 88"16'10" EAST, 66.33 FEET TO THE EAST LINE OF SAID OUTLOT DATE OF SURVEY 4. THIS DEVELOPMENT WILL BE PART OF A 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS) 'Y'; THENCE SOUTH 00°17'35" WEST ALONG SAID EAST LINE, 135.00 FEET TO THE NORTHEAST CORNER OF SAID ASPEN HOMEOWNER'S ASSOCIATION. 17' (> 1-STORY - 8' MIN.)(ONE AND TWO FAMILY DWELLINGS) RIDGE ESTATES PLAT 2; THENCE NORTH 89°42'25" WEST ALONG THE NORTHERLY LINE OF SAID ASPEN RIDGE ESTATES MARCH 19, 2019 5. ALL SIDEWALKS SHALL BE 5' WIDE PLAT 2, A DISTANCE OF 10.52 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE -NW COR LOT 42 6. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT CONCAVE SOUTHERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 250.06 FEET AND WHOSE CHORD BEARS PRAIRIE RIDGE ESTATES TO STORM SEWER WHENEVER POSSIBLE. 4410 SOUTH 76°46'36" WEST, 247.75 FEET; THENCE SOUTH 63°15'38" WEST CONTINUING ALONG SAID NORTHERLY LINE, 22.82 7. LOTS 1A AND 24B WILL NOT BE ALLOWED DRIVEWAY FND 1/2" REBAR W/ **CURVE DATA** FEET; THENCE SOUTH 26'44'22" EAST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE SOUTHEASTERLY ACCESS TO NW STATE STREET. YELLOW CAP #5301 CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, 8. SANITARY SEWER DEPTH IS SHALLOW FOR LOTS 1A. CURVE DELTA RADIUS LENGTH BEARING BEARING CHORD CURVE DELTA RADIUS LENGTH 369 1B, 2A, 2B, 23A, 23B, 24A AND 24B. WHOSE ARC LENGTH IS 43.36 FEET AND WHOSE CHORD BEARS SOUTH 67°03'15" EAST, 38.13 FEET: THENCE SOUTHERLY 530.00' 45.40' S77'18'10"W 45.39' C1 17°39'44" 303.00' 93.40' CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE 2 ARC LENGTH IS 93.40 FEET AND WHOSE CHORD BEARS SOUTH 08°32'17" EAST, 93.03 FEET: THENCE SOUTH 00°17'35" 99°22'14" 25.00' 43.36' S67°03'15"E 38.13 4°54'29" 530.00' 45.40' S82°12'39"W 45.39' 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; 27°01'57" 530.00' 250.06' S76°46'36"W 247.75' THENCE SOUTH 65°08'59" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.72 FEET; THENCE SOUTH 68°42'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET: THENCE SOUTH 72"14'43" WEST CONTINUING ALONG SAID 27°00'34" 700.00' 329.98' N76°45'55"E 326.94' NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 75°47'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET; 3.E. CROSSROADS GRIMES, IOWA : (515) 369-4400 F N88°16'10"E 66.33'-90°00'00" 25.00' 39.27' N44°43'48"W 35.36 THENCE SOUTH 79"19'59" WEST CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 82°52'37" WEST N83°10'56"E 53.39'-CONTINUING ALONG SAID NORTHERLY LINE, 53.49 FEET: THENCE SOUTH 86°25'15" WEST CONTINUING ALONG SAID LOT 39 N68°38'42"E 42.25' 3°44'41" 670.00' 43.79' S88°23'52"W 43.78 NORTHERLY LINE, 53.49 FEET; THENCE SOUTH 89°37'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 50.81 FEET; N78°34'50"E 53.39'-THENCE NORTH 89°43'48" WEST CONTINUING ALONG SAID NORTHERLY LINE, 355.00 FEET TO THE POINT OF BEGINNING 4°39'45" 670.00' 54.52' 730.00' 42.25' N71°57'40"E 42.25' 20.00' BUFFER AND CONTAINING 8.95 ACRES (390,039 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF N73°58'44"E 53.39'-EASEMENT 4°39'45" 670.00' 54.52' S79°31'53"W 54.51 730.00' 46.09' N69°22'38"E 53.39'-4°39'45" 670.00' 54.52' S74°52'07"W 54.51 730.00 PHONE: 4°39'45" 670.00' 54.52' S70°12'22"W 54.51 730.00' 42.25' N82°30'44"E 42.25' S65°32'47"W 54.44 -NE COR ASPEN RIDGE ESTATES 22 (1102)(1202)C14 4°54'29" 530.00' 45.40' S72°23'41"W 45.39 (1206) 公司 -NW COR SEC 11-80-24 N89°42'25"W 10.52' __ FND 1/2" REBAR 1 OT B SIDEWALK -EASEMENT EASEMENT NW 32ND ST N63°15'39"E 52.32'------22.82'(M&R) N65°29'45"E 40.81'-N69°52'01"E 40.81'-10.00' DRAINAGE S26°44'22"E EASEMENT N74°14'17"E 40.81'— 60.00'(M&R) N78°36'33"E 40.81'— 29.00' STORM N82°58'49"E 40.81'— 10.00' STORM N87°21'05"E 40.81'-SEWER & WATER MAIN EASEMENT S89°47'12"E 44.30'-EASEMENT \$89°43'48"E 337.00' N89°43'48"W 7.00' GAS 60.00' **EASEMENT** -S0°17'35"W 19.70'(M&R) (1330) LOT 26 (1402)(1422)(1418)(1410)(1414)S SEWER AND DRAINAGE-EASEMENT 29TH EASEMENT S89°43'48"E 374.45' LOT 27 NW 32ND ST EASEMENT 20.00' STORM LOT 22 (1501)(1405)SEWER EASEMENT SETBACK S63°15'46"W **LEGEND** 47.00'(M&R) 1" = 50' (FULL SIZE) ROW FOUND EXISTING PERMANENT -SECTION CORNER AS NOTED -\$65°08'59"W`53.72'(M&R) DRAINAGE EASEMENT 1/2" REBAR, YELLOW CAP#15980 BK 11315 PG 756 HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS (UNLESS OTHERWISE NOTED) PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED -S68°42'06"W 53.49'(M&R) BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND MEASURED BEARING & DISTANCE **SETBACK** -S72°14'43"W 53.49'(M&R) THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR RECORDED BEARING & DISTANCE UNDER THE LAWS OF THE STATE OF IOWA. +S75°47'21"W 53.49'(M&R) DEEDED BEARING & DISTANCE -S79°19'59"W 53.49'(M&R) N89°43'48"W PUBLIC UTILITY EASEMENT P.U.E. S89°37'44"W 50.81'(M&R)-20.00' STORM -S82°52'37"W 53.49'(M&R) 355.00'(M&R) 10.00' BROONER CURVE ARC LENGTH AL SEWER AND DRAINAGE LOT 19 -S86°25'15"W 53.49'(M&R) MICHAEL A. BROONER, P.L.S. LOT ADDRESS (1234)EASEMENT CENTERLINE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 SECTION LINE PAGES OR SHEETS COVERED BY THIS SEAL: ASPEN RIDGE ESTATES EASEMENT LINE THIS SHEET 1902.089 BUILDING SETBACK LINE ASPEN RIDGE ESTATES PLAT 2 POINT OF BEGINNING PLAT BOUNDARY