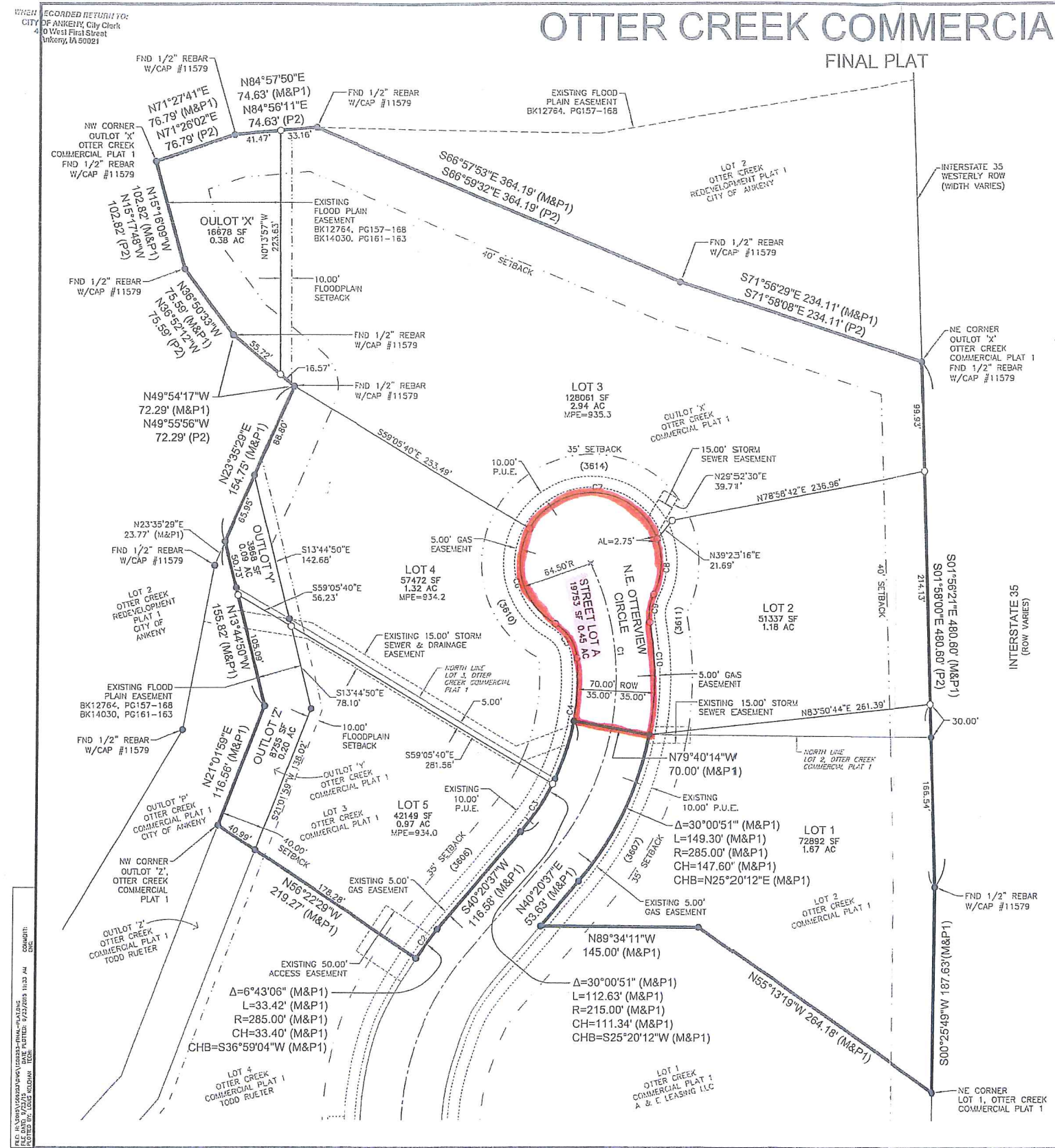


ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date June 18, 2019
Ayes 6 Nays 0 Absent 2
APPROVED
L. West Chairperson
B. Surpless Secretary



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

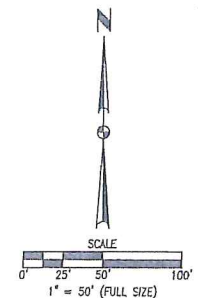
- CITY OF ANKENY BM #119, CUT TRIANGLE @
NE CORNER BRIDGE ON DELAWARE AVENUE
OVER FOUR MILE CREEK. ELEVATION=910.38'
- SANITARY SEWER MANHOLE RIM LOCATED 13'
WEST OF THE WEST BACK OF CURB OF N.E.
OTTERVIEW CIRCLE AT THE SE CORNER OF LOT
4, OTTER CREEK COMMERCIAL PLAT 1.
ELEVATION=945.69'

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, FOLK COUNTY, IOWA AND CONTAINING 9.20 ACRES
(400,965 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD.

LEGEND

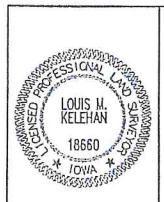
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE (SUBDIVISION PLAT, BK13986, PG356-365)	P1	
PLATTED BEARING & DISTANCE (SUBDIVISION PLAT, BK12764, PG157-168)	P2	
MINIMUM PROTECTION ELEVATION	MPE	
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'	S31°4'52"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'	S07°07'05"E	103.36'

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

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date September 22, 2015
Ayes 6 Nays 0 Absent 2
APPROVED
L. West Chairperson
B. Surpless Secretary



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.
L. M. Kelehan 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

REVISIONS

DATE	DESCRIPTION

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: LMK
ENGINEER: RDR
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

OTTER CREEK COMMERCIAL PLAT 2
FINAL PLAT

1506.293