

HARVEST RIDGE PLAT 1

FINAL PLAT - 2019

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
E.GRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
SECTION 36-81N-24W
REQUESTED BY:
JDEV LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP

PLAT DESCRIPTION

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST SIX (6) ACRES OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY-ONE (81) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., ALL IN POLK COUNTY, IOWA AND PARCEL 2019-80 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINING 51.57 ACRES (2,246,398 S.F.).

OWNER/DEVELOPER

JDEV LLC
720 S 68TH ST STE 120
WEST DES MOINES, IA 50266-8300
CONTACT: NICK JENSEN
PHONE: 515-597-5457

ZONING

EXISTING: R-3 RESTRICTED TO SINGLE FAMILY
R-3 RESTRICTED TO 10 UNITS PER ACRE OF MULTI-FAMILY
R-1 SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS

R-3:
FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 35 FEET
SIDE YARD SETBACK
ONE STORY:
TOTAL SIDE YARD = 15 FEET
MINIMUM ON ONE SIDE = 7 FEET

MORE THAN ONE STORY:
TOTAL SIDE YARD = 17 FEET
MINIMUM ON ONE SIDE = 8 FEET

R-1:
FRONT YARD SETBACK = 35 FEET
REAR YARD SETBACK = 35 FEET
SIDE YARD SETBACK
ONE STORY:
TOTAL SIDE YARD = 18 FEET
MINIMUM ON ONE SIDE = 8 FEET

MORE THAN ONE STORY:
TOTAL SIDE YARD = 20 FEET
MINIMUM ON ONE SIDE = 10 FEET

NOTES:

- DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE SUBDIVISION AND EAST SIDE OF NE 14TH STREET ALONG THE PLAT BOUNDARIES
- THE DEVELOPER WILL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ON THE EAST SIDE OF NE 14TH STREET (8' TRAIL) ALONG THE PLAT BOUNDARIES.
- THE DEVELOPER IS RESPONSIBLE FOR ANY RECOMMENDATIONS FROM THE APPROVED TRAFFIC STUDY.
- OUTLOT Y & Z WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- THE CITY WILL COST PARTICIPATE FOR 12" OR GREATER WATER MAIN AND 15" OR GREATER SANITARY SEWER.
- OUTLOT X & OUTLOT W WILL BE RESERVED FOR FUTURE DEVELOPMENT.
- DRIVEWAYS WILL NEED TO BE PLACED IN LOCATIONS THAT WILL AVOID PROPOSED RAMP AND STORM INTAKE LOCATIONS.
- NO DRIVEWAYS ARE ALLOWED OFF THE SOUTH SIDE OF STREET LOT B.

RECEIVED
JUL - 3 2019
CITY OF ANKENY

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙ CP	
Bench Mark	⊙ BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

Sheets 1 & 2 of 2

HARVEST RIDGE PLAT 1

FINAL PLAT

ANKENY, IA

SNYDER & ASSOCIATES, INC. I

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 116.0916

Sheet 1 of 2

Project No: 116.0916

Sheet 1 of 2

Pg:

Field Bk:

Date:

05/17/19

EDC

Checked By:

KMM

Engineer:

JWM

Technician:

1"= 500'

DATE

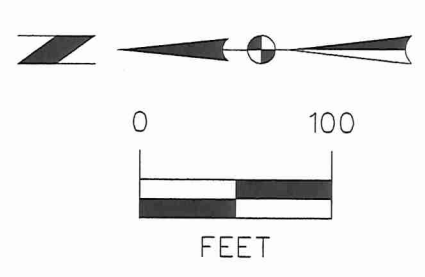
06/27/19

REVISION

REVISED AS PER CITY COMMENTS

07/03/19

JWM



CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 (M&R)	91°38'46" RT	61,500'	98.37"	63.29'	N63°27'05"W 88.21'
A-1	18°49'35" LT	600,000'	197.15"	99.47'	N80°52'11"E 196.26'
A-2-1	06°05'15" RT	565,000'	60.03'	30.04'	S85°49'37"W 60.00'
A-3-2	09°21'34" LT	635,000'	103.73'	51.98'	N85°36'12"E 103.61'
A-6	44°45'55" LT	440,000'	343.77"	181.20'	N51°49'53"E 335.10'
B-4	44°59'32" RT	560,000'	439.75"	231.92'	N51°56'42"E 428.54'
C-1	85°46'33" LT	500,000'	748.53'	464.43'	S47°03'40"E 680.57'
E-1	28°54'18" RT	300,000'	151.35"	77.32'	S14°30'13"E 149.75'
L-1	01°24'45" RT	565,000'	13.93'	6.96'	S89°34'36"W 13.99'
L-8	01°22'11" LT	440,000'	5.16'	2.63'	N7°25'55"E 5.99'
L-9-2	08°34'09" RT	550,000'	84.50'	42.25'	S78°29'55"E 84.22'
L-10-1	10°53'25" RT	470,000'	89.33'	44.80'	N14°10'59"W 89.20'
L-10-2	89°39'41" RT	25,000'	39.12'	24.85'	N36°05'35"E 35.25'
L-10-3	09°28'02" LT	635,000'	104.92'	52.58'	N76°11'24"E 104.80'
L-11	11°25'16" RT	470,000'	93.69'	47.00'	N25°20'20"W 93.53'
L-12	11°25'16" RT	470,000'	93.69'	47.00'	N36°45'36"W 93.53'
L-13	10°41'36" RT	470,000'	87.72'	43.99'	N47°49'02"W 87.59'
L-14	10°41'36" RT	470,000'	87.72'	43.99'	N58°30'38"W 87.59'
L-15	10°41'36" RT	470,000'	87.72'	43.99'	N69°12'14"W 87.59'
L-16	11°26'50" RT	470,000'	93.90'	47.11'	N80°16'28"W 93.75'
L-17	03°57'00" RT	470,000'	32.41'	16.22'	N87°56'18"E 32.40'
L-18	09°00'00" RT	330,000'	39.77'	25.00'	S45°51'04"W 59.99'
L-23	08°59'31" LT	330,000'	51.79'	25.95'	N04°32'50"E 51.74'
L-24	15°48'52" LT	330,000'	91.08'	45.83'	N16°57'01"E 90.80'
L-25	04°05'55" LT	330,000'	23.61'	11.81'	N26°54'24"E 23.60'
L-26	20°18'29" RT	335,000'	11.87'	6.00'	N18°48'07"E 11.81'
L-27-1	89°49'27" LT	61,500'	96.42'	61.31'	N25°48'48"E 86.84'
L-27-2	27°44'48" RT	335,000'	16.22'	8.27'	N05°13'31"W 16.06'
L-28-1	48°03'17" RT	33,500'	28.10'	14.93'	S52°59'00"W 27.28'
L-28-2	94°38'21" LT	61,500'	101.58'	66.69'	S29°41'28"W 77.42'
L-30	16°33'50" LT	270,000'	78.06'	39.30'	S20°40'27"W 70.78'
L-32	12°20'28" RT	270,000'	58.27'	29.18'	S06°13'18"W 58.06'
L-33	09°00'00" RT	25,000'	32.27'	16.22'	S45°51'04"W 59.99'
L-35	01°20'20" LT	530,000'	12.99'	6.19'	S69°16'46"E 12.39'
L-35	07°04'42" LT	530,000'	65.48'	32.78'	S85°04'15"E 65.44'
L-36	08°10'16" LT	530,000'	75.59'	37.86'	S77°26'45"E 75.52'
L-36	08°10'16" LT	530,000'	75.57'	37.85'	S69°16'31"E 75.51'
L-37	08°10'16" LT	530,000'	75.59'	37.86'	S61°06'17"E 75.52'
L-38	08°10'16" LT	530,000'	75.59'	37.86'	S52°56'01"E 75.52'
L-39	8° 10' 15" LT	530,000'	75.58'	37.86'	S44°45'45"E 75.52'
L-40	08°40'48" LT	530,000'	80.29'	40.22'	S36°20'14"E 80.21'
L-41	08°40'48" LT	530,000'	80.29'	40.22'	S32°39'26"E 80.22'
L-42	08°10'16" LT	530,000'	75.59'	37.86'	S19°13'54"E 75.52'
L-43-1	7° 21' 12" RT	25,000'	33.25'	19.60'	S43°36'31"E 33.25'
L-43-2	07°11'12" RT	61,500'	61.55'	31.07'	S11° 10'00"E 67.40'
L-44	90°00'00" RT	25,000'	39.27'	25.00'	N45°16°59"E 35.36'
L-48	10°15'48" RT	335,000'	6.00'	3.01'	N04°50'55"W 5.99'
L-49-1	57°42'18" LT	61,500'	61.94'	33.88'	N18°55'09"W 59.35'
L-49-2	37°47'29" LT	335,000'	22.10'	11.47'	N28°52'34"W 21.70'
L-50	41°38'48" LT	61,500'	44.70'	23.39'	N30°45'24"E 43.73'
L-51	41°51'58" LT	61,500'	44.94'	23.53'	N72°30'47"E 43.95'
L-52	41°51'54" LT	61,500'	44.94'	23.52'	S65°37'17"E 43.94'
L-53	40°01'09" LT	61,500'	42.96'	22.40'	S24°40'45"E 42.09'
L-54-1	37°47'29" RT	61,500'	22.10'	11.47'	S29°26'31"W 21.70'
L-54-2	53°00'26" LT	61,500'	56.90'	30.62'	S21°50'03"W 54.59'
L-54-3	1° 10' 58" LT	61,500'	11.61'	5.81'	S42°22'12"E 11.59'
L-54-4	42°19'37" LT	61,500'	45.89'	23.73'	S16°25'38"W 44.27'
L-54-5	40°05'22" RT	68,500'	47.93'	24.93'	N15°52'56"E 46.96'
L-55	10°15'48" RT	335,000'	6.00'	3.01'	S05°24'53"W 5.99'
L-59	90°00'00" RT	25,000'	39.27'	25.00'	S44°43'01"E 35.36'