

FILE: H:\2017\172653\172653-FINAL PLATINGS
PLOTTED BY: JAM BRIDAL
DATE: 9/27/2018 10:47 AM
COMMENT:
ENG:

INDEX LEGEND
LOCATION: SEC 36-81-24, PT N1/2 SE1/4
REQUESTOR: BILL KIMBERLEY, LC
PROPRIETOR: BILL KIMBERLEY, LC
P.O. BOX 369
ANKENY, IOWA 50021
SURVEYOR: LOUIS M. KELEHAN
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

KIMBERLEY ESTATES PLAT 1

FINAL PLAT

OWNER / DEVELOPER

BILL KIMBERLEY, LC
P.O. BOX 369
ANKENY, IOWA 50021
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY

DECEMBER 2018

ZONING

R-2, WITH RESTRICTIONS TO SINGLE FAMILY
RESIDENTIAL ONLY AND 80' MIN. LOT WIDTH

BULK REGULATIONS

FRONT YARD SETBACK:	30'
TOTAL SIDE YARD (1 STORY):	15'
MIN SIDE YARD ON ONE SIDE (1 STORY):	7'
TOTAL SIDE YARD (MORE THAN 1 STORY):	17'
MIN SIDE YARD(MORE THAN 1 STORY):	8'
REAR YARD SETBACK:	35'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	40°21'44"	350.00'	246.56'	S9°15'36"W	241.49'	C27	9°18'58"	570.00'	92.68'	S3°05'02"W	92.58'
C2	67°57'46"	150.00'	177.93'	S44°54'09"E	167.68'	C28	1°41'31"	1530.00'	45.18'	S0°43'41"E	45.18'
C3	11°23'07"	350.00'	69.55'	S84°34'35"E	69.43'	C29	1°41'31"	1470.00'	43.41'	N0°43'41"W	43.41'
C4	13°25'22"	600.00'	140.56'	N5°08'14"E	140.24'	C30	7°55'04"	630.00'	87.06'	N2°23'05"E	86.99'
C5	1°41'31"	1500.00'	44.29'	N0°43'41"W	44.29'	C31	88°05'16"	25.00'	38.44'	N37°42'01"W	34.76'
C6	25°53'10"	600.00'	271.08'	N24°47'30"E	268.78'	C32	2°51'37"	380.00'	18.97'	N80°18'50"W	18.97'
C7	36°17'41"	500.00'	316.73'	N19°35'14"E	311.46'	C33	23°11'22"	180.00'	72.85'	N67°17'21"W	72.36'
C8	1°19'19"	500.00'	11.54'	N0°46'44"E	11.54'	C34	28°04'15"	180.00'	88.19'	N41°39'33"W	87.31'
C9	90°00'00"	25.00'	39.27'	S44°52'55"E	35.36'	C35	16°42'09"	180.00'	52.47'	N19°16'21"W	52.29'
C10	90°00'00"	25.00'	39.27'	N45°07'05"E	35.36'	C36	9°38'59"	380.00'	64.00'	N6°05'47"W	63.92'
C11	90°00'00"	25.00'	39.27'	N44°52'55"W	35.36'	C37	15°16'51"	380.00'	101.35'	N6°22'08"E	101.05'
C12	81°33'07"	25.00'	35.58'	S49°20'31"W	32.66'	C38	15°25'54"	380.00'	102.35'	N21°43'31"E	102.04'
C13	10°02'46"	530.00'	92.93'	S13°35'20"W	92.81'	C39	21°36'50"	320.00'	120.71'	S18°38'03"W	120.00'
C14	10°47'25"	530.00'	99.81'	S24°00'25"W	99.66'	C40	18°44'54"	320.00'	104.71'	S1°32'49"E	104.24'
C15	8°19'58"	530.00'	77.08'	S33°34'06"W	77.01'	C41	67°57'46"	120.00'	142.34'	S44°54'09"E	134.14'
C16	19°10'06"	570.00'	190.69'	S28°09'02"W	189.81'	C42	3°56'52"	320.00'	22.05'	S80°51'28"E	22.04'
C17	108°50'07"	25.00'	47.49'	S35°51'05"E	40.66'	C43	81°10'26"	25.00'	35.42'	N56°34'53"E	32.53'
C18	3°19'29"	37.50'	2.18'	N88°04'07"E	2.18'	C44	12°25'21"	630.00'	136.59'	N22°12'20"E	136.33'
C19	45°32'08"	37.50'	29.80'	N63°38'18"E	29.02'	C45	7°45'54"	630.00'	85.38'	N32°17'58"E	85.31'
C20	69°51'38"	57.50'	70.11'	N75°48'02"E	65.85'	C46	1°33'10"	630.00'	17.07'	N36°57'30"E	17.07'
C21	64°40'23"	57.50'	64.90'	S36°55'57"E	61.51'	C47	10°57'16"	470.00'	89.86'	N32°15'27"E	89.72'
C22	54°46'22"	57.50'	54.97'	S22°47'26"W	52.90'	C48	12°55'17"	470.00'	105.99'	N20°19'11"E	105.77'
C23	60°51'49"	57.50'	61.08'	S80°36'31"W	58.25'	C49	5°30'20"	470.00'	45.16'	N11°06'23"E	45.14'
C24	27°33'03"	57.50'	27.65'	N55°11'03"W	27.38'	C50	12°46'47"	470.00'	104.83'	N7°28'09"E	104.62'
C25	48°51'38"	37.50'	31.98'	N65°50'20"W	31.02'	C51	0°57'41"	470.00'	7.89'	N0°35'55"E	7.89'
C26	81°59'20"	25.00'	35.77'	S48°44'11"W	32.80'	C52	2°12'33"	470.00'	18.12'	N27°53'06"E	18.12'

PLAT DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

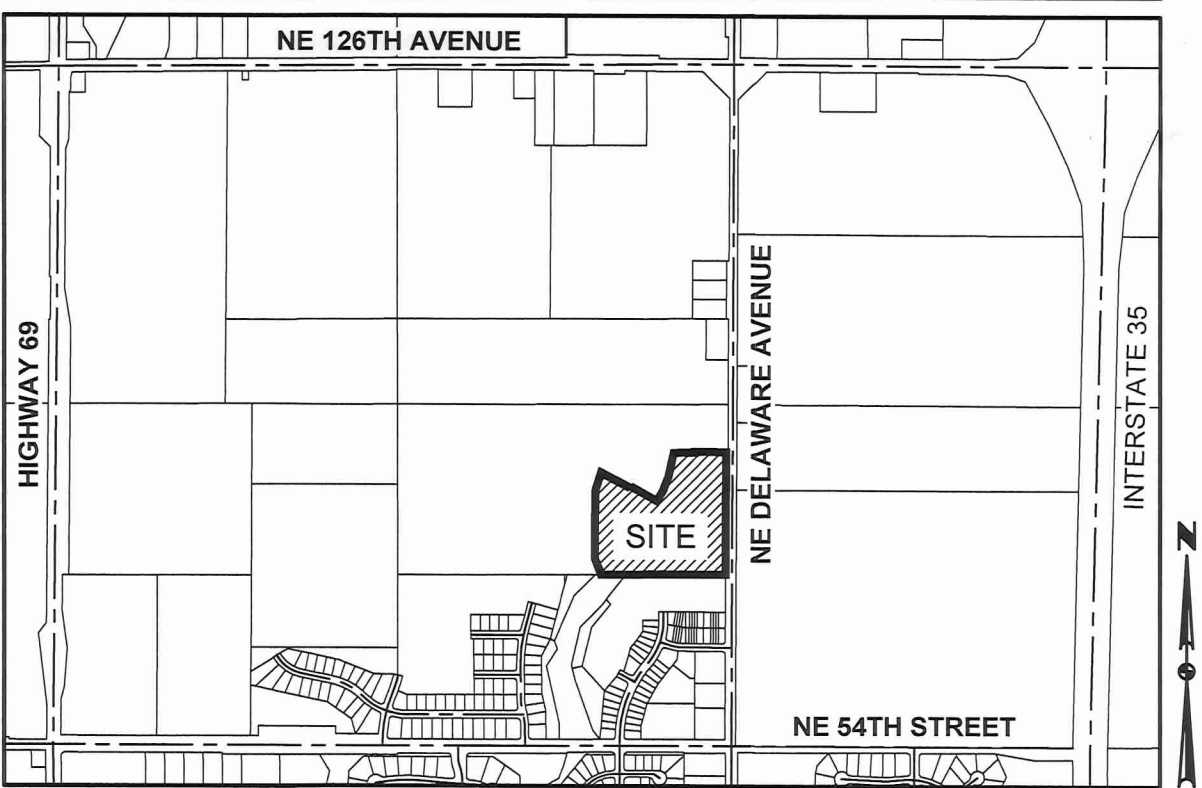
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 0°07'05" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, 352.23 FEET; THENCE NORTH 89°52'55" WEST, 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF NE DELAWARE AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 00°07'05" WEST ALONG SAID WEST RIGHT OF WAY LINE, 977.07 FEET TO THE SOUTH LINE OF OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°50'20" WEST ALONG SAID SOUTH LINE, 990.00 FEET; THENCE NORTH 21°12'53" WEST, 134.00 FEET; THENCE NORTH 00°07'05" EAST, 540.00 FEET; THENCE NORTH 17°33'22" EAST, 171.14 FEET; THENCE SOUTH 60°33'32" EAST, 502.21 FEET; THENCE NORTH 29°49'45" EAST, 95.71 FEET; THENCE NORTH 20°52'22" EAST, 121.83 FEET; THENCE NORTH 12°29'46" EAST, 138.47 FEET; THENCE NORTH 17°55'21" EAST, 89.28 FEET; THENCE SOUTH 89°52'55" EAST, 210.00 FEET; THENCE SOUTH 0°07'05" WEST, 17.57 FEET; THENCE SOUTH 89°52'55" EAST, 192.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.56 ACRES (852,033 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ALL INTERNAL SIDEWALKS ARE TO BE 5' WIDE. AN 8' SIDEWALK SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF NE DELAWARE AVENUE.
- OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- DECORATIVE FENCE, MONUMENT SIGNS AND LANDSCAPING/IRRIGATION ALONG DELAWARE AVENUE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY AND ALONG THE WEST SIDE OF NE DELAWARE AVENUE.
- STORM WATER DETENTION BASINS LOCATED IN OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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.
- DRIVEWAYS WILL NEED TO BE PLACED IN LOCATIONS THAT WILL AVOID PROPOSED SIDEWALK RAMP LOCATIONS.
- NO DRIVEWAYS MAY BE ALLOWED ONTO NE DELAWARE AVENUE OR NE 61ST STREET.
- 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.

VICINITY MAP



ANKENY, IOWA

LOUIS M. KELEHAN
18660
IOWA

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.

LOUIS M. KELEHAN, P.L.S. DATE _____

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

PRELIMINARY
FOR CONSTRUCTION

RECEIVED
JUN 28 2019
CITY OF ANKENY

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



KIMBERLEY ESTATES PLAT 1
FINAL PLAT

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: RDR

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

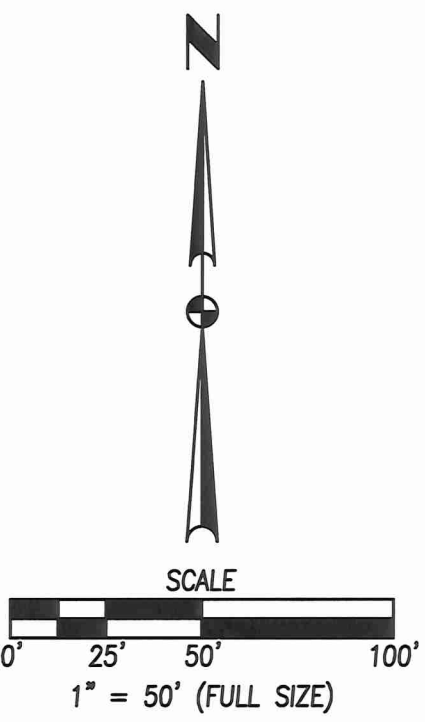
REVISIONS

DATE

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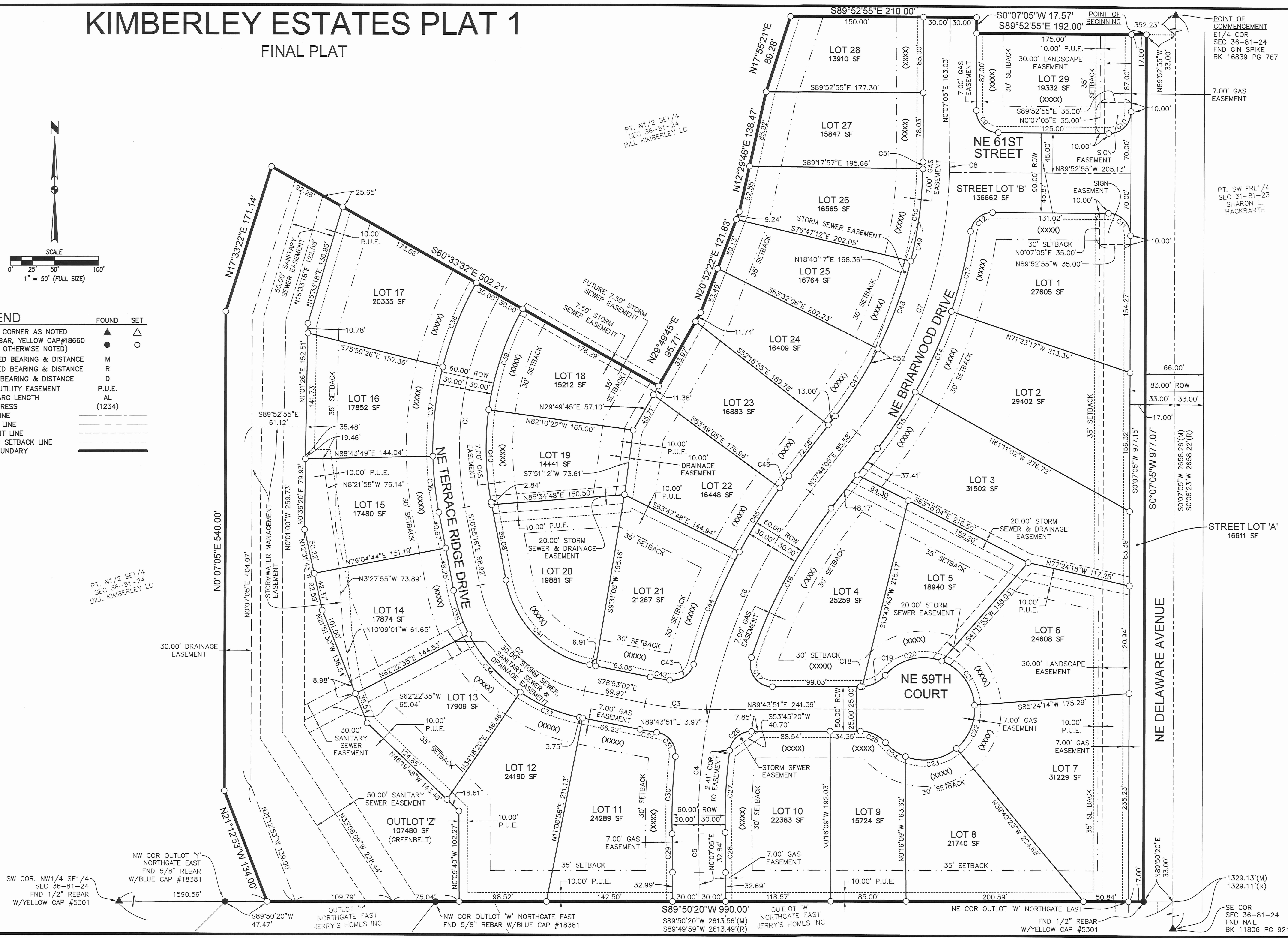
KIMBERLEY ESTATES PLAT 1
FINAL PLAT



LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	M	
DEEDED BEARING & DISTANCE	R	
PUBLIC UTILITY EASEMENT	D	
CURVE ARC LENGTH	P.U.E.	
LOT ADDRESS	AL	
CENTERLINE	(1234)	
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

FILE: J:\WORK\2019\KIMBERLEY ESTATES PLAT 1.DWG
DATE PLOTTED: 6/27/2019 10:47 AM
COMMENTS: ENG
PLOT BY: JAM EDDALL



POINT OF BEGINNING
E1/4 COR
SEC 36-81-24
FND GIN SPIKE
BK 16839 PG 767

POINT OF COMMENCEMENT
PT. SW FRL1/4
SEC 31-81-23
SHARON L.
HACKBARTH

DATE	REVISIONS	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
		9/21/19	5/10/19	4/12/19

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