

INDEX LEGEND

LOCATION: SEC 17--80--23, PT SW1/4
SEC 17--80--23, PT SE1/4

REQUESTOR: DEER CREEK ANKENY, INC.

PROPRIETOR: DEER CREEK ESTATES LLC
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY: CIVIL DESIGN ADVANTAGE
& RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515--369--4400

PT. NE1/4 SW1/4
SEC 17-80-23
OWNER: DEER
CREEK ESTATES LLC
ZONING: PUD

NW1/4 SE1/4
SEC 17-80-23
OWNER: DEER
CREEK ESTATES LLC
ZONING: PUD

THE CROSSING AT
DEER CREEK PLAT 3

PT. NE1/4 SW1/4
SEC 17-80-23
OWNER: DEER
CREEK ESTATES LLC
ZONING: PUD

NW1/4 SE1/4
SEC 17-80-23
OWNER: DEER
CREEK ESTATES LLC
ZONING: PUD

A graphic scale bar is shown below the map, labeled "SCALE". The scale bar is marked with 0', 40', 80', and 160'. Below the scale bar, the text "1" = 80' (FULL SIZE)" is printed. Above the scale bar, a north arrow points upwards, with a stylized 'N' at the top.

W 20 AC S1/2
SE1/4 SEC
17-80-23
OWNER: RON D FIX
ZONING: PUD

DEER CREEK ESTATES LLC
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009

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

FIELDWORK: MARCH, 2019

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP#18660
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	
R	
D	
P.U.E.	
AL	
(1234)	

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

NE1/4 SW1/4 SEC 17-80-23	= 0.14 ACRES
NW1/4 SE1/4 SEC 17-80-23	= 11.39 ACRES
NE1/4 SE1/4 SEC 17-80-23	= 0.22 ACRES
SW1/4 SE1/4 SEC 17-80-23	= 0.36 ACRES
SE1/4 SE1/4 SEC 17-80-23	= 0.04 ACRES
TOTAL	= 12.15 ACRES

DEER CREEK PUD

LOTS 1-30 (SINGLE FAMILY RESIDENTIAL)
FRONT: 30 FEET FOR GARAGE DOORS
25 FEET FOR HOUSE
15 FEET FOR PORCH
REAR: 30 FEET (DECKS MAY EXTEND 12 FEET INTO RYSB)
10 FEET FOR FRONT-LOADED DETACHED GARAGE
SIDE: 12 FEET TOTAL (MIN. 6' ONE SIDE)
MINIMUM LOT WIDTH: 60 FEET
R-2 ZONING REGULATIONS APPLY IF NOT WITHIN PUD

LOTS 31-50 (SINGLE FAMILY & BI-ATTACHED RESIDENTIAL)

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. CANTILEVERS ARE NOT ALLOWED WITHIN THE SIDE YARD SETBACK, TO INCLUDE EGRESS WINDOW WELLS, USABLE FLOOR, BAY WINDOWS, AND NON-USABLE FLOOR SPACES. ROOF OVERHANGS ARE ALLOWED.

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN 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:

BEGINNING AT THE SOUTHEAST CORNER OF THE CROSSINGS AT DEER CREEK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 011°41' WEST ALONG THE EAST LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 3, A DISTANCE OF 185.00 FEET; THENCE NORTH 89°48'19" EAST, 704.00 FEET; THENCE NORTH 87°59'25" EAST, 54.44 FEET; THENCE NORTH 74°54'17" EAST, 49.09 FEET; THENCE NORTH 60°21'16" EAST, 49.39 FEET; THENCE NORTH 52°09'21" EAST, 61.94 FEET; THENCE SOUTH 35°35'05" EAST, 125.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 45.23 FEET AND WHOSE CHORD BEARS NORTH 56°15'20" EAST, 45.22 FEET; THENCE SOUTH 31°41'16" EAST, 60.00 FEET; THENCE SOUTH 011°41' EAST, 65.50 FEET; THENCE SOUTH 81°38'18" EAST, 37.26 FEET; THENCE SOUTH 84°53'37" EAST, 243.95 FEET; THENCE SOUTH 89°48'00" EAST, 70.00 FEET; THENCE SOUTH 01°20' WEST, 293.45 FEET TO THE NORTHEAST CORNER OF THE CROSSINGS AT DEER CREEK PLAT 5, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 89°48'00" WEST ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 5, A DISTANCE OF 70.00 FEET; THENCE NORTH 87°23'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 419.97 FEET; THENCE NORTHERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 9.37 FEET AND WHOSE CHORD BEARS NORTH 15°13'04" EAST, 9.37 FEET; THENCE NORTH 75°24'24" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 89°54'40" WEST CONTINUING ALONG SAID NORTHERLY LINE, 63.78 FEET; THENCE NORTH 011°41' WEST, 110.00 FEET; THENCE NORTH 89°54'40" WEST, 23.96 FEET; THENCE NORTH 011°41' WEST, 683.65 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 380.00 FEET, WHOSE ARC LENGTH IS 22.47 FEET AND WHOSE CHORD BEARS SOUTH 88°06'40" WEST, 22.47 FEET; THENCE SOUTH 89°48'19" WEST, 732.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.15 ACRES (529.330 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4'06'49"	630.00'	45.23'	N56°15'20"E	45.22'	C18	75°04'14"	25.00'	32.76'	N22°33'59"E	30.46'
C2	1'14'55"	430.00'	9.37'	N15°13'04"E	9.37'	C19	14°46'28"	180.00'	46.42'	N7°34'55"W	46.29'
C3	3'23'19"	380.00'	22.47'	S88°06'40"W	22.47'	C20	84°41'56"	25.00'	36.96'	N42°32'39"W	33.68'
C4	22°08'25"	350.00'	135.25'	N78°44'07"E	134.41'	C21	94°54'23"	25.00'	41.41'	S47°39'12"W	36.84'
C5	16°58'39"	350.00'	103.71'	N59°10'35"E	103.33'	C22	85°05'37"	25.00'	37.13'	S42°20'48"E	33.81'
C6	7°37'28"	600.00'	79.84'	N54°30'00"E	79.79'	C23	92°35'40"	25.00'	40.40'	N48°48'33"E	36.15'
C7	22°08'25"	150.00'	57.96'	N11°15'53"W	57.60'	C24	2°42'24"	430.00'	20.31'	N1°09'31"E	20.31'
C8	14°47'17"	400.00'	103.24'	N7°11'58"E	102.95'	C25	12°04'53"	430.00'	90.67'	N8°33'10"E	90.50'
C9	5°01'03"	600.00'	52.54'	S87°24'08"E	52.53'	C26	12°54'32"	370.00'	83.36'	S8°08'20"W	83.19'
C10	7°37'31"	320.00'	42.59'	S85°59'34"W	42.56'	C27	86°45'44"	25.00'	37.86'	S41°41'48"E	34.34'
C11	14°33'02"	320.00'	81.27'	S74°54'17"W	81.05'	C28	4°49'59"	570.00'	48.08'	S87°29'40"E	48.07'
C12	14°33'00"	320.00'	81.26'	S60°21'16"W	81.04'	C29	3°59'18"	630.00'	43.85'	N87°55'01"W	43.85'
C13	2°23'31"	320.00'	13.36'	S51°53'01"W	13.36'	C30	94°16'19"	25.00'	41.13'	S46°56'29"W	36.65'
C14	3°30'40"	630.00'	38.61'	S52°26'35"W	38.60'	C31	6°32'01"	120.00'	13.68'	S3°27°41"E	13.68'
C15	7°37'28"	570.00'	75.85'	N54°30'00"E	75.80'	C32	97°18'04"	25.00'	42.46'	S55°22'44"E	37.53'
C16	9°24'50"	380.00'	62.44'	N55°23'41"E	62.37'	C33	10°26'46"	380.00'	69.28'	N81°11'37"E	69.18'
C17	15°52'08"	380.00'	105.25'	N68°02'10"E	104.91'						

PT. NE1/4 SE1/4
SEC 17-80-23
OWNER: DEER CREEK
ESTATES LLC
ZONING: PUD

PT. SE1/4 SE1/4
SEC 17-80-23
OWNER: DEER CREEK
ESTATES LLC
ZONING: PUD

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
4. 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.
5. WITH EACH NEW PLAT WITHIN THE DEER CREEK SOUTH PHASE 2 PRELIMINARY PLAT LIMITS, SAFETY AND OPERATION OF THE INTERSECTION OF SE FOUR MILE DRIVE & E. 1ST STREET WILL BE REEVALUATED, INCLUDING THE PROPOSED NEW LOTS, AND IF APPROACHING PEAK HOUR WARRANT, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING A TEMPORARY TRAFFIC SIGNAL AT THAT INTERSECTION. THE DEVELOPER'S FINANCIAL PORTION OF RESPONSIBILITY FOR THE TEMPORARY TRAFFIC SIGNAL WILL BE RESOLVED WHEN THE CITY OF ANKENY DETERMINES IF THE SIGNAL IS NECESSARY.

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. TELEHAN, P.L.L.C. DATE _____
 EXPIRATION DATE IS DECEMBER 31, 2019
 FOR SHEETS COVERED BY THIS SEAL:
 SHEETS 2 AND 3

	DATE
	7/26/19
	7/05/19
	6/14/19

REVISIONS

THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

TECH: MDM

ENGINEER: ENH

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

THE CROSSINGS AT DEER CREEK PLAT 6 FINAL PLAT

CITY OF ANKENY

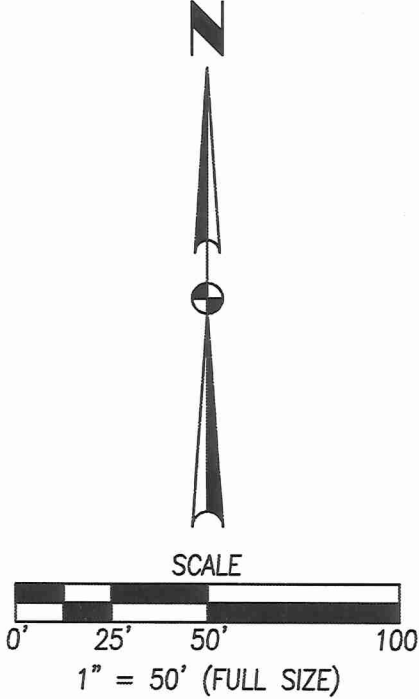
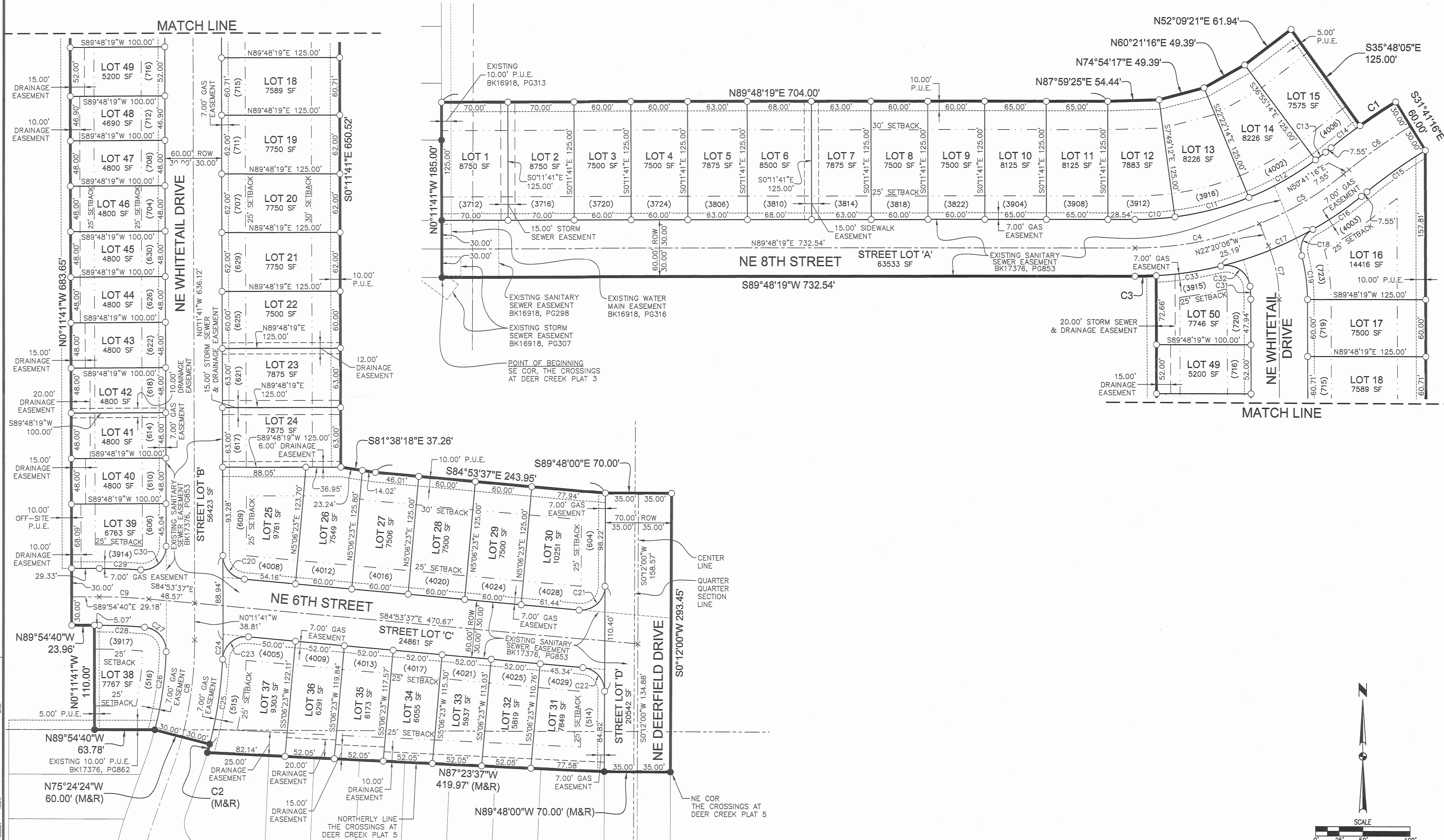
RECEIVED
MAY 26 2019

2/29
1806 368

1906.269

THE CROSSINGS AT DEER CREEK PLAT 6

FINAL PLAT



DATE

7/26/19

7/05/19

6/14/19

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

TECH: MDM

ENGINEER: ENH

THE CROSSINGS AT
DEER CREEK PLAT 6
FINAL PLAT

3
29

1906.269