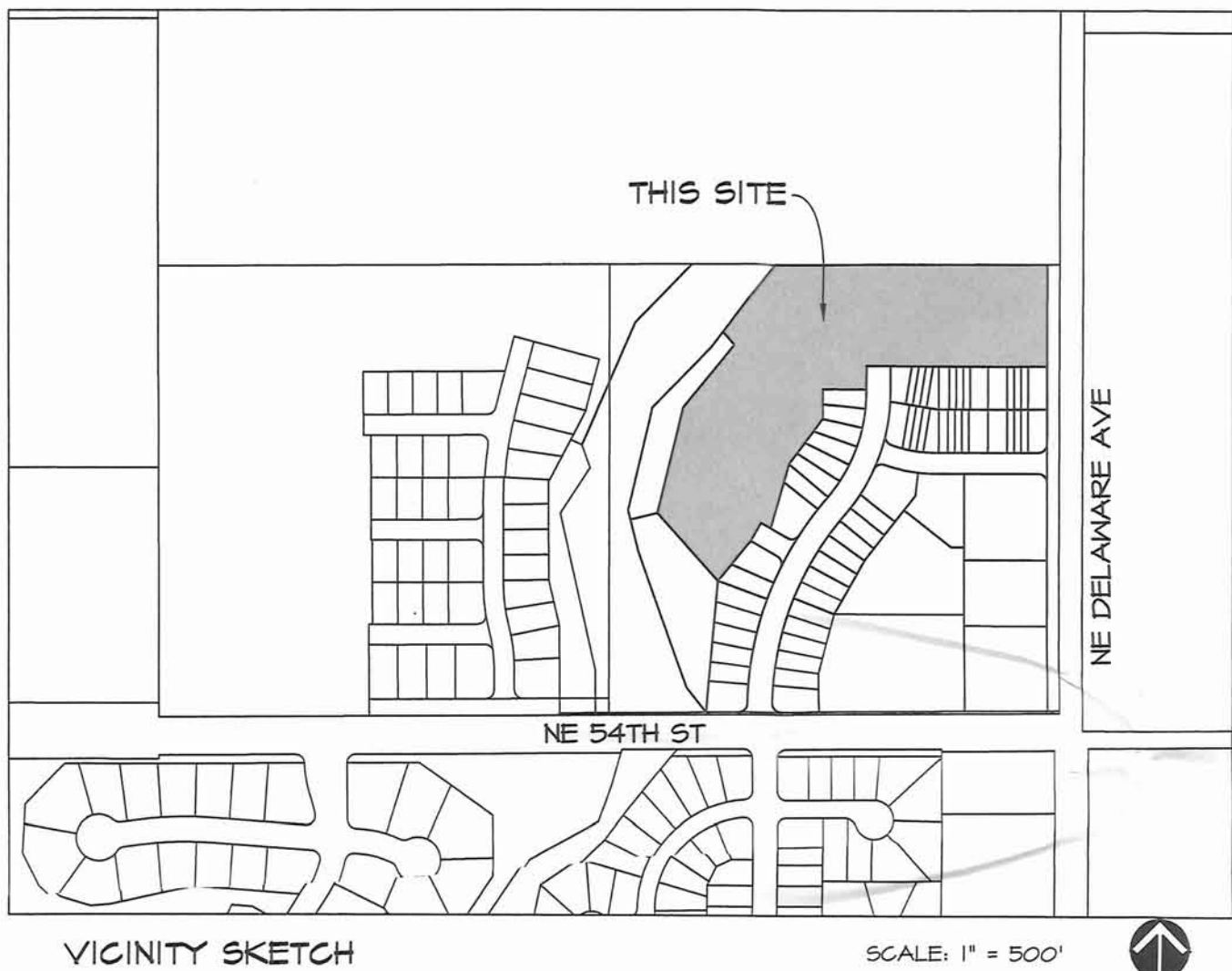


FINAL PLAT
NORTHGATE EAST PLAT 2
ANKENY, IOWA

JERRY'S HOMES, INC., 3900 WESTOWN PKWY SUITE 100, WEST DES MOINES, IA 50266

RECORDERS
STAMP

INDEX LEGEND	
COUNTY:	POLK
CITY:	ANKENY
LOT:	OUTLOT 'W'
SUBDIVISION:	NORTHGATE EAST
PROPRIETOR (S):	JERRY'S HOMES INC.
REQUESTED BY:	JERRY'S HOMES INC.
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFREY A. GADDIS 2400 86TH STREET, SUITE 12 URBANDALE, IA 50322



PROPERTY OWNER:
JERRY'S HOMES, INC.
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
515.278.5942, FAX# 515.278.0661
CONTACT: JAY COWAN

PREPARED FOR:
JERRY'S HOMES, INC.
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
515.278.5942, FAX# 515.278.0661
CONTACT: JAY COWAN

LEGAL DESCRIPTION
OUTLOT 'W', NORTHGATE EAST, AN OFFICIAL PLAT RECORDED IN BOOK 16276, PAGE 586, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA, AND CONTAINING 10.20 ACRES MORE OR LESS.

BENCHMARK
BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 55TH STREET
ELEVATION = 451.170

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET
ELEVATION = 450.810

CURRENT ZONING
P.U.D. NORTHGATE EAST

AREA 'C' - LOTS 1 THRU 35
SINGLE FAMILY & MULTIFAMILY USES

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	OVERALL PLAT DIMENSIONS
3	LOT DIMENSIONS
4	WEST EASEMENT DIMENSIONS
5	NORTH EASEMENT DIMENSIONS

NORTHGATE - PLANNED UNIT DEVELOPMENT BULK REGULATIONS

- AREA 'A' - SINGLE-FAMILY RESIDENTIAL AND BI-ATTACHED TOWNHOMES
- MINIMUM LOT WIDTH FOR DETACHED SINGLE-FAMILY UNITS AT FRONT YARD SETBACK - 65 FEET, 60 FEET FOR LOTS ADJUTING THE GREENBELT
 - MINIMUM LOT WIDTH FOR BI-ATTACHED UNITS AT FRONT YARD SETBACK - 30 FEET
 - MINIMUM LOT AREA FOR DETACHED SINGLE-FAMILY UNITS IS 8,000 SF, 4500 SF FOR LOTS ADJUTING THE GREENBELT
 - MINIMUM YARD REQUIREMENTS
 - FRONT - 30 FEET
 - REAR - 30 FEET (DECKS MAY EXTEND 12 FEET IN TO REAR YARD SETBACK)
 - SIDE - 10 FEET (MINIMUM 5' ONE SIDE)
 - SCREENING REQUIRED
 - CLASS B ALONG NE 54TH STREET, FENCES ALONG NE 54TH STREET SHALL BE SETBACK 20' FROM THE NE 54TH STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE 54TH STREET RIGHT-OF-WAY.
 - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

- AREA 'B' - SINGLE-FAMILY, TOWNHOMES AND MULTI-FAMILY RESIDENTIAL
- MINIMUM YARD REQUIREMENTS
 - FRONT - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
 - REAR - 30 FEET
 - BUILDING SEPARATION - 20 FEET FOR APARTMENT/CONDOMINIUM TYPE BUILDINGS - 10 FEET FOR MULTI-FAMILY ROWHOUSE, TOWNHOMES AND SINGLE-FAMILY UNITS
 - SCREENING REQUIRED
 - CLASS B ALONG NE 54TH STREET AND NE DELAWARE AVENUE, FENCES ALONG NE 54TH STREET AND NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE 54TH STREET AND NE DELAWARE AVENUE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE 54TH STREET AND NE DELAWARE AVENUE RIGHT-OF-WAY.
 - CLASS A ALONG AREA 'B'S SHARED PROPERTY LINE
 - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

- AREA 'C' - SINGLE-FAMILY AND TOWNHOME RESIDENTIAL
- MINIMUM YARD REQUIREMENTS
 - FRONT - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
 - REAR - 30 FEET FROM PUBLIC R-Ight-Of-Ways, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
 - BUILDING SEPARATION -10 FEET FOR MULTI-FAMILY ROWHOUSE, TOWNHOMES AND SINGLE-FAMILY UNITS
 - SCREENING REQUIRED
 - CLASS B ALONG NE DELAWARE AVENUE, FENCES ALONG NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE DELAWARE AVENUE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND NE DELAWARE AVENUE RIGHT-OF-WAY.
 - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

NOTES

- LOT A SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF NORTHGATE EAST, AN OFFICIAL PLAT RECORDED IN BOOK 16276, PAGE 586 AT THE POLK COUNTY RECORDER'S OFFICE.
- REFER TO P.U.D. LANGUAGE FOR BUFFER REQUIREMENTS
- ALL SIDEWALKS SHALL BE 5' IN WIDTH. AN 8' TRAIL SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF NE DELAWARE AVENUE.
- STREETLIGHTS SHALL BE INSTALLED BY THE DEVELOPER WITHIN PLAT AND ALONG NE DELAWARE AVE.

CERTIFICATION

PRELIMINARY
(NOT APPROVED)

LEGEND

- FOUND SECTION CORNER
- SET SECTION CORNER
- FOUND PROPERTY CORNER (5/8" I.R. W/BLUE CAP #1030) UNLESS OTHERWISE NOTED
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #1030) UNLESS OTHERWISE NOTED
- FLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- DEEDED BEARING & DISTANCE
- PREVIOUSLY RECORDED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- IRON ROD
- IRON PIPE
- COUNTY RECORDER'S INDEXING BOOK
- R.O.W.
- P.U.E.
- P.O.B.
- ADDRESS

Name of Property Owner	Legal Description	Mailing Address
JERRY'S HOMES, INC	LOT 6 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 7 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 8 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 9 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 10 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 11 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 12 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 13 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 14 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 15 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 16 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
CARY M BIRDSALL	LOT 52 NORTHGATE EAST	1066 NE 57TH LANE, ANKENY, IOWA 50021
JENA L HANSEN	LOT 53 NORTHGATE EAST	1062 NE 57TH LANE, ANKENY, IOWA 50021
DELTON G LAWTON	LOT 54 NORTHGATE EAST	1058 NE 57TH LANE, ANKENY, IOWA 50021
DREW C ROBERTS	LOT 55 NORTHGATE EAST	1054 NE 57TH LANE, ANKENY, IOWA 50021
JERRY'S HOMES, INC	LOT 56 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 57 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 58 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 59 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 60 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 61 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 62 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 63 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 64 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 65 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266
JERRY'S HOMES, INC	LOT 66 NORTHGATE EAST	3900 WESTOWN PKWY STE 100, WEST DES MOINES, IOWA 50266



SCALE: 1"=100'



NORTHGATE EAST PLAT 2
ANKENY, IOWA

COVER

SHEET
OF 5

E-0187

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

CEC

DATE:	08-04-2018	DATE:	08-04-2018
	04-06-2018		04-11-2018
DATE OF SURVEY:	05-05-2015	DESIGNED BY:	MHI
DRAWN BY:	CH		

DATE:	08-04-2019
	04-06-2019
	04-11-2019
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MMH
DRAWN BY:	GM

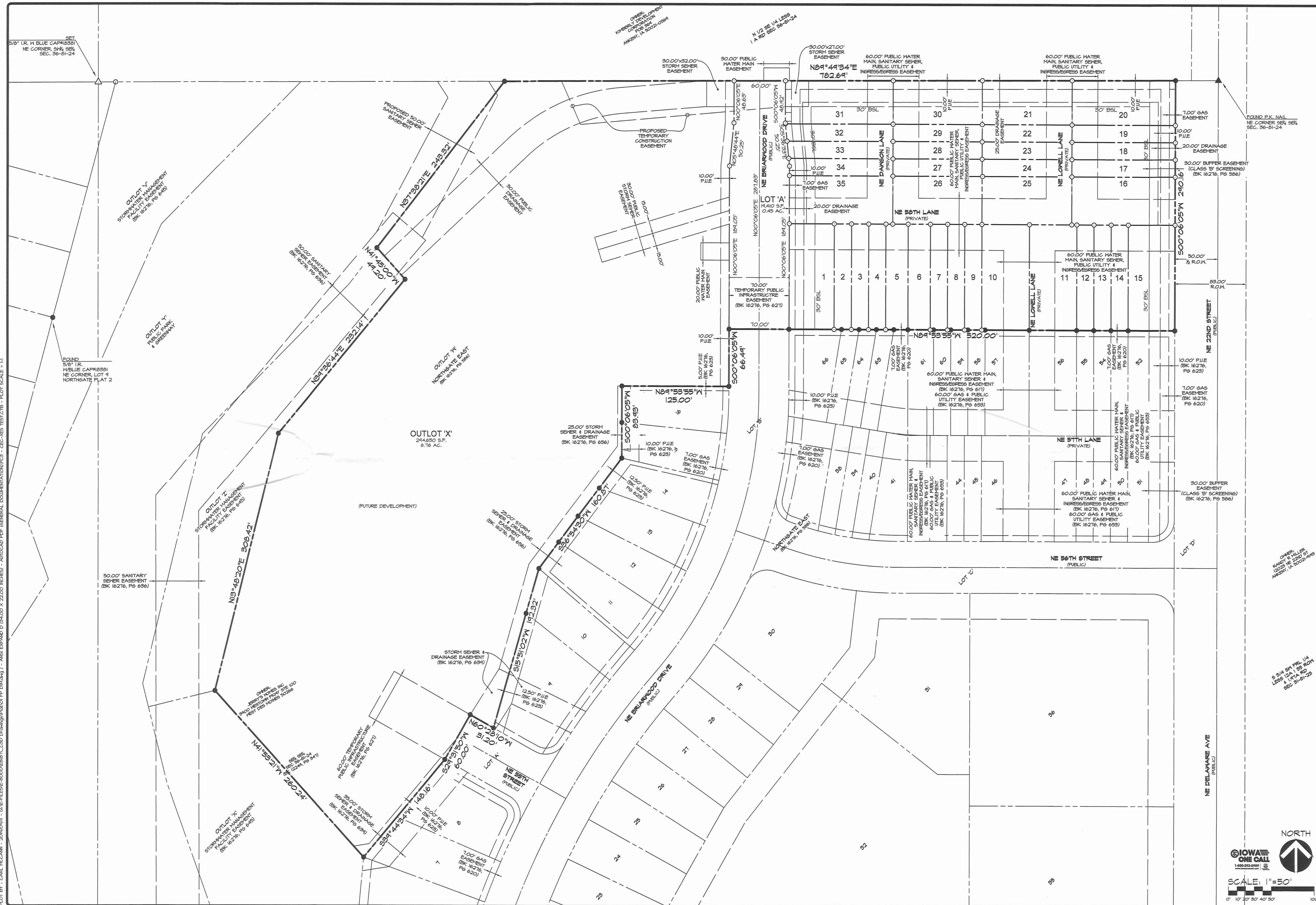
NORTHGATE EAST PLAT 2

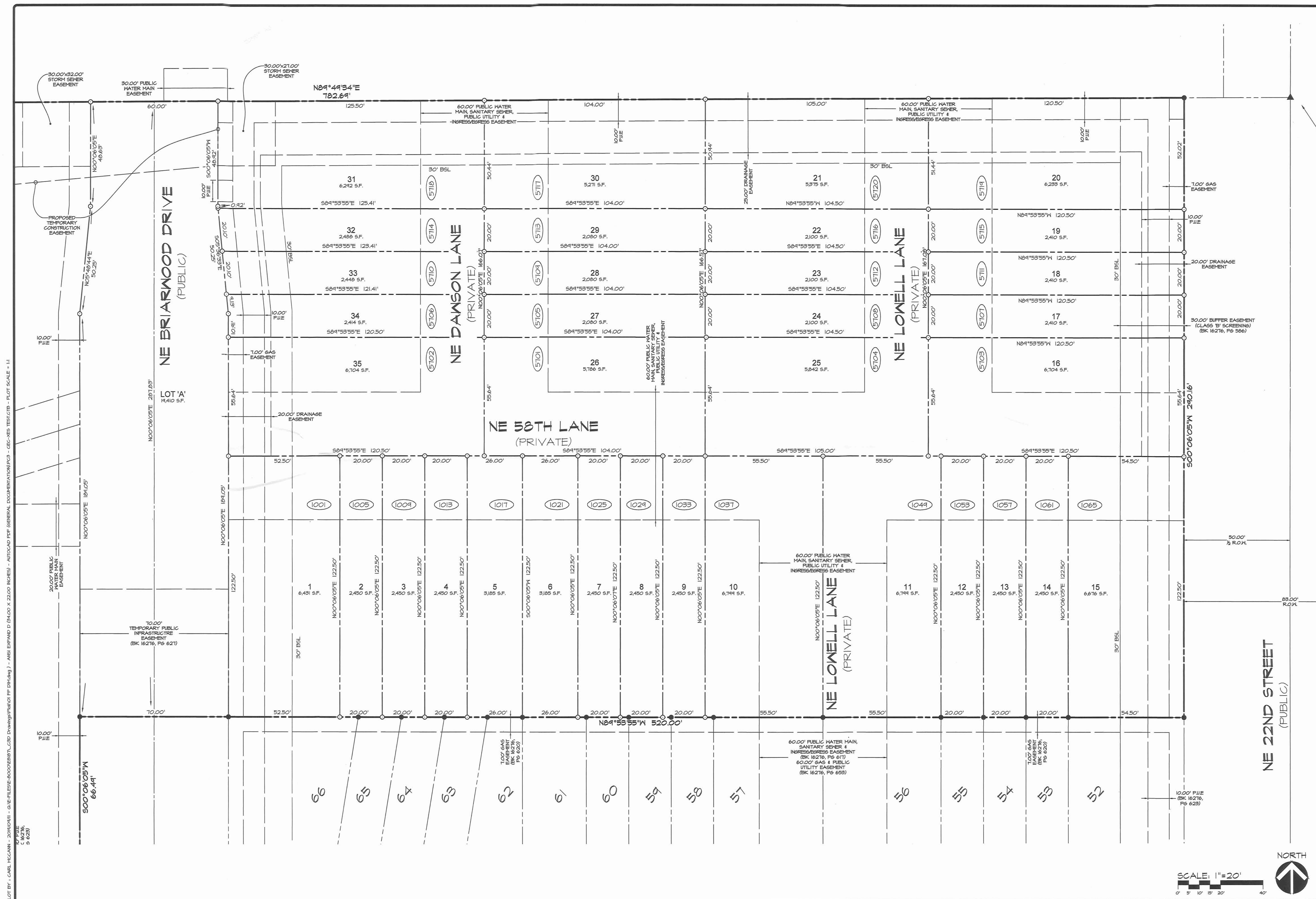
ANKENY, IOWA

OVERALL PLAT DIMENSIONS

SHEET
2
OF 5

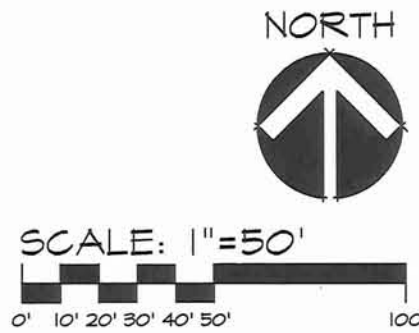
E-8187





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EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	38°39'52"	200.00'	134.96'	70.17'	132.42'	S66°01'09"N



ANKENY, IOWA

E-818-

WEST EASEMENT DIMENSIONS

09-06-2019

DATE OF SURVEY: _____
DESIGNED BY: _____

09-06-2019

MMH	
ClO ₂ -CO-CO	

515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	08-04-2019
	04-06-2019
	04-11-2019
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MWH
DRAWN BY:	CM

