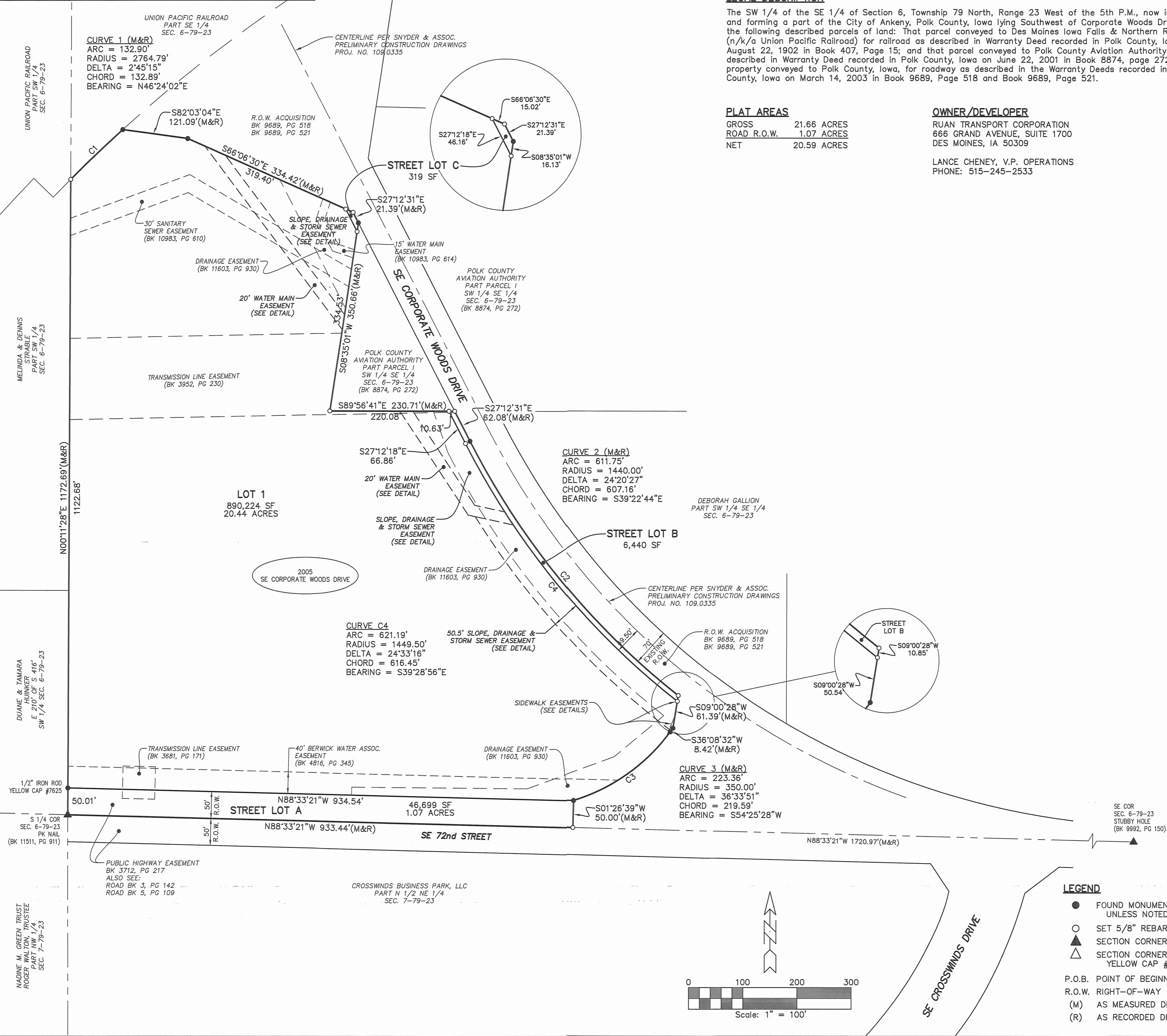


INDEX LEGEND
COUNTY: POLK
CITY: ANKENY
SECTION/TOWNSHIP/RANGE: SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST
SW 1/4 SE 1/4
LOT/BLOCK/SUBDIVISION: N/A
REQUESTOR: RUAN TRANSPORT CORPORATION
PROPRIETOR: RUAN TRANSPORT CORPORATION
RETURN TO: DANIEL F. RITTEL, PLS
ENGINEERING RESOURCE GROUP, INC.
2413 GRAND AVENUE
DES MOINES, IA 50312
SURVEYOR & COMPANY: PHONE: 515-288-4823
EMAIL: dan@ergcorp.com



LEGAL DESCRIPTION

The SW 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Ankeny, Polk County, Iowa lying Southwest of Corporate Woods Drive, EXCEPT the following described parcels of land: That parcel conveyed to Des Moines Iowa Falls & Northern Railway Co. (n/k/a Union Pacific Railroad) for railroad as described in Warranty Deed recorded in Polk County, Iowa on August 22, 1902 in Book 407, Page 15; and that parcel conveyed to Polk County Aviation Authority as described in Warranty Deed recorded in Polk County, Iowa on June 22, 2001 in Book 8874, page 272; and that property conveyed to Polk County, Iowa, for roadway as described in the Warranty Deeds recorded in Polk County, Iowa on March 14, 2003 in Book 9689, Page 518 and Book 9689, Page 521.

PLAT AREAS

GROSS 21.66 ACRES
ROAD R.O.W. 1.07 ACRES
NET 20.59 ACRES

OWNER/DEVELOPER

RUAN TRANSPORT CORPORATION
666 GRAND AVENUE, SUITE 1700
DES MOINES, IA 50309

LANCE CHENEY, V.P. OPERATIONS
PHONE: 515-245-2533

ZONING & SETBACKS

CROSSWINDS BUSINESS PARK PUD
APPROVED NOVEMBER 17, 2009

SETBACKS (FLEX USE):

FRONT YARD = 50 FEET
REAR YARD = 35 FEET
SIDE YARD = 25 FEET

FLOOD INSURANCE RATE MAP

PART ZONE A (SPECIAL FLOOD HAZARD AREA - NO BASE FLOOD ELEVATIONS DETERMINED)

PART SHADED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE)

PART UNSHADED ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

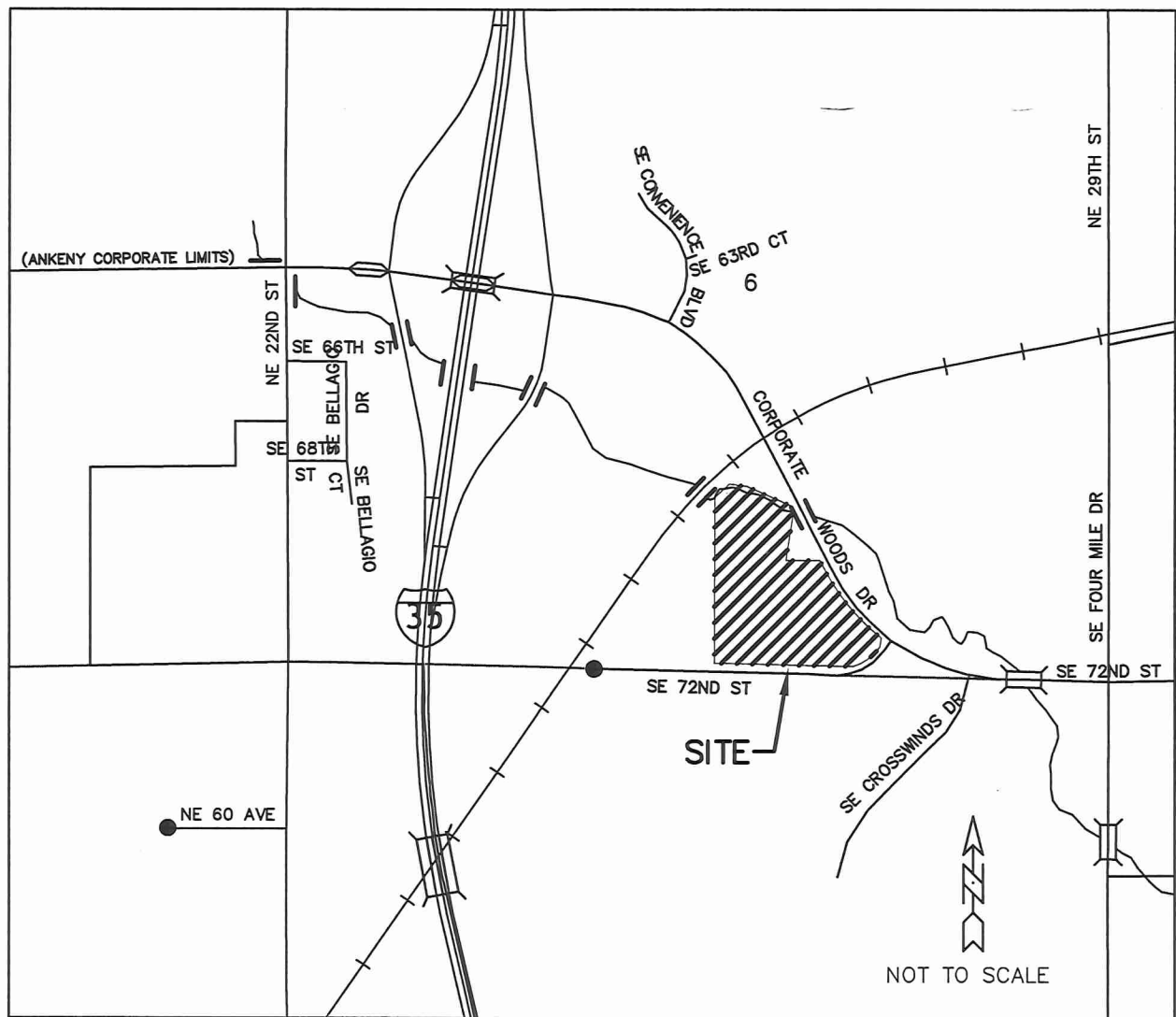
FEMA FLOOD INSURANCE RATE MAP
MAP NUMBER: 19153C0215F
EFFECTIVE DATE: FEBRUARY 1, 2019

NOTE THAT THE ABOVE REFERENCED MAP WAS CREATED FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM AND DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. FLOOD HAZARDS ARE DYNAMIC AND CAN CHANGE FREQUENTLY DUE TO A VARIETY OF FACTORS INCLUDING WEATHER PATTERNS, EROSION, AND NEW DEVELOPMENT. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE REFERENCED MAP NOR GIVE ANY OPINION ON THE LIKELIHOOD OF ANY POTENTIAL FLOODING WITHIN THIS PLAT.

PLAT NOTES

- THIS PLAT REPRESENTS PART OF THAT PROPERTY PREVIOUSLY SURVEYED AS FILED IN BOOK 10640, PAGE 849 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA.
- STREET LOTS A, B, AND C ARE TO BE CONVEYED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES.
- DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.

VICINITY MAP



LEGEND

- FOUND MONUMENT 1/2" IRON ROD, UNLESS NOTED
- SET 5/8" REBAR & YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" REBAR & YELLOW CAP #15268, UNLESS NOTED

P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
(M) AS MEASURED DIMENSION
(R) AS RECORDED DIMENSION

IOWA LAND SURVEYOR CERTIFICATION
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.
DANIEL F. RITTEL, P.L.S. #15268
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2 ONLY

SPACE RESERVED FOR RECORDER'S USE

SHEET 1 OF 2

I hereby grant administrative approval of the final plat for RuAn Crosswinds Plat I, as set forth in the Crosswinds Business Park Planned Unit Development.
CITY OF ANKENY, IA
Eric Jensen, Director
Planning & Building Department
ATTEST:
Brenda Engstrom, Administrative Assistant
Date: 5-14-19

RUAN CROSSWINDS PLAT I

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

RECEIVED
MAY 7 2019
DRAWN BY: DFR
DATE: 5/01/2019
FILE NO.: 18-064

DESIGNED BY: DUS
CHECKED BY: DFR
SHEET 1 OF 2

LOCATION:

FOR:

DATE

BY

REVISION

NO.

