INDEX LEGEND FINAL PLAT RUAN CROSSWINDS PLAT I SECTION/TOWNSHIP/RANGE: SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST SW 1/4 SE 1/4 LOT/BLOCK/SUBDIVISION: N/A ANKENY, POLK COUNTY, IOWA RUAN TRANSPORT CORPORATION PROPRIETOR: RUAN TRANSPORT CORPORATION **RETURN TO:** DANIEL F. RITTEL, PLS ENGINEERING RESOURCE GROUP, INC. 2413 GRAND AVENUE SPACE RESERVED FOR RECORDER'S USE DES MOINES, IA 50312 SHEET 1 OF 2 SURVEYOR & PHONE: 515-288-4823 SURVEYOR COMPANY EMAIL: dan@ergcorp.com LEGAL DESCRIPTION I hereby grant administrative approval of the final plat for Ruan Crosswinds Plat 1, as set forth in the Crosswinds Business Park Planned Unit Development. ZONING & SETBACKS 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 CROSSWINDS BUSINESS PARK PUD UNION PACIFIC RAILROAD 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. APPROVED NOVEMBER 17, 2009 CITY OF ANKENY, IA PART SE 1/4 SEC. 6-79-23 CENTERLINE PER SNYDER & ASSOC.  $\frac{\text{CURVE 1 (M&R)}}{\text{ARC} = 132.90'}$ (n/k/a Union Pacific Railroad) for railroad as described in Warranty Deed recorded in Polk County, lowa on SETBACKS (FLEX USE): PRELIMINARY CONSTRUCTION DRAWINGS August 22, 1902 in Book 407, Page 15; and that parcel conveyed to Polk County Aviation Authority as FRONT YARD = 50 FEET Planning & Building Department PROJ. NO. 109,0335 described in Warranty Deed recorded in Polk County, lowa on June 22, 2001 in Book 8874, page 272; and that RADIUS = 2764.79REAR YARD = 35 FEET $DELTA = 2^45'15"$ 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. SIDE YARD = 25 FEETCHORD = 132.89'BEARING =  $N46^{\circ}24'02"E$ -S66°06'30"E FLOOD INSURANCE RATE MAP PLAT AREAS OWNER/DEVELOPER R.O.W. ACQUISITION PART ZONE A (SPECIAL FLOOD HAZARD AREA - NO BASE FLOOD ELEVATIONS 121.09'(M&R) RUAN TRANSPORT CORPORATION 21.66 ACRES BK 9689, PG 518 DETERMINED) BK 9689, PG 521 ROAD R.O.W. 1.07 ACRES 21.39' 666 GRAND AVENUE, SUITE 1700 DES MOINES, IA 50309 20.59 ACRES PART SHADED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% —S08°35'01"W ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR LANCE CHENEY, V.P. OPERATIONS STREET LOT C-WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) PHONE: 515-245-2533 319 SF PART UNSHADED ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) 21.39'(M&R) FEMA FLOOD INSURANCE RATE MAP 30' SANITARY MAP NUMBER: 19153C0215F & SŢORM SĘWER SEWER EASEMENT EASEMENT (SEE DETAIL) EFFECTIVE DATE: FEBRUARY 1, 2019 -15' WATER MAIN EASEMENT NOTE THAT THE ABOVE REFERENCED MAP WAS CREATED FOR USE IN (BK 10983, PG 614) DRAINAGE EASEMENT-ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM AND DOES NOT (BK 11603, PG 930) NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING. FLOOD HAZARDS AVIATION AUTHORITY ARE DYNAMIC AND CAN CHANGE FREQUENTLY DUE TO A VARIETY OF PART PARCEL I FACTORS INCLUDING WEATHER PATTERNS, EROSION, AND NEW DEVELOPMENT. SW 1/4 SE 1/4 20' WATER MAIN-THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE EASEMENT REFERENCED MAP NOR GIVE ANY OPINION ON THE LIKELIHOOD OF ANY (BK 8874, PG 272) (SEE DETAIL) POTENTIAL FLOODING WITHIN THIS PLAT. PLAT NOTES AVIATION AUTHORITY PART PARCEL I 1. THIS PLAT REPRESENTS PART OF THAT PROPERTY PREVIOUSLY SURVEYED SW 1/4 SE 1/4 TRANSMISSION LINE EASEMENT AS FILED IN BOOK 10640, PAGE 849 IN THE OFFICE OF THE RECORDER FOR SEC. 6-79-23 (BK 3952, PG 230) (BK 8874, PG 272) 2. STREET LOTS A, B, AND C ARE TO BE CONVEYED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY PURPOSES. / 10.63'-3. DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION. S27°12'18"E-CURVE 2 (M&R) ARC = 611.75RADIUS = 1440.00'20' WATER MAIN - $DELTA = 24^{\circ}20'27''$ EASEMENT CHORD = 607.16'LOT 1 (SEE DETAIL) VICINITY MAP  $BEARING = S39^22^44^*E$ DEBORAH GALLION 890,224 SF 20.44 ACRES PART SW 1/4 SE 1/4 SEC. 6-79-23 SLOPE, DRAINAGE & STORM SEWER -STREET LOT B EASEMENT (SEE DETAIL) 6,440 SF DRAINAGE EASEMENT -(BK 11603, PG 930) SE CORPORATE WOODS DRIVE CENTERLINE PER SNYDER & ASSOC. PRELIMINARY CONSTRUCTION DRAWINGS PROJ. NO. 109.0335 50.5' SLOPE, DRAINAGE &--R.O.W. ACQUISITION BK 9689, PG 518 STORM SEWER EASEMENT RADIUS = 1449.50BK 9689, PG 521 DELTA = 24°33'16'CHORD = 616.45'BEARING =  $$39^28^56$ "E 209.00,58,M7 50.54 SIDEWALK EASEMENTS -(SEE DETAILS) √ 61.39'(M&R) -S36°08'32"W -40' BERWICK WATER ASSOC. TRANSMISSION LINE EASEMENT 8.42'(M&R) NE 60 AVE (BK 3681, PG 171) (BK 11603, PG 930)  $\frac{\text{CURVE 3 (M&R)}}{\text{ARC} = 223.36'}$ 1/2" IRON ROD RADIUS = 350.00YELLÓW CAP #7625 DELTA = 36°33'51"N88°33'21"W 934.54 NOT TO SCALE 46,699 SF 1.07 ACRES CHORD = 219.59'SE COR ~S01°26'39"W STREET LOT A SEC. 6-79-23 BEARING =  $S54^{\circ}25'28''W$ <sup>→</sup> 50.00'(M&R) STUBBY HOLE N88°33'21"W 933.44'(M&R) SEC. 6-79-23 (BK 9992, PG 150) PK NAIL SE 72nd STREET N88°33'21"W 1720.97'(M&R) (BK 11511, PG 911) - PUBLIC HIGHWAY EASEMENT BK 3712, PG 217 ALSO SEE: ROAD BK 3, PG 142 CROSSWINDS BUSINESS PARK, LLC ROAD BK 5, PG 109 PART N 1/2 NE 1/4 IOWA LAND SURVEYOR CERTIFICATION SEC. 7-79-23 FOUND MONUMENT 1/2" IRON ROD, I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE UNLESS NOTED RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR O SET 5/8" REBAR & YELLOW CAP #15268 UNDER THE LAWS OF THE STATE OF IOWA. SECTION CORNER FOUND AS NOTED DANIEL F. SECTION CORNER SET 5/8" REBAR & DANIEL F. RITTEL, P.L.S. #15268
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 YELLOW CAP #15268, UNLESS NOTED 15268 P.O.B. POINT OF BEGINNING R.O.W. RIGHT-OF-WAY (M) AS MEASURED DIMENSION PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2 ONLY (R) AS RECORDED DIMENSION

DRAWN BY: DFR

DATE: 5/01/2019

FILE NO.: 18–064

O' DESIGNED BY: DJS

DWG CHECKED BY: DFR

VINCON:

CROSSV

PATE BY

REVISION

Irce Group, Inc.
Surveyors
AVENUE
OWA 50312

gineering Resource Group Engineers and Surveyors 2413 GRAND AVENUE DES MOINES. IOWA 50312

18-06

