

INDEX LEGEND

<i>COUNTY:</i>	POLK COUNTY, IOWA	<i>CITY:</i>	ANKENY
<i>LOCATION:</i>			
OUTLOT J, PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1			
<i>REQUESTED BY</i> JNM DEVELOPMENT HOLDINGS LLC			
<i>& PROPRIETOR:</i> 720 S 68TH STREET			
WEST DES MOINES, IOWA 50266			
PHONE: (515) 290-3401			
<i>SURVEYOR:</i> THAREN J. HELGERSON, PLS #15830			
<i>SURVEY COMPANY:</i> NILLES ASSOCIATES, INC.			
<i>RETURN TO:</i> THAREN J. HELGERSON,			
NILLES ASSOCIATES, INC.			
1250 SW STATE STREET, SUITE A			
ANKENY, IOWA 50023 PH: (515) 966-0123			

COUNTY: POLK COUNTY, IOWA **CITY:** ANKENY

LOCATION:
OUTLOT J, PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1

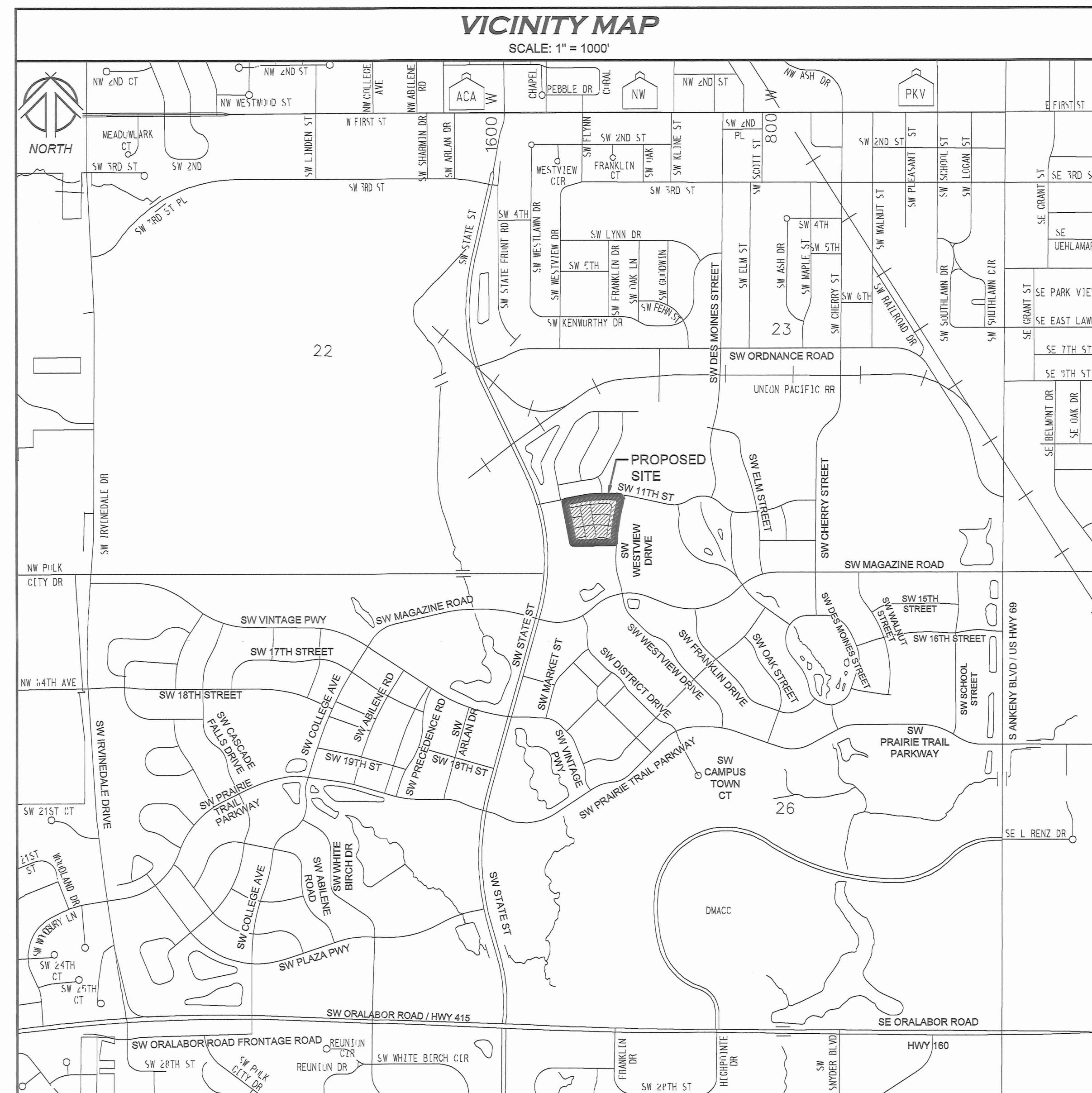
REQUESTED BY & PROPRIETOR: JNM DEVELOPMENT HOLDINGS LLC
720 S 86TH STREET
WEST DES MOINES, IOWA 50266
PHONE: (515) 290-3401

SURVEYOR: THAREN J. HELGERSON, PLS #18530

SURVEY COMPANY: NILLES ASSOCIATES, INC.

RETURN TO: THAREN J. HELGERSON,
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1250 SW STATE STREET, SUITE A
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●	Found monument 5/8" IR with red cap #18530 unless otherwise noted
⊗	Found monument 1/2" IR with orange cap #11579 unless otherwise noted
○	Set monument 5/8" IR with red cap #18530 unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
E.E.	Electric Easement
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.F.E.	Surface Water Flowage Easement
W.E.	Water main Easement
G.E.	Gas Easement
M.E.C.	MidAmerican Energy Company Electric Easement
(R)	Record dimension
1234	Lot Address
SF	Square Feet
AC	Acres
_____	Subject boundary line
_____	Proposed boundary line
-----	Proposed easement line
_____	Existing boundary line
-----	Existing easement line
_____	Survey tie line



I hereby grant administrative approval of the final plan for
Chalet at Prairie Trail Pl 1 as set forth in the Prairie Trail Planned Unit
Development Vintage Hills Neighborhood Plan.

CITY OF ANKENY, IA

Eric Jensen, Director
Planning & Building Department

ATTEST:

 10-15-19

Brenda Fuglestad, Date
Administrative Assistant

1. Land area : 6.54 acres
2. CHALET AT PRAIRIE TRAIL PLAT 1 is part of the Vintage Hills Neighborhood Plan, as approved by the City of Ankeny.
3. Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
4. The west line of Outlot J, PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1 is assumed to bear North 11 degrees 04 minutes 00 seconds West.
5. The site lies within Zone X, areas determined to be outside of the 0.2% Annual Chance Floodplain, as shown on the Flood Insurance Rate Map Community Panel Number 190153 C0185 F, with an effective date of February 1, 2019.
6. No franchise utility transformers, switch gears, pedestals or other cabinetry will be situated within a Public Utility Easement within the front or side yard of any residential lot. The intent for said easement is for distribution purposes only. All such above-ground cabinetry shall be placed within the provided Public Utility Easements located in the rear yards of the residential lots or in future easements created in office or commercial parcels.
7. An ingress / egress easement shall encompass all of Outlot H, CHALET AT PRAIRIE TRAIL PLAT 1.

1. Top of rim of existing sanitary manhole, located in the centerline of SW 11th Street, approximately 70 feet east of SW Redwood Lane.
Elevation = 988.25' (NAVD88)
2. Top of rim of existing sanitary manhole, located in the centerline of SW 11th Street, approximately 714 feet west of SW Redwood Lane.
Elevation = 988.63' (NAVD88)

Outlot J, PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 6.54 acres more or less.

Said parcel is subject to all easements and restrictions.

	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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	P-2714	PAGES OR SHEETS COVERED BY THIS SEAL: SHEET FP-1 & FP-2 ONLY
	SIGNATURE _____	DATE _____	
	THAREN J. HELGERSON, L.S. NO. 18530		
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020		DATE OF SURVEY: 05/20/19

NILLES ASSOCIATES
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

REVISIONS:

	08/30/19 CITY TECH REVIEW COMMENTS	09/10/19 CITY TECH REVIEW COMMENTS
3.)		
4.)		
5.)		
6.)		
7.)		

PRACTICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CHALET AT PRAIRIE TRAIL PLAT 1
ANKENY, IOWA

FINAL PLAT

PROJECT NAME:	DESCRIPTION:
NAI NO.:	19077
DATE:	08/02/19
DRAWN BY:	TJH
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-1
SHEET NO.:	1/2



CURVE TABLE

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture



NILLES ASSOCIATES

REVISIONS:

	09/30/19 CITY TECH REVIEW COMMENTS
1.)	1.)
2.)	2.)
3.)	3.)
4.)	4.)
5.)	5.)
6.)	6.)
7.)	7.)

VICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND ENGINEERING INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CHALET AT PRAIRIE TRAIL PLAT 1

FINAL PLAT

NAI NO.: 1907

DATE:	08/02/19
DRAWN BY:	TJH
CHECKED BY:	JHP
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-2
SHEET NO.:	2/2