

INDEX LEGEND
LOCATION: PT. SEC 30-80-23, SW1/4 SE1/4
REQUESTOR: DENNY ELWELL COMPANIES
PROPRIETOR: DENNY ELWELL FAMILIES LC
POB 187
ANKENY, IA 50021-0187
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

METRO NORTH II - PLAT 6

FINAL PLAT

ROLL CALL Plan & Zoning Commission Ankeny, IA	
Date: October 7, 2019	
Ayes: 5	Nays: 0
Abstain: 0	Absent: 3
APPROVED	
<i>[Signature]</i>	Chairperson
<i>[Signature]</i>	Secretary

OWNER / DEVELOPER

DENNY ELWELL FAMILY LC
POB 187
ANKENY, IA 50021-0187
(515) 964-1587

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

M-1 (LIGHT INDUSTRIAL DISTRICT)

BULK REGULATIONS

FRONT SETBACK: 50 FEET
SIDE SETBACK: NONE
*IF ADJOINING ANY RESIDENTIAL DISTRICT OR
STREET RIGHT OF WAY - 50 FEET
REAR SETBACK: 40 FEET

DATE OF SURVEY

JULY 22, 2019

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, 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 LOT 2, LGI BUSINESS PARK PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 01°23'56" EAST ALONG THE WEST LINE OF PARCEL 'C' OF THE SAID SOUTHEAST QUARTER AS SHOWN IN PLAT OF SURVEY RECORDED IN BOOK 8043, PAGE 803, A DISTANCE OF 305.08 FEET TO THE NORTH RIGHT OF WAY LINE OF ORALABOR ROAD; THENCE NORTH 89°56'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 305.62 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2550.00 FEET, WHOSE ARC LENGTH IS 167.51 FEET AND WHOSE CHORD BEARS NORTH 88°03'28" WEST, 167.48 FEET; THENCE NORTH 89°56'23" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 155.91 FEET TO THE EAST LINE OF LOT 1, METRO NORTH II - PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 00°04'17" EAST ALONG SAID EAST LINE, 299.50 FEET TO THE SOUTH LINE OF LOT 7, METRO NORTH II - PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°56'16" EAST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF METRO NORTH II - PLAT 2, AN OFFICIAL PLAT AND THE SOUTH LINE OF SAID LOT 2, LGI BUSINESS PARK PLAT 2, A DISTANCE OF 621.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.34 ACRES (189,148 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- THE DEVELOPER(S) OF LOT 1 & 2 WILL NEED TO SATISFY THE CITY OF ANKENY PUBLIC WORKS TRAFFIC IMPACT STUDY POLICY.

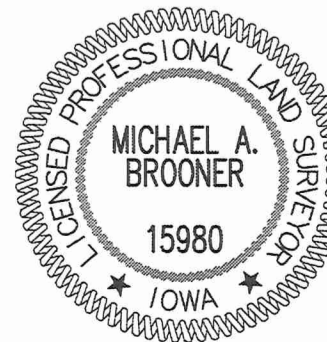
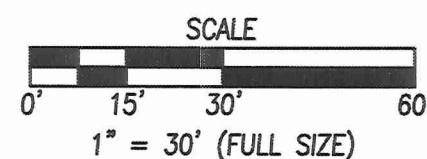
LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP#15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

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

RECEIVED
OCT 09 2019
CITY OF ANKENY

SE ORALABOR ROAD
(ROW VARIES)



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.

[Signature]
MICHAEL A. BROONER, P.L.S.
10-9-2019
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

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FINAL PLAT

1/1
1907.347