

ASPEN RIDGE ESTATES PLAT 5

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Z' & PT OUTLOT 'Y'
ASPEN RIDGE ESTATES PLAT 1
POLK COUNTY, ANKENY, IOWA

REQUESTOR: DIAMOND DEVELOPMENT LLC

PROPRIETOR: DIAMOND DEVELOPMENT LLC
309 E 1ST STREET
ANKENY, IA 50021

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER / DEVELOPER

DIAMOND DEVELOPMENT LLC
CONTACT: DARRYL BRESSON
309 E 1ST STREET
ANKENY, IA 50021
PH: (515) 963-4388

ENGINEER / SURVEYOR

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

DATE OF SURVEY

MAY 29, 2019

ZONING

PROPOSED: R-3: RESTRICTED TO ONE-FAMILY
RESIDENTIAL DWELLINGS AND MINIMUM
OF 70 FOOT WIDE LOT WIDTHS

BULK REGULATIONS

R-3 DISTRICT
FRONT: 30'
REAR: 35'
SIDE: 15' (1-STORY - 7' MIN.)
17' (> 1-STORY - 8' MIN.)

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. THE SIDEWALK ON THE SOUTH SIDE OF REINHART DRIVE SHALL BE 8' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE.
4. STREET LIGHTING WITHIN THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
5. OUTLOT 'Z' TO BE TRANSFERRED TO THE CITY OF ANKENY FOR PARKLAND.
6. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING SIDEWALK ON OUTLOT 'Z'.
7. THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF 8' SIDEWALKS.

PLAT DESCRIPTION

ALL OF OUTLOT 'Z' AND A PART OF OUTLOT 'Y', ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°33'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Z' AND OUTLOT 'Y', 860.51 FEET TO THE SOUTHEAST CORNER OF LOT 1, ASPEN RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°09'45" EAST ALONG THE EASTERLY LINE OF SAID ASPEN RIDGE ESTATES PLAT 2, A DISTANCE OF 140.37 FEET; THENCE SOUTH 89°50'15" EAST CONTINUING ALONG SAID EASTERLY LINE, 16.78 FEET; THENCE NORTH 00°09'45" EAST CONTINUING ALONG SAID EASTERLY LINE, 545.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°50'15" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Z', 70.00 FEET; THENCE NORTH 86°04'33" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.18 FEET; THENCE NORTH 84°59'31" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.29 FEET; THENCE NORTH 81°21'53" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.83 FEET; THENCE NORTH 78°34'44" EAST CONTINUING ALONG SAID NORTHERLY LINE, 71.46 FEET; THENCE NORTH 76°11'42" EAST CONTINUING ALONG SAID NORTHERLY LINE, 66.98 FEET; THENCE NORTH 89°12'47" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.01 FEET; THENCE SOUTH 00°09'45" WEST CONTINUING ALONG SAID NORTHERLY LINE, 34.00 FEET; THENCE NORTH 81°57'19" EAST CONTINUING ALONG SAID NORTHERLY LINE, 73.76 FEET; THENCE NORTH 83°25'05" EAST CONTINUING ALONG SAID NORTHERLY LINE, 73.51 FEET; THENCE NORTH 85°26'31" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.24 FEET; THENCE NORTH 87°25'02" EAST CONTINUING ALONG SAID NORTHERLY LINE, 70.08 FEET; THENCE NORTH 89°26'28" EAST CONTINUING ALONG SAID NORTHERLY LINE, 74.40 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°17'35" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Z', 733.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.90 ACRES (605,535 SQUARE FEET).

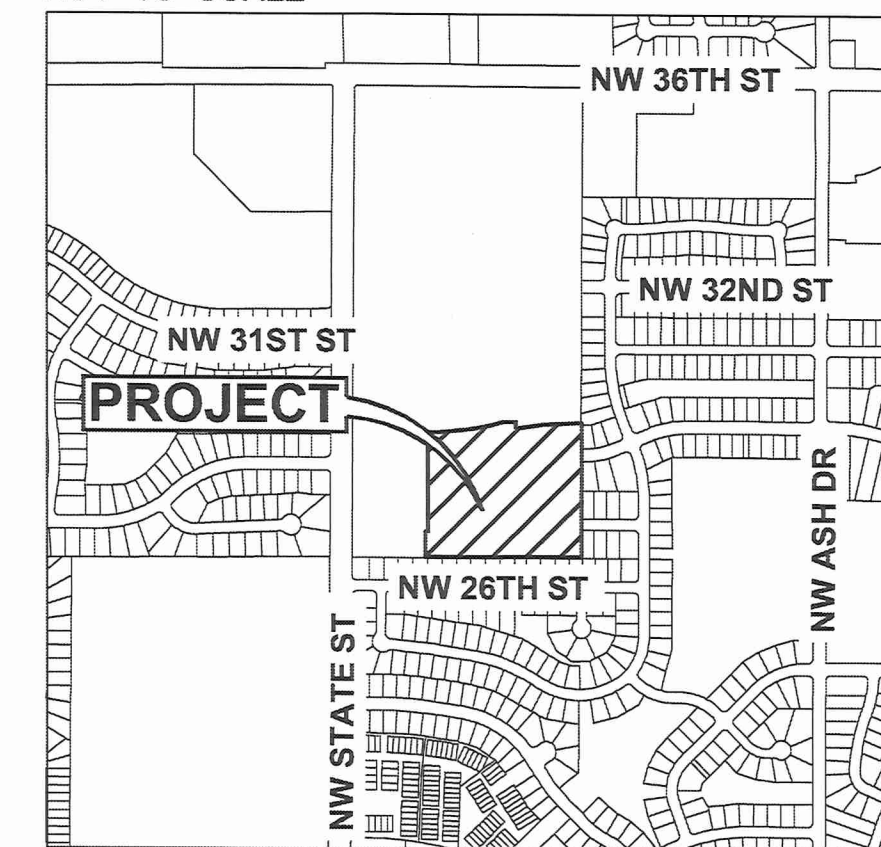
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°15'25"	3000.00'	118.17'	N89°02'03"E	118.16'	C19	0°15'51"	1965.00'	9.06'	N82°01'52"E	9.06'
C2	2°23'14"	2000.00'	83.33'	N89°05'58"E	83.33'	C20	0°17'08"	2035.00'	10.14'	N82°02'30"E	10.14'
C3	8°23'39"	2000.00'	293.01'	N86°05'46"E	292.75'	C21	1°59'09"	2035.00'	70.53'	N83°10'39"E	70.52'
C4	8°15'49"	2000.00'	288.46'	N86°01'51"E	288.21'	C22	1°58'43"	2035.00'	70.27'	N85°09'34"E	70.27'
C5	0°04'17"	1965.00'	2.45'	N89°52'23"W	2.45'	C23	1°58'25"	2035.00'	70.10'	N87°08'08"E	70.10'
C6	2°02'30"	1965.00'	70.02'	S89°04'14"W	70.01'	C24	1°58'17"	2035.00'	70.02'	N89°06'29"E	70.01'
C7	2°02'39"	1965.00'	70.11'	S87°01'39"W	70.10'	C25	0°04'08"	2035.00'	2.45'	S89°52'19"E	2.45'
C8	2°02'58"	1965.00'	70.29'	S84°58'51"W	70.29'	C26	0°17'09"	2970.00'	14.81'	N89°58'49"W	14.81'
C9	2°03'27"	1965.00'	70.57'	S82°55'38"W	70.56'	C27	1°21'02"	2970.00'	70.01'	S89°12'05"W	70.01'
C10	0°32'28"	2035.00'	19.22'	S82°10'10"W	19.22'	C28	0°37'13"	2970.00'	32.16'	S88°12'58"W	32.16'
C11	2°05'24"	2035.00'	74.23'	S83°29'06"W	74.23'	C29	0°38'45"	2030.00'	22.88'	S88°13'43"W	22.88'
C12	1°58'39"	2035.00'	70.23'	S85°31'08"W	70.23'	C30	1°44'29"	2030.00'	61.70'	S89°25'21"W	61.70'
C13	1°58'23"	2035.00'	70.08'	S87°29'39"W	70.08'	C31	1°47'26"	1970.00'	61.56'	N89°23'52"E	61.56'
C14	1°48'45"	2035.00'	64.37'	S89°23'13"W	64.37'	C32	0°35'48"	1970.00'	20.52'	N88°12'15"E	20.52'
C15	1°52'20"	1965.00'	64.21'	N89°21'25"E	64.21'	C33	0°17'21"	3030.00'	15.30'	N88°03'01"E	15.30'
C16	2°02'37"	1965.00'	70.09'	N87°23'56"E	70.08'	C34	1°26'15"	3030.00'	76.02'	N88°54'50"E	76.02'
C17	2°02'54"	1965.00'	70.25'	N85°21'11"E	70.25'	C35	0°31'48"	3030.00'	28.03'	N89°53'51"E	28.03'
C18	2°09'56"	1965.00'	74.27'	N83°14'46"E	74.27'						

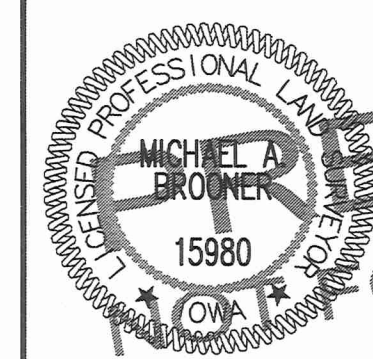
VICINITY MAP

NOT TO SCALE



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #5980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



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.

MICHAEL A. BROONER, P.L.S. DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE: 09/17/19 09/17/19 08/16/19

REVISIONS: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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2
17

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