

CAMDEN WEST ESTATES PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL 'J', SW 1/4 NW 1/4, SECTION 21-80-24, PT. LOTS 1, 2 AND A, NAGLE SAYLORVIEW ESTATES-PLAT 1

REQUESTOR: STRAHAN CONSTRUCTION, INC.

PROPRIETOR: STRAHAN CONSTRUCTION, INC.
477 SW CAMDEN DRIVE
ANKENY, IOWA 50023
CONTACT: LUKE STRAHAN 515-238-7414

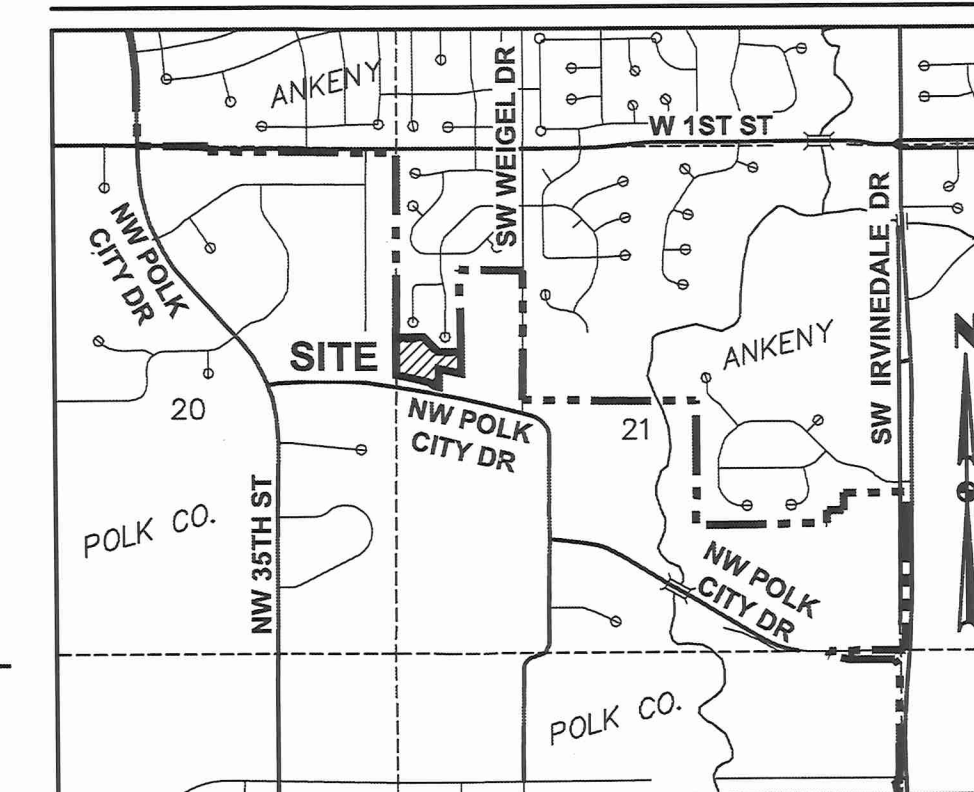
SURVEYOR: LOUIS M. KELEHAN

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

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: November 19, 2019
Ayes: 7, Nays: 0, Abstain: 0, Absent: 1
APPROVED
L. West, Chairperson
Brenda Thompson, Secretary

VICINITY MAP



POLK COUNTY IOWA

OWNER / DEVELOPER

STRAHAN CONSTRUCTION, INC.
477 SW CAMDEN DRIVE
ANKENY, IOWA 50023
CONTACT: LUKE STRAHAN
PH: 515-238-7414

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

DATE OF SURVEY

FIELDWORK: MAY, 2017

PLAT DESCRIPTION

PARCEL 'J' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15104, PAGES 955-956 BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF LOTS 1, 2 AND A, NAGLE SAYLORVIEW ESTATES-PLAT 1, AN OFFICIAL PLAT, ALL BEING IN POLK COUNTY, IOWA AND CONTAINING 5.42 ACRES (236,203 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

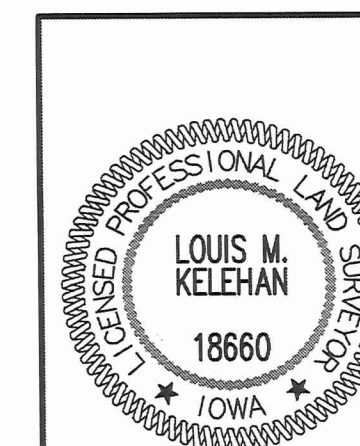
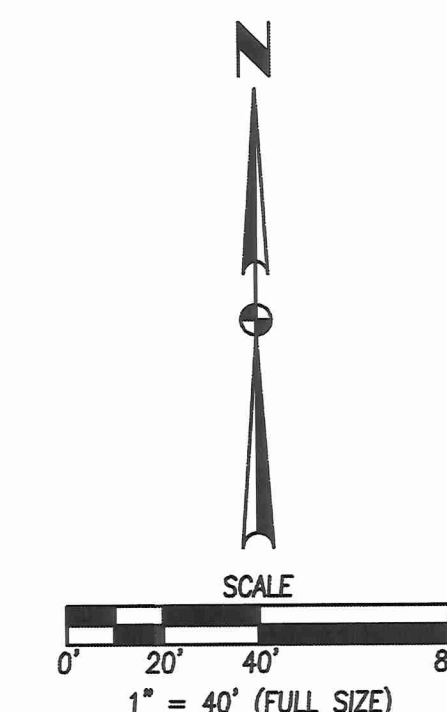
MDR - MEDIUM DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS

MIN LOT SIZE:	8,500 SF
MIN LOT WIDTH:	60'
FRONT SETBACK:	30'
SIDE SETBACK:	8'
REAR SETBACK:	30'
MAX BLDG HEIGHT:	35'
MAX BLDG COVERAGE:	40%

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #18660 (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.

L. M. Kelehan 11/21/19
LOUIS M. KELEHAN, P.L.S. DATE

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



CAMDEN WEST ESTATES PLAT 1
FINAL PLAT
POLK COUNTY, IOWA
CIVIL DESIGN ADVANTAGE

1
1
1305.181