BRINMORE ESTATES PLAT 3

FINAL PLAT

INDEX LEGEND

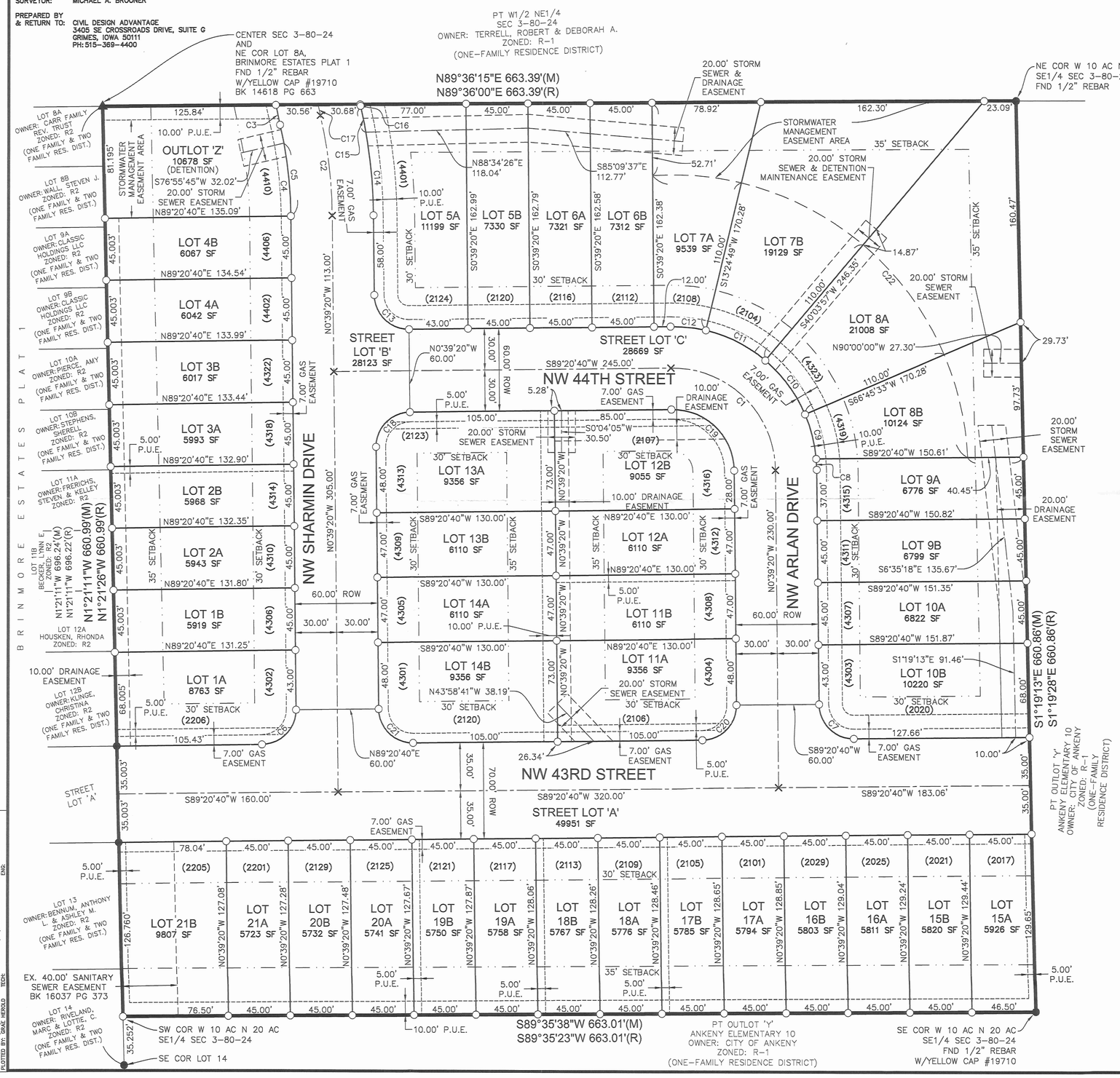
LOCATION: W 10 AC N 20 AC NW1/4 SE1/4 SEC 3–80–24 ANKENY, POLK COUNTY, IOWA

REQUESTOR: DR HORTON IOWA LLC

PROPRIETOR: DR HORTON – IOWA LLC
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023

SURVEYOR: MICHAEL A. BROONER

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



OWNER / DEVELOPER

DR HORTON – IOWA LLC
CONTACT: JOSHUA L MOULTON
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
PH: (515) 965–7876

ENGINEER / SURVEYOR

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

DATE OF SURVEY

SEPTEMBER 23, 2019

PLAT DESCRIPTION

THE WEST 10 ACRES OF THE NORTH 20 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

AREA:

10.06 ACRES (438,267 SQUARE FEET)

ZONING

R–2: ONE–FAMILY AND TWO–FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

R–2 DISTRICT
FRONT: 30'
REAR: 35'
SIDE: 17' (> 1–STORY – 8' MIN.)
15' (1–STORY – 7' 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. STREET LIGHTING WITHIN THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE BRINMORE ESTATES HOMEOWNERS ASSOCIATION.
5. AN 8' WIDE SHARED USE PATH WILL BE REQUIRED ALONG THE SOUTH SIDE OF NW 43RD STREET. ALL OTHER SIDEWALKS WILL BE 5' WIDE.
6. THE CITY WILL COST PARTICIPATE FOR THE CONSTRUCTION OF 8' SIDEWALKS.

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

LEGEND

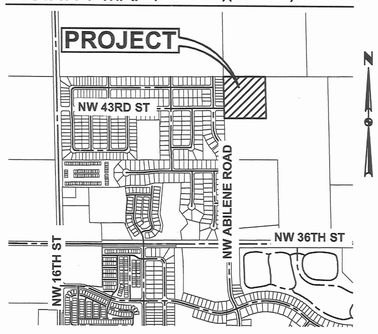
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	75.00'	117.81'	N45°39'20"W	106.07'
C2	12°36'54"	333.00'	73.32'	N6°57'47"W	73.17'
C3	2°19'34"	363.00'	14.74'	S12°06'28"E	14.74'
C4	12°36'54"	303.00'	66.71'	S6°57'47"E	66.58'
C5	10°02'47"	303.00'	53.13'	N5°40'44"W	53.06'
C6	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C7	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C8	4°22'10"	105.00'	8.01'	N2°50'25"W	8.01'
C9	18°12'57"	105.00'	33.38'	N14°07'59"W	33.24'
C10	26°41'36"	105.00'	48.92'	N36°35'15"W	48.48'
C11	26°39'08"	105.00'	48.84'	N63°15'37"W	48.40'
C12	14°04'09"	105.00'	25.78'	N83°37'16"W	25.72'
C13	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C14	12°36'54"	363.00'	79.92'	N6°57'47"W	79.76'
C15	3°04'09"	363.00'	19.44'	N11°44'10"W	19.44'
C16	0°12'20"	303.00'	1.09'	N13°10'05"W	1.09'
C17	1°21'48"	333.00'	7.92'	N12°35'21"W	7.92'
C18	90°00'00"	25.00'	39.27'	N44°20'40"E	35.36'
C19	90°00'00"	45.00'	70.69'	S45°39'20"E	63.64'
C20	90°00'00"	25.00'	39.27'	S44°20'40"W	35.36'
C21	90°00'00"	25.00'	39.27'	N45°39'20"W	35.36'
C22	91°04'02"	215.00'	341.73'	N48°19'18"W	306.87'

RECEIVED
NOV 21 2019
CITY OF ANKENY

VICINITY MAP (1" = 1200')(FULL SIZE)



ANKENY, IOWA

MICHAEL A. BROONER 15980 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

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.

PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL A. BROONER, P.L.S. DATE

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

REVISIONS	DATE
THIRD SUBMITTAL	11/21/19
SECOND SUBMITTAL	10/25/19
FIRST SUBMITTAL	10/04/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO EI: GH/JWM
CIVIL DESIGN ADVANTAGE

BRINMORE ESTATES PLAT 3
FINAL PLAT
ANKENY, IOWA

2/24

1606.289

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FILE DATE: 11/20/19 COMMENT:
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