

KNIGHT ESTATES

MINOR PRELIMINARY PLAT

PROPERTY DESCRIPTION:

WARRANTY DEED BOOK 16250 PAGE 448
COMMENCING AT THE CENTER OF SECTION FIVE (5),
TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-
THREE (23) WEST OF THE 5TH P.M., POLK COUNTY, IOWA;
THENCE NORTH ON QUARTER SECTION LINE 40 RODS;
THENCE WEST 96 RODS; THENCE SOUTH TO THE QUARTER
SECTION LINE 40 RODS; THENCE EAST ON QUARTER
SECTION LINE 96 RODS TO THE PLACE OF BEGINNING,
EXCEPT THE RAILWAY RIGHT OF WAY AND EXCEPTING A
PIECE IN THE SOUTHEAST CORNER DESCRIBED AS
FOLLOWS: COMMENCING AT THE CENTER OF SAID
SECTION FIVE (5); THENCE NORTH ALONG THE NORTH
QUARTER SECTION LINE TO A POINT WHERE SAID NORTH
QUARTER SECTION LINE INTERSECTS THE SOUTH LINE OF
THE SAID RAILWAY RIGHT OF WAY; THENCE IN A
SOUTHEASTERLY(SOUTHWESTERLY) DIRECTION ALONG
THE SOUTH LINE OF SAID RIGHT OF WAY TO A POINT
WHERE SAID SOUTH RIGHT OF WAY LINE INTERSECTS THE
WEST QUARTER SECTION LINE; THENCE EAST ALONG SAID
WEST QUARTER SECTION LINE TO THE PLACE OF
BEGINNING. ALSO EXCEPT THE LAND DEEDED TO POLK
COUNTY FOR STREET RIGHT OF WAY IN DEED RECORDED
IN BOOK 17581 AT PAGE 340.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER
WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 20.25 ACRES.

OWNER:

CLAYTON F & SANDRA L BESCO
6642 NE BERWICK DR
ANKENY, IOWA 50021

PREPARED FOR:

STEVE KNIGHT
515-669-0262

PREPARED BY:

BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
SURVEYOR: LARRY D HYLER, PLS

BENCHMARK:

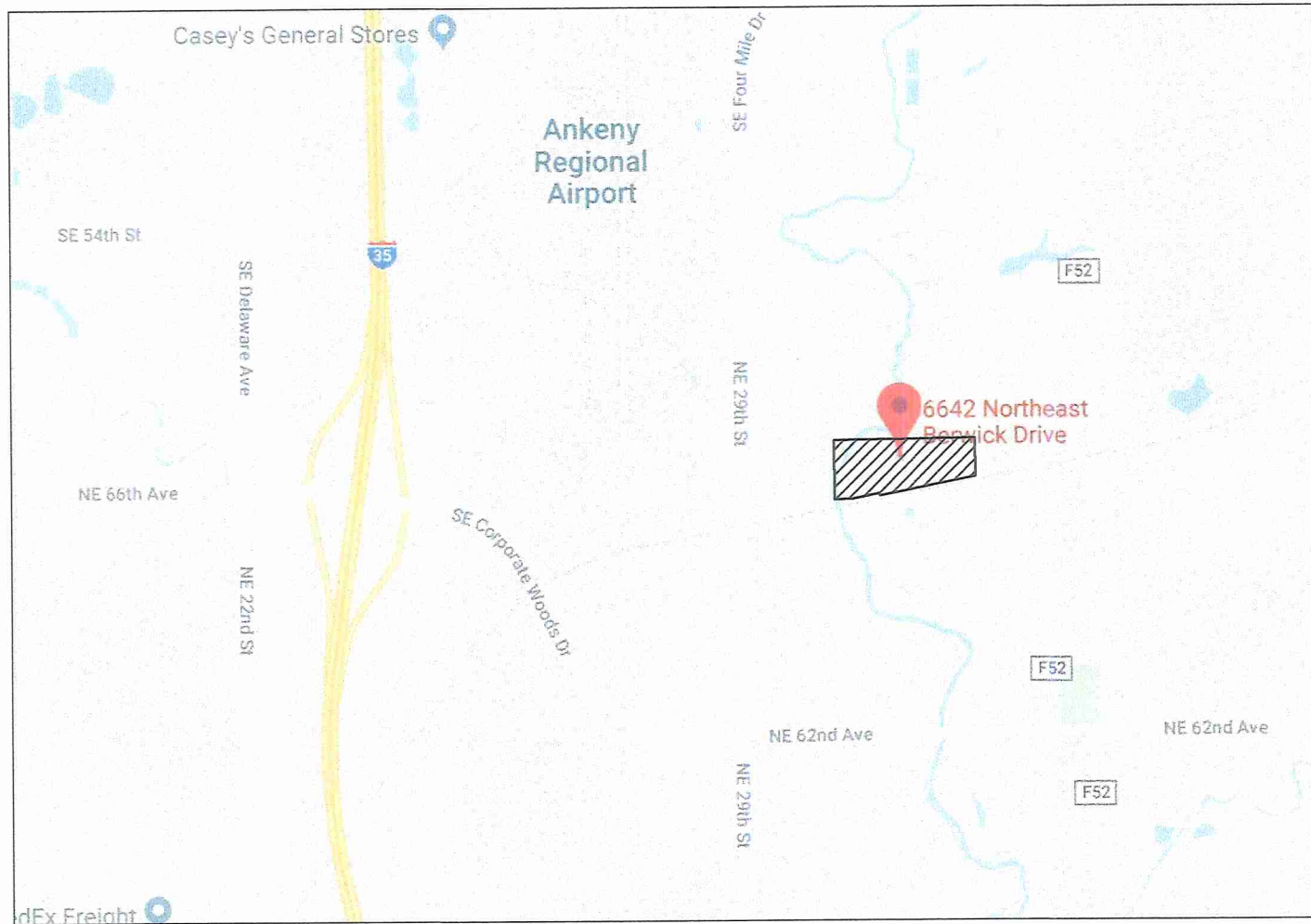
IA RCS ZONE 8

NOTE:

TOPOGRAPHY DERIVED FROM USGS LIDAR

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
RWC	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST



VICINITY MAP
SCALE: 1" = 2,000'

ZONING:

LDR - LOW DENSITY RESIDENTIAL
STANDARD SINGLE FAMILY REGULATIONS
SETBACKS:

FRONT (35 FT)
REAR (35 FT)
SIDE (10 FT)

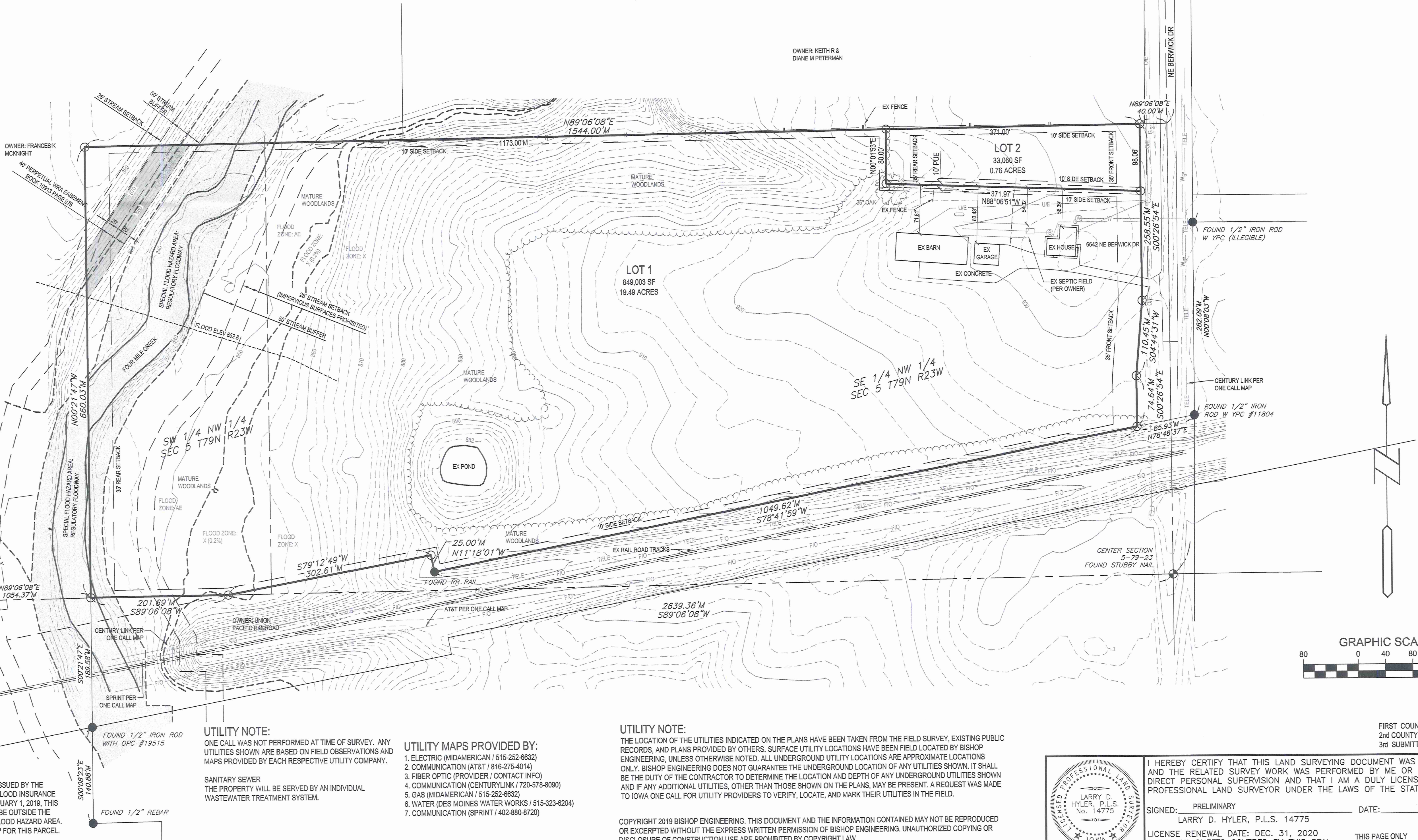
MINIMUM LOT WIDTH = 75 FT

GENERAL NOTES:

- ALL EASEMENTS ARE PUBLIC UNLESS NOTED OTHERWISE.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- DUE TO SOIL TYPE, LIMITATION, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- THE MATURE WOODLANDS DESIGNATED ON LOT 1 SHALL BE PROTECTED PURSUANT TO POLK COUNTY ZONING ORDINANCE STANDARDS. APPROVALS FROM THE POLK COUNTY COMMUNITY DEVELOPMENT DIVISION SHALL BE OBTAINED PRIOR TO GRADING AND OR TREE REMOVAL IN THESE DESIGNATED AREAS.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE STREET RIGHT OF WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY RIGHT OF WAY GRANT PERMIT.
- LOT 1 HAS AN EXISTING HOUSE AND DRIVEWAY WHICH WILL REMAIN, LOT 2 DRIVE LOCATION MUST BE WITHIN THE NORTH 34 FEET OF THE LOT TO MEET SIGHT STOPPING DISTANCE REQUIREMENTS FROM THE SOUTH.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR SIDEWALK AND STREETLIGHT INSTALLATION IF ANNEXED INTO THE CITY OF ANKENY.

FLOOD HAZARD CERTIFICATION:

ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19153C0220F, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN A ZONE "AE" FLOOD HAZARD AREA. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.



UTILITY NOTE:

ONE CALL WAS NOT PERFORMED AT TIME OF SURVEY. ANY UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND MAPS PROVIDED BY EACH RESPECTIVE UTILITY COMPANY.

SANITARY SEWER

THE PROPERTY WILL BE SERVED BY AN INDIVIDUAL WASTEWATER TREATMENT SYSTEM.

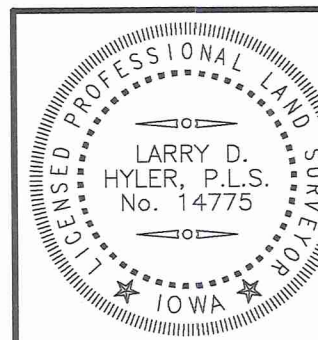
UTILITY MAPS PROVIDED BY:

- ELECTRIC (MIDAMERICAN / 515-252-8632)
- COMMUNICATION (AT&T / 816-275-4014)
- FIBER OPTIC (PROVIDER / CONTACT INFO)
- COMMUNICATION (CENTURYLINK / 720-578-8090)
- GAS (MIDAMERICAN / 515-252-8632)
- WATER (DES MOINES WATER WORKS / 515-323-6204)
- COMMUNICATION (SPRINT / 402-880-8720)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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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.

SIGNED: PRELIMINARY DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

Bishop Engineering

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3501 104th Street

Des Moines, Iowa 50322-3925

Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying

Established 1999

KNIGHT ESTATES
NW QUARTER SECTION 5 - T79N - R23W

PRELIMINARY PLAT

REFERENCE NUMBER:

DRAWN BY:
LM

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:

190652

SHEET NUMBER:

1 OF 1