

INDEX LEGEND

NW 1/4 - SECTION 5 T79N R23W, POLK COUNTY, IOWA

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

PREPARED FOR:  
STEVE & TONI KNIGHT  
515-669-0282

PREPARED BY:  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322

PROPERTY DESCRIPTION:

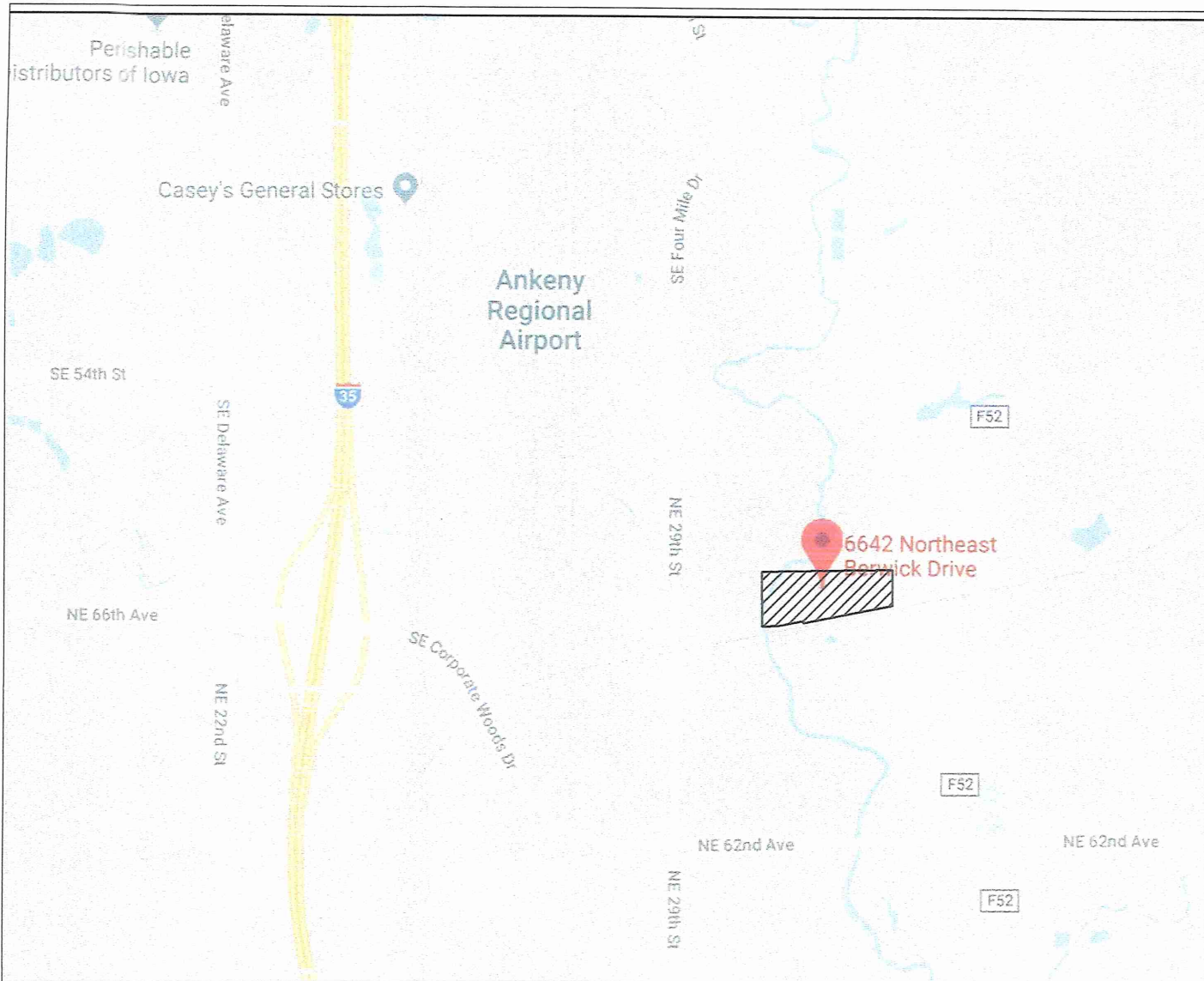
WARRANTY DEED BOOK 16250 PAGE 446  
COMMENCING AT THE CENTER OF SECTION FIVE (5),  
TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-  
THREE (23) WEST OF THE 5TH P.M., POLK COUNTY, IOWA;  
THENCE NORTH ON QUARTER SECTION LINE 40 RODS;  
THENCE WEST 96 RODS; THENCE SOUTH TO THE QUARTER  
SECTION LINE 40 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 20.24 ACRES.

ZONING:

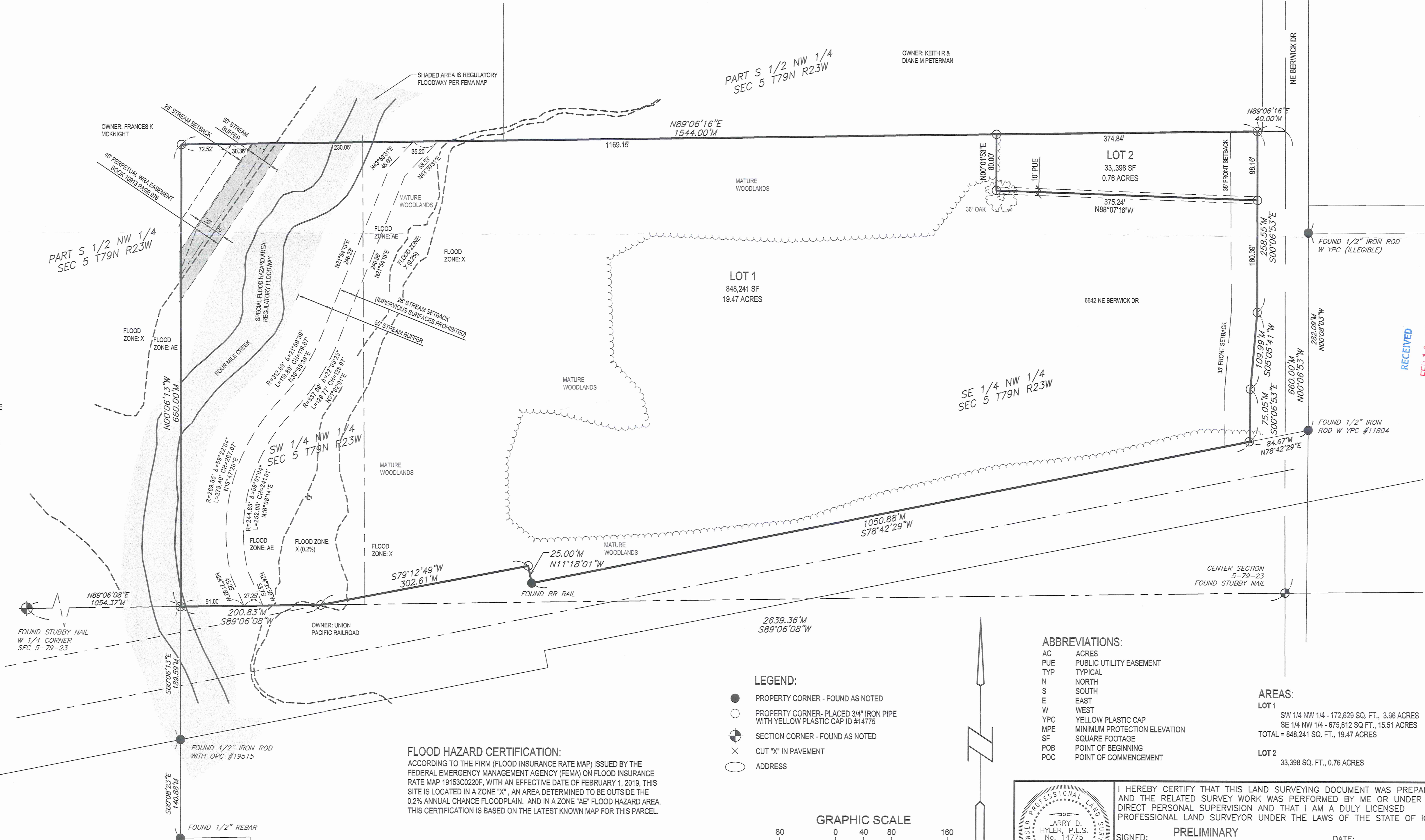
LDR - LOW DENSITY RESIDENTIAL  
STANDARD SINGLE FAMILY REGULATIONS  
SETBACKS:  
FRONT (35 FT)  
REAR (35 FT)  
SIDE (10 FT)  
MINIMUM LOT WIDTH = 75 FT

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.
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
- BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.



VICINITY MAP  
SCALE: 1" = 2,000'



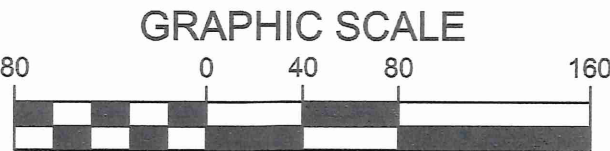
FLOOD HAZARD CERTIFICATION:

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.

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LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER-PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- CUT "X" IN PAVEMENT
- ADDRESS

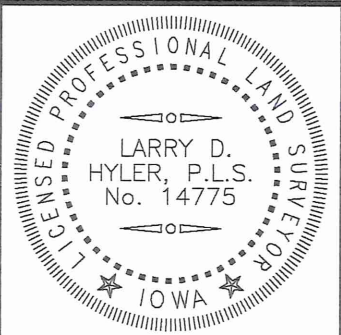


ABBREVIATIONS:

AC ACRES  
PUE PUBLIC UTILITY EASEMENT  
TYP TYPICAL  
N NORTH  
S SOUTH  
E EAST  
W WEST  
YPC YELLOW PLASTIC CAP  
MPE MINIMUM PROTECTION ELEVATION  
SF SQUARE FOOTAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

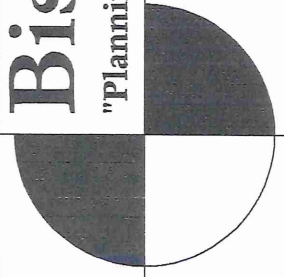
AREAS:

LOT 1  
SW 1/4 NW 1/4 - 172,829 SQ. FT., 3.96 ACRES  
SE 1/4 NW 1/4 - 675,612 SQ. FT., 15.51 ACRES  
TOTAL = 848,241 SQ. FT., 19.47 ACRES  
LOT 2  
33,398 SQ. FT., 0.76 ACRES



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 THIS PAGE ONLY  
PAGES OR SHEETS COVERED BY THIS SEAL:

Bishop Engineering  
"Planning Your Successful Development"



3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-0467 Fax: (515) 276-0217  
Civil Engineering & Land Surveying Established 1959

KNIGHT ESTATES  
NW QUARTER SECTION 5 - T79N - R23W

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:  
LM

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:

190652

SHEET NUMBER:

1 OF 1