



OWNER/APPLICANT
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LEGAL DESCRIPTION
 ALL OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10524, PAGE 594, BEING A PART OF LOT 3, HICKLIN INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT AND A PART OF LOT 2, SAID HICKLIN INDUSTRIAL PARK PLAT 2, AND A PART OF LOT 2 AND OUTLOT 'Z', HICKLIN INDUSTRIAL PARK PLAT 4, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 00°05'24" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z' AND THE WEST LINE OF SAID PARCEL "A", 633.45 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°56'40" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE WESTERLY LINE OF SAID LOT 2, HICKLIN INDUSTRIAL PARK PLAT 2, A DISTANCE OF 250.18 FEET; THENCE NORTH 00°06'50" EAST CONTINUING ALONG SAID WESTERLY LINE, 119.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°54'35" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 483.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°15'59" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 15.33 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 490.00 FEET, WHOSE ARC LENGTH IS 472.24 FEET AND WHOSE CHORD BEARS SOUTH 27°52'33" WEST, 454.17 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 411.81 FEET AND WHOSE CHORD BEARS SOUTH 34°47'17" WEST, 402.91 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 89°04'37" WEST ALONG SAID SOUTH LINE, 293.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.64 ACRES (376,569 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DEVELOPMENT SUMMARY

AREA: 8.64 ACRES (376,569 SF)

ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS:
 FRONT: 50'
 SIDE: 0'
 REAR: 40'

MAXIMUM BUILDING HEIGHT: 75'

MAXIMUM STORIES: 5

NOTES

- DEVELOPER OF LOTS 1, 2 AND 3 WILL BE RESPONSIBLE FOR INSTALLING SIDEWALK ALONG SE HULSIZER ROAD.
- OUTLOT Z SHALL BE COVERED BY AN INGRESS/EGRESS EASEMENT.

DATE: 03/06/2020
 SECOND SUBMITTAL
 01/31/2020

REVISIONS:

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TECH: ENGINEER: CIVIL DESIGN ADVANTAGE

CIVIL DESIGN ADVANTAGE

HULSIZER COMMERCIAL
PRELIMINARY PLAT

ANKENY, IOWA

RECEIVED
 MAR 09 2020
 CITY OF ANKENY

SCALE
 0' 25' 50' 100'

1
1
1911.581