

LINCOLN TOWNSHIP PLAT 1

MINOR PRELIMINARY PLAT

PLAT DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°51'50" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1333.04 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°10'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 937.05 FEET; THENCE SOUTH 00°25'53" WEST, 165.00 FEET; THENCE SOUTH 89°34'34" EAST, 93.83 FEET; THENCE SOUTH 00°29'30" WEST ALONG THE WEST LINES OF PARCEL 'A' OF THE PLAT OF SURVEY RECORDED IN BOOK 7951 PAGE 189 AND PARCEL 2019-113 AND PARCEL 2019-114 OF THE PLAT OF SURVEY RECORDED IN BOOK 17373 PAGE 950, A DISTANCE OF 552.08 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 2019-114; THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH LINE OF PARCEL 2019-114, A DISTANCE OF 252.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 16TH STREET; THENCE SOUTH 00°29'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 326.62 FEET; THENCE SOUTH 89°37'31" EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 17.00 FEET; THENCE SOUTH 00°29'30" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 172.00 FEET; THENCE NORTH 89°37'31" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 72.00 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 126TH AVENUE; THENCE NORTH 89°37'31" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 2611.10 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°16'18" EAST ALONG SAID WEST LINE, 1290.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.08 ACRES (3,183,501 SQUARE FEET).

OWNER

MICHAEL AND BONNIE J. O'DOONAN
12662 NW 16TH STREET
SLATER, IA 50244
515 685-3385

DEVELOPER

HAROLD LANDE
14550 NE 22ND STREET
HUXLEY, IA 50124
515 597-2495

ENGINEER / SURVEYOR

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

AREA SUMMARY

TOTAL AREA

LOT 1: 6.80 AC. (296,237 SF)
OUTLOT 'Z': 66.28 AC. (2,887,263 SF)
TOTAL: 73.08 AC. (3,183,501 SF)

DWELLING UNITS

LOT 1: 1 (EXISTING)
OUTLOT 'Z': 1 (FUTURE)
TOTAL: 2

BUILDABLE AREA

LOT 1: 2.55 ACRES
OUTLOT 'Z': 1.10 ACRES
TOTAL: 3.65 ACRES

ZONING

AG - AGRICULTURAL DISTRICT

BULK REGULATIONS

(CLUSTER DEVELOPMENT OPTION SINGLE FAMILY REGULATIONS)
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 140'
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 50'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 15%

SITE ADDRESS (LOT 1)

12662 NW 16TH STREET
SLATER, IA 50244

DATE OF SURVEY

MARCH 23, 2020

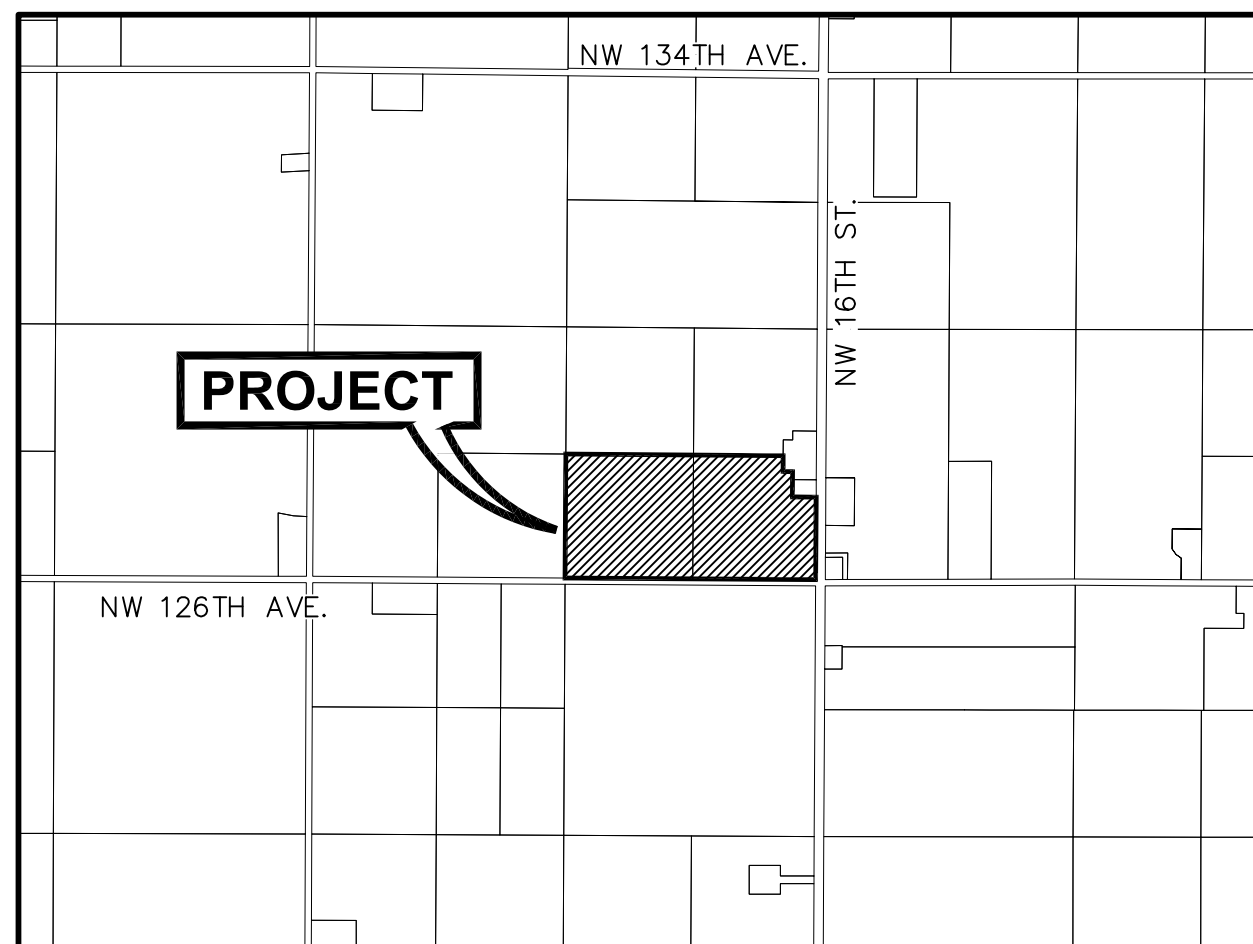
UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

NOTES

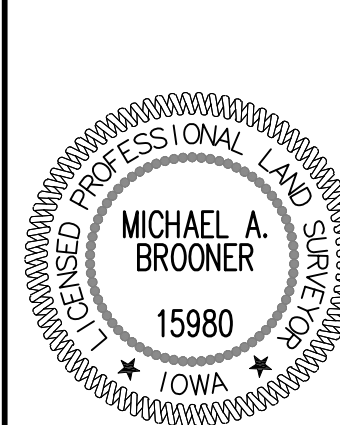
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- UTILITY SERVICE TO SUBDIVISION WILL BE AS FOLLOWS:
 - WATER: DES MOINES WATER WORKS
 - WASTEWATER TREATMENT: ON-SITE WASTEWATER TREATMENT SYSTEM
 - ELECTRIC - CONSUMERS ENERGY
- SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X', AN AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR POLK COUNTY, IOWA, COMMUNITY PANEL NUMBER 19153C0045F EFFECTIVE 2/1/2019.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- PROPERTY IS SUBJECT TO SOUTHEAST POLK RURAL WATER DISTRICT BEING 32 FEET IN WIDTH CENTERED ON THE WATER PIPELINE AS CONSTRUCTED. WATERMAIN IS LOCATED ON THE EAST SIDE OF NW 16TH STREET WITH LOT 1 BEING BY A SERVICE CROSSING NW 16TH STREET.
- PROPERTY IS SUBJECT TO A 16.5 FOOT TELEPHONE EASEMENT TO PLACE BURIED CABLE WITHIN 66.5 FEET OF NW 16TH STREET CENTERLINE. THE EAST LINE OF SAID EASEMENT BEING 5 FEET EAST OF THE FIRST CABLE LAID. THE ONE-CALL SYSTEM SHOWED NO TELECOMMUNICATION LINES ON THE SUBJECT PROPERTY.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNERS IF ANNEXED BY THE CITY OF ANKENY.

VICINITY MAP (1"=2000')



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP #15986 (UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE
TELEPHONE LINE
CABLE TELEVISION LINE
FIBER OPTICS LINE
WATERMAIN
STORM SEWER
SANITARY SEWER
STREET LIGHT
DECIDUOUS TREE
WOOD FENCE
GAS LINE
ELECTRIC LINE
OVERHEAD ELECTRIC LINE
GAS MANHOLE
MONITORING WELLS
FLARED END SECTION
TRAFFIC SIGNAL CONTROL
CLEANOUT
GAS APPARATUS
AIR CONDITIONER
TELEPHONE PEDESTAL
WATER VALVE
FIRE HYDRANT
ELECTRIC TRANSFORMER
ELECTRIC METER BOARD
MAIL BOX
SIGN
POWER POLE
TELEVISION PEDESTAL
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
ROUND STORM SEWER INTAKE
STORM SEWER INTAKE
FLAG POLE
SPRINKLER BOX
BUSH
CONIFEROUS TREE
OVERHEAD LIGHT
HANDICAPPED PARKING
ROOF DRAIN
TRAFFIC LIGHT
SEPTIC TANK
YARD LIGHT



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.

Michael A. Brooner
MICHAEL A. BROONER, P.L.S.
DATE: 4-22-2020

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

DATE

REVISIONS

SECOND SUBMITTAL

04/17/20

03/24/20

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

ENGINEER:

TECH: EW

REVIEW:

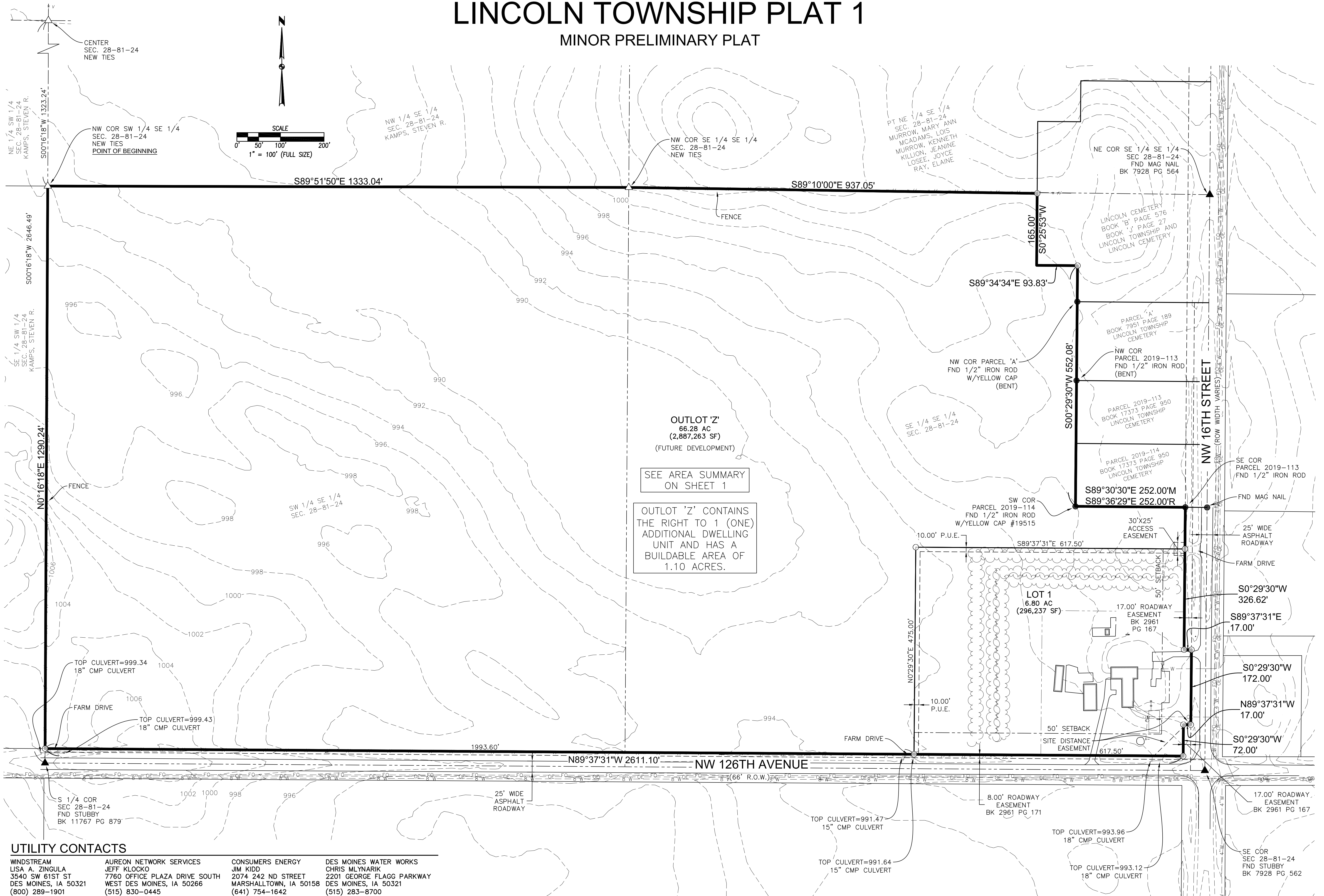
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MINOR PRELIMINARY PLAT

2003.136

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REVISIONS	DATE
SECOND SUBMITTAL	04/17/20
PREPARED	03/24/20

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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:	TECH: EW	REVIEW:
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PLAT 1
AT
POLK COUNTY, IOWA

COLN TOWNSHIP PLAT 1
MINOR PRELIMINARY PLAT
POLK COUNTY, IOWA

2 / 2
2003.136