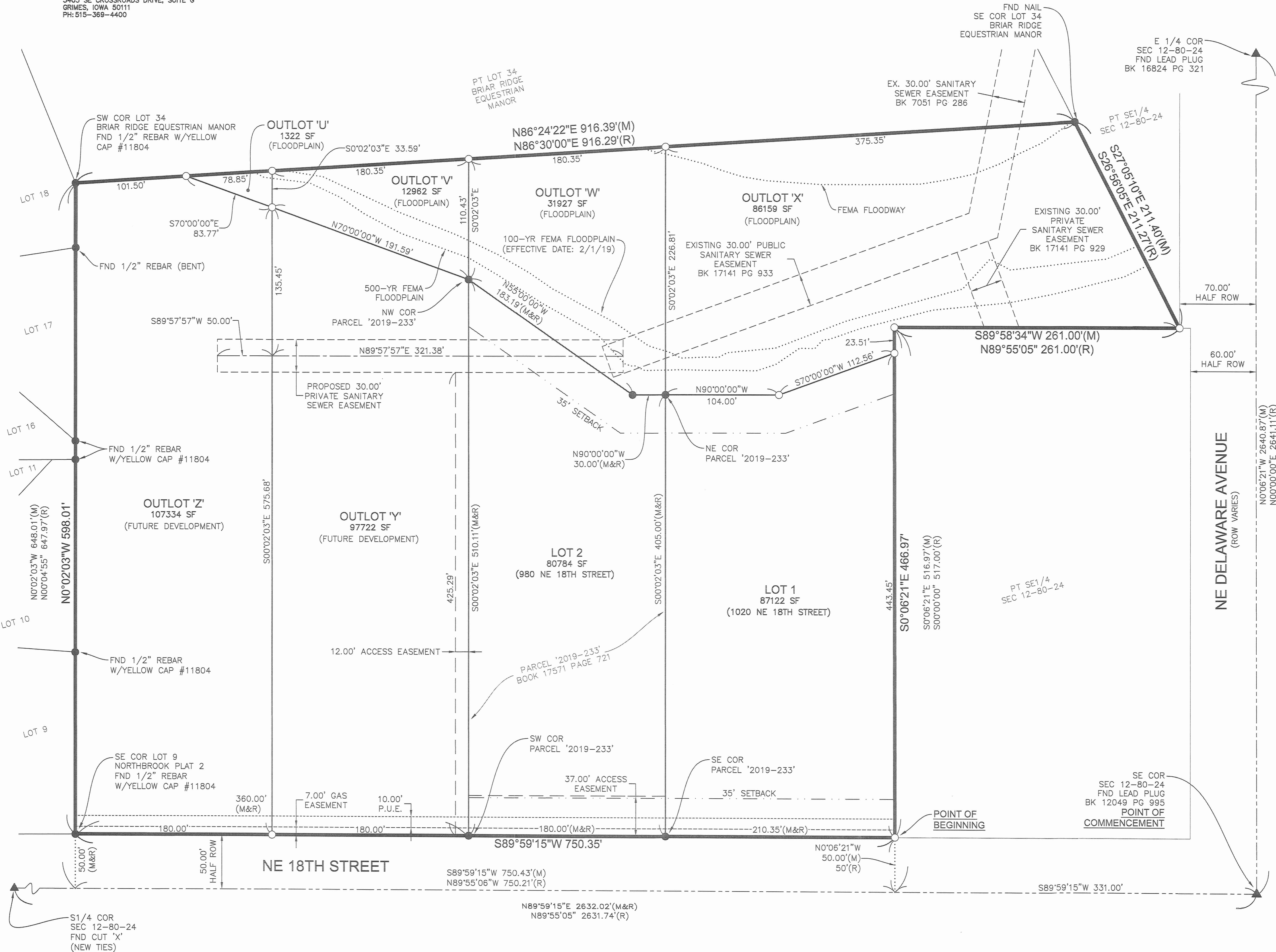


INDEX LEGEND
LOCATION: PT SE1/4 SEC 12-80-24
AND ALL PARCEL '2019-233'
ANKENY, POLK COUNTY, IOWA
REQUESTOR: DENNY ELWELL FAMILY LC
PROPRIETOR: DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY IA 50021-8886
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ELWELL ESTATES

FINAL PLAT

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date: March 8, 2020	
Ayes: 5	Nays: 0
Abstain: 1	Absent: 1
APPROVED	
A. Brooner	Chairperson
B. Englemann	Secretary



OWNER / DEVELOPER

DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY IA 50021-8886

ENGINEER / SURVEYOR

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

DATE OF SURVEY

DECEMBER 31, 2019

BULK REGULATIONS

SETBACKS
FRONT YARD: 35 FEET

SIDE YARDS:

ONE STORY:
TOTAL SIDE YARD - 18 FEET
MINIMUM ON ONE SIDE - 8 FEET

MORE THAN ONE STORY:
TOTAL SIDE YARD - 20 FEET
MINIMUM ON ONE SIDE - 10 FEET

REAR YARD: 35 FEET

ZONING

R-1: ONE-FAMILY
RESIDENCE DISTRICT

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND ALL OF PARCEL '2019-233' OF SAID SOUTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17571, PAGE 721, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

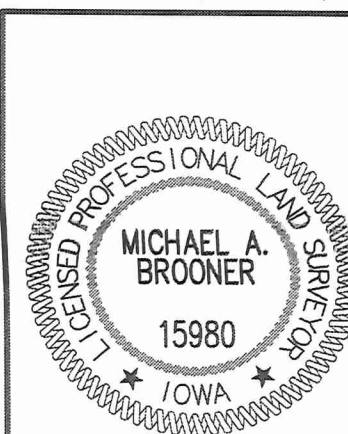
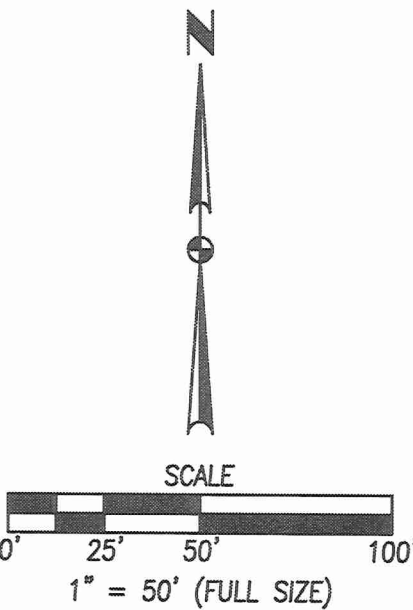
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°59'15" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 331.00 FEET; THENCE NORTH 0°06'21" WEST, 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF NE 18TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'15" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 750.35 FEET TO THE SOUTHEAST CORNER OF LOT 9, NORTHBROOK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 0°02'03" WEST ALONG THE EAST LINE OF SAID NORTHBROOK PLAT 2, A DISTANCE OF 598.01 FEET TO THE SOUTHWEST CORNER OF LOT 34, BRIAR RIDGE EQUESTRIAN MANOR, AN OFFICIAL PLAT; THENCE NORTH 86°24'22" EAST ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 916.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE SOUTH 27°05'10" EAST, 211.40 FEET; THENCE SOUTH 89°58'34" WEST, 261.00 FEET; THENCE SOUTH 0°06'21" EAST, 466.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.60 ACRES (505,331 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- OUTLOT 'Y' AND 'Z' WILL BE PERMITTED TO ACCESS NE 18TH STREET VIA THE ACCESS EASEMENT ON LOT 2.
- THE CITY IS PERMITTED TO USE THE PRIVATE SANITARY SEWER EASEMENT FOR MAINTENANCE OF THE EXISTING SANITARY SEWER BEHIND LOT 1.

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		
FLOODPLAIN LINE		



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.
4-15-2020
DATE

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

THIS SHEET