

HICKLIN INDUSTRIAL
PARK PLAT 1

15'

S89°54'25"E 483.86'(M)
S89°58'29"E 483.86'(R)

NE COR., LOT 2
HICKLIN INDUSTRIAL
PARK PLAT 2

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. OUTLOT '2' WILL BE USED SOLELY FOR INGRESS/EGRESS BETWEEN ALL LOTS.
4. THE DEVELOPER(S) OF LOTS 1, 2, AND 3 SHALL BE RESPONSIBLE FOR SIDEWALK ALONG SE HULSZER ROAD.

KE MEZZ LLC & EXIT 142 LLC
CONTACT: TANNER KINZLER
2335 230TH STREET, SUITE 103
AMES, IOWA 50014
PH: 515-268-7304

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

FIELDWORK: JULY, 2019

M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS:

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

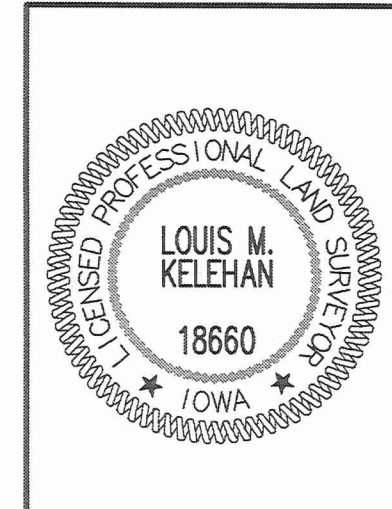
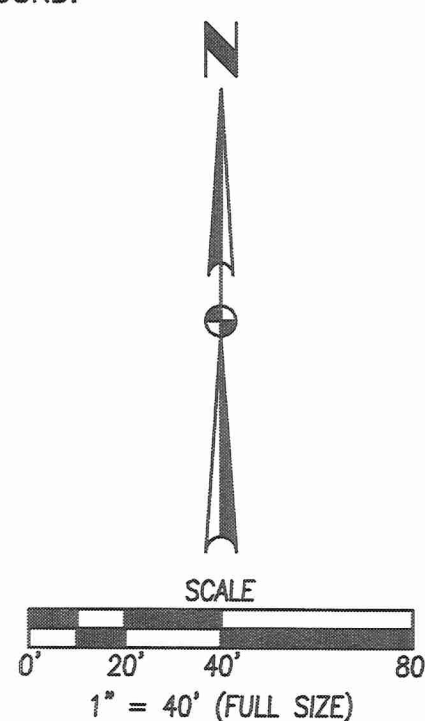
ALL OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10524, PAGE 594, BEING A PART OF LOT 3, HICKLIN INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, AND A PART OF LOT 2, SAID HICKLIN INDUSTRIAL PARK PLAT 2, AND A PART OF LOT 2 AND OUTLOT 'Z', HICKLIN INDUSTRIAL PARK PLAT 4, AN OFFICIAL PLAT, ALL 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 0°05'31" EAST ALONG THE WESTERLY LINES OF SAID OUTLOT 'Z' AND SAID PARCEL 'A', A DISTANCE OF 633.45 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 89°56'40" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'A' AND WESTERLY LINE OF SAID LOT 2, HICKLIN INDUSTRIAL PARK PLAT 2, A DISTANCE OF 250.15 FEET; THENCE NORTH 0°06'50" EAST CONTINUING ALONG SAID WESTERLY LINE, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°54'25" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 483.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0°15'59" WEST ALONG THE EASTERLY 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 SOUTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 89°04'37" WEST ALONG SAID SOUTHERLY LINE, 293.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.64 ACRES (376,564 SQUARE FEET).

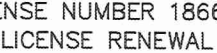
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
UNDERLYING LOT LINE
PLAT BOUNDARY

	FOUND	SET
P#18660	▲ ●	△ ○
	M	
	R	
	D	
	P.U.E.	
	AL	
	(1234)	



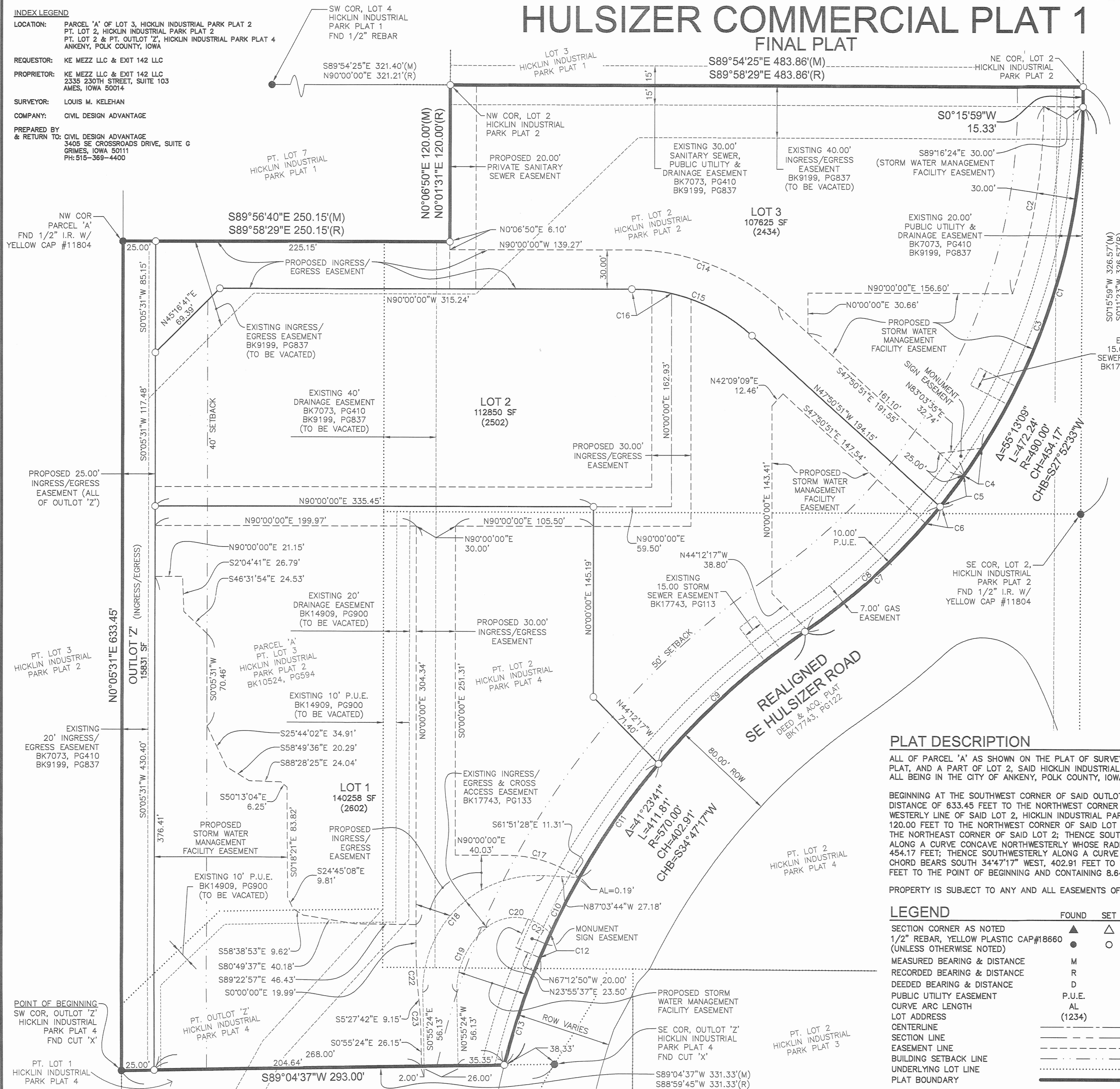
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF IOWA.

 4/17/20

LOUIS M. KELEHAN, P.L.S. DATE

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



FILE: H:\2019\1911581\DWG\1911581-FINAL PLAT.DWG
 DATE PLOTTED: 4/17/2020 9:02 AM
 COMMENT:
 ENG: