LOCATION: PT SOUTH 1/2 SE 1/4, SECTION 28-81-24

REQUESTOR: HAROLD LANDE

PROPRIETOR: MICHAEL AND BONNIE J. O'DOONAN 12662 NW 16TH STREET

PH: 515-369-4400

SLATER, IA 50244 SURVEYOR: MICHAEL A. BROONER

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

LINCOLN TOWNSHIP PLAT 1

MINOR FINAL PLAT

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

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

AREA SUMMARY

TOTAL AREA

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

DWELLING UNITS

1 (EXISTING) OUTLOT 'Z': 1 (FUTURE)

BUILDABLE AREA

2.55 ACRES 1.10 ACRES 3.65 ACRES

PLAT DESCRIPTION

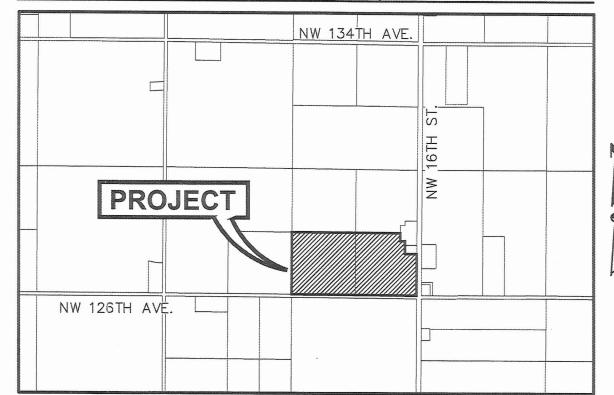
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

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 8910'00" 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, 17.00 FEET; THENCE SOUTH 00°29'30" 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

NOTES

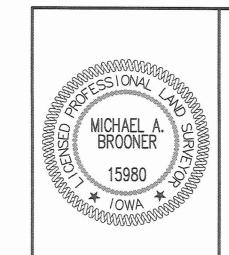
- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS
- 2. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- 3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER. 4. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE
- LOT OWNER'S EXPENSE. 5. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 6. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS
- MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. 7. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- 8. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN
- 9. UTILITY SERVICE TO SUBDIVISION WILL BE AS FOLLOWS:
- WATER: DES MOINES WATER WORKS WASTEWATER TREATMENT: ON—SITE WASTEWATER TREATMENT - ELECTRIC - CONSUMERS ENERGY
- 10. 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.
- 11. 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
- 12. 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.
- 13. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- 14. IF LOT 1 IS REDEVELOPED IN THE FUTURE, APPROPRIATE RIGHT-OF-WAY ALONG NW 16TH STREET AND NW 126TH AVENUE WILL NEED TO BE DEEDED TO THE CITY AT THAT TIME.

VICINITY MAP (1"=2000"



Plan & Zoning Commission

5-4-2020



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, P.L.S.

SHEETS 1 AND 2

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

(2)

