

FILE: H:\2020\2002054\Drawings\2002054-FINAL PLAT.DWG  
PLOT DATE: 6/24/2020 1:38 PM  
COMMENTS:  
PLOTTED BY: EARLY HARDING EHS

INDEX LEGEND  
LOCATION: PT. NW1/4 SEC 17--80--23  
REQUESTOR: DEER CREEK ANKENY, INC.  
PROPRIETOR: DEER CREEK ESTATES LLC  
160 ADVENTURELAND DRIVE NW  
ALTOONA, IOWA 50009  
PH: 515-208-5227  
SURVEYOR: LOUIS M. KELEHAN  
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

OWNER

DEER CREEK ESTATES LLC  
CONTACT: JEFF GRUBB  
160 ADVENTURELAND DRIVE NW  
ALTOONA, IOWA 50009  
PH: (515) 208-5227

DEVELOPER

DEER CREEK ANKENY, INC.  
CONTACT: JEFF GRUBB  
160 ADVENTURELAND DRIVE NW  
ALTOONA, IOWA 50009  
PH: (515) 208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE CROSSINGS AT DEER CREEK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 70°30'37" WEST ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 3, A DISTANCE OF 200.11 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 3.51 FEET AND WHOSE CHORD BEARS NORTH 19°43'25" WEST, 3.51 FEET; THENCE SOUTH 70°02'32" WEST CONTINUING ALONG SAID NORTHERLY LINE, 224.16 FEET TO THE NORTHWEST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 3, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE CROSSINGS AT DEER CREEK PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 29°16'19" WEST ALONG SAID NORTHERLY LINE, 59.10 FEET; THENCE NORTH 45°00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 60°08'50" WEST CONTINUING ALONG SAID NORTHERLY LINE, 121.70 FEET; THENCE NORTH 77°11'53" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.80 FEET; THENCE SOUTH 89°01'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.80 FEET; THENCE SOUTH 75°14'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.80 FEET; THENCE SOUTH 61°17'22" WEST CONTINUING ALONG SAID NORTHERLY LINE, 85.17 FEET; THENCE SOUTH 53°07'15" WEST CONTINUING ALONG SAID NORTHERLY LINE, 304.02 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 91.11 FEET AND WHOSE CHORD BEARS SOUTH 25°52'55" EAST, 91.09 FEET; THENCE SOUTH 66°13'23" WEST CONTINUING ALONG SAID NORTHERLY LINE, 105.00 FEET TO THE SOUTHEAST CORNER OF THE CROSSINGS AT DEER CREEK PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 4 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1135.00 FEET, WHOSE ARC LENGTH IS 372.61 FEET AND WHOSE CHORD BEARS NORTH 33°10'55" WEST, 370.94 FEET; THENCE NORTH 47°24'47" EAST, 105.00 FEET; THENCE NORTH 53°07'15" EAST, 240.83 FEET; THENCE NORTH 53°46'13" EAST, 74.83 FEET; THENCE NORTH 59°37'13" EAST, 81.88 FEET; THENCE NORTH 66°47'13" EAST, 81.88 FEET; THENCE NORTH 74°09'31" EAST, 86.55 FEET; THENCE NORTH 81°44'08" EAST, 86.55 FEET; THENCE NORTH 88°35'38" EAST, 81.42 FEET; THENCE NORTH 90°00'00" EAST, 674.93 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST LINE, 344.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.58 ACRES (504,318 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°35'22"	1200.00'	242.73'	S29°34'18"E	242.32'	C23	8°58'41"	470.00'	73.65'	S73°19'26"W	73.57'	C45	15°13'45"	320.00'	85.06'	N14°29'05"E	84.81'
C2	7°13'13"	1200.00'	151.22'	S38°58'36"E	151.12'	C24	8°58'41"	470.00'	73.65'	S82°18'07"W	73.57'	C46	15°14'00"	320.00'	85.08'	N29°42'58"E	84.83'
C3	3°26'57"	600.00'	36.12'	S54°50'43"W	36.11'	C25	3°12'32"	470.00'	26.32'	S88°23'44"W	26.32'	C47	94°09'24"	25.00'	41.08'	N84°24'39"E	36.61'
C4	36°52'45"	500.00'	321.83'	S71°33'37"W	316.30'	C26	10°20'42"	370.00'	66.80'	N84°49'39"W	66.71'	C48	13°19'44"	430.00'	100.03'	S55°10'30"E	99.81'
C5	49°13'02"	400.00'	343.60'	N65°23'29"W	333.13'	C27	12°18'05"	370.00'	79.44'	N73°30'16"W	79.29'	C49	10°02'41"	430.00'	75.39'	S66°51'43"E	75.29'
C6	20°49'30"	400.00'	145.39'	N30°22'13"W	144.59'	C28	16°41'46"	370.00'	107.82'	N59°00'21"W	107.44'	C50	9°13'38"	430.00'	69.25'	S76°29'52"E	69.17'
C7	15°00'00"	350.00'	91.63'	S52°30'00"W	91.37'	C29	109°40'41"	25.00'	47.86'	N4°10'52"E	40.88'	C51	8°53'19"	430.00'	66.71'	S85°33'21"E	66.64'
C8	12°24'04"	350.00'	75.75'	S53°47'58"W	75.61'	C30	21°41'15"	320.00'	121.13'	N48°10'35"E	120.40'	C52	4°28'34"	530.00'	41.41'	N87°45'43"E	41.40'
C9	47°03'56"	350.00'	287.51'	S24°03'58"W	279.49'	C31	0°58'48"	320.00'	5.47'	N59°30'36"E	5.47'	C53	7°34'36"	530.00'	70.09'	N81°44'08"E	70.04'
C10	90°37'47"	25.00'	39.55'	N77°52'22"W	35.55'	C32	15°00'00"	380.00'	99.48'	N52°30'00"E	99.20'	C54	7°34'36"	530.00'	70.09'	N74°09'31"E	70.04'
C11	8°46'51"	1160.00'	177.78'	N28°10'03"W	177.60'	C33	15°00'00"	320.00'	83.78'	S52°30'00"W	83.54'	C55	7°10'00"	530.00'	66.29'	N66°47'13"E	66.25'
C12	10°02'35"	1135.00'	198.95'	S28°47'55"E	198.69'	C34	3°49'20"	380.00'	25.35'	S58°05'20"W	25.35'	C56	7°10'00"	530.00'	66.29'	N59°37'13"E	66.25'
C13	1°30'53"	1135.00'	30.01'	N34°34'39"W	30.01'	C35	91°44'04"	25.00'	40.03'	N77°57'18"W	35.89'	C57	2°54'58"	530.00'	26.98'	N54°34'44"E	26.97'
C14	1°31'11"	1135.00'	30.11'	N36°05'41"W	30.10'	C36	12°07'49"	370.00'	78.33'	N26°01'22"W	78.19'	C58	5°40'14"	1265.00'	125.20'	S39°38'19"E	125.15'
C15	5°43'57"	1135.00'	113.56'	S39°43'15"E	113.51'	C37	7°28'43"	430.00'	56.13'	N23°13'45"W	56.09'	C59	88°56'37"	25.00'	38.81'	N82°24'27"W	35.03'
C16	4°28'13"	1160.00'	90.51'	N40°21'06"W	90.48'	C38	7°27'39"	430.00'	55.99'	S30°41'56"E	55.95'	C60	4°59'07"	1240.00'	107.89'	N35°26'35"W	107.86'
C17	90°37'52"	25.00'	39.65'	N7°11'56"E	35.55'	C39	74°49'40"	25.00'	32.65'	S2°59'05"W	30.38'	C61	4°39'05"	1240.00'	100.66'	N40°15'41"W	100.64'
C18	4°57'48"	1240.00'	107.42'	S30°28'07"E	107.38'	C40	15°57'15"	380.00'	105.81'	S32°25'17"W	105.47'						
C19	86°04'16"	25.00'	37.56'	S10°05'07"W	34.12'	C41	9°47'39"	380.00'	64.96'	S19°32'50"W	64.88'						
C20	5°55'14"	1265.00'	130.72'	N31°07'27"W	130.66'	C42	9°47'39"	380.00'	64.96'	S9°45'11"W	64.88'						
C21	6°46'33"	470.00'	55.58'	S56°30'31"W	55.55'	C43	4°19'23"	380.00'	28.67'	S2°41'41"W	28.66'						
C22	8°56'18"	470.00'	73.32'	S64°21'57"W	73.25'	C44	6°20'13"	320.00'	35.39'	N3°42'06"E	35.37'						

DATE OF SURVEY

FIELDWORK: SEPTEMBER, 2019

ZONING AND BULK REGULATIONS

ZONING

DEER CREEK PUD

BULK REGULATIONS

LOTS 1-16 (SINGLE FAMILY RESIDENTIAL, 60' MIN LOT WIDTH, 7,500 S.F. MIN LOT AREA)  
- FRONT: 30' FOR GARAGE DOORS, 25' FOR HOUSE, 15' PORCH  
- REAR: 30' (DECKS MAY EXTEND 12' INTO REAR SETBACK), 10' FRONT-LOADED DETACHED GARAGE  
- SIDE: 12' TOTAL (6' MIN ONE SIDE)  
- R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN PUD

LOTS 17-35 (SINGLE FAMILY RESIDENTIAL, 70' MIN LOT WIDTH, 8,750 S.F. MIN LOT AREA)  
- FRONT: 30' FOR GARAGE DOORS, 25' FOR HOUSE/PORCH  
- REAR: 30' (DECKS MAY EXTEND 12' INTO REAR SETBACK), 10' FRONT OR SIDE LOAD DETACHED GARAGE  
- SIDE: 12' TOTAL (6' MIN ONE SIDE)  
- R-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN PUD

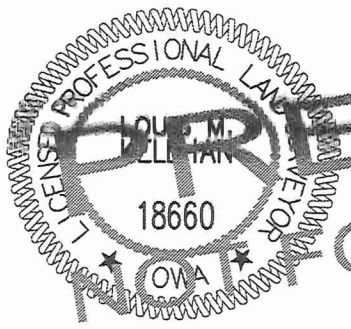
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#18660 (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	=====	=====

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.
- OUTLOTS 'W', 'X', 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- THIS PLAT WILL REQUIRE THE REEVALUATION OF THE SAFETY AND OPERATION OF THE INTERSECTION OF SE FOUR MILE DRIVE AND E. 1ST STREET, WHICH SHALL INCLUDE THE ADDITION OF THE PROPOSED LOTS. IF THE PEAK HOUR WARRANT IS MET, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING A TEMPORARY TRAFFIC SIGNAL AT THAT INTERSECTION. THE DEVELOPER'S FINANCIAL PORTION OF RESPONSIBILITY FOR THE TRAFFIC SIGNAL WILL BE RESOLVED WHEN THE CITY OF ANKENY DETERMINES THE SIGNAL IS NECESSARY.
- HOUSE BUILDING NEEDS TO AVOID PLACING DRIVEWAYS IN CONFLICT WITH INTAKE AND MANHOLE LOCATIONS.

ROLL CALL Plan & Zoning Commission Ankeny, IA	
Date	April 21, 2020
Ayes	6
Nays	0
Abstain	1
Absent	2
APPROVED	
A. Renaud	Chairperson
B. Hughes	Secretary



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.

LOUIS M. KELEHAN, P.E.  
DATE \_\_\_\_\_

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

SHEETS 1 AND 2

**PRELIMINARY**

**FOR CONSTRUCTION**

THE CROSSINGS AT  
DEER CREEK PLAT 8  
FINAL PLAT

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

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

ENGINEER: ENH

TECH: MDM

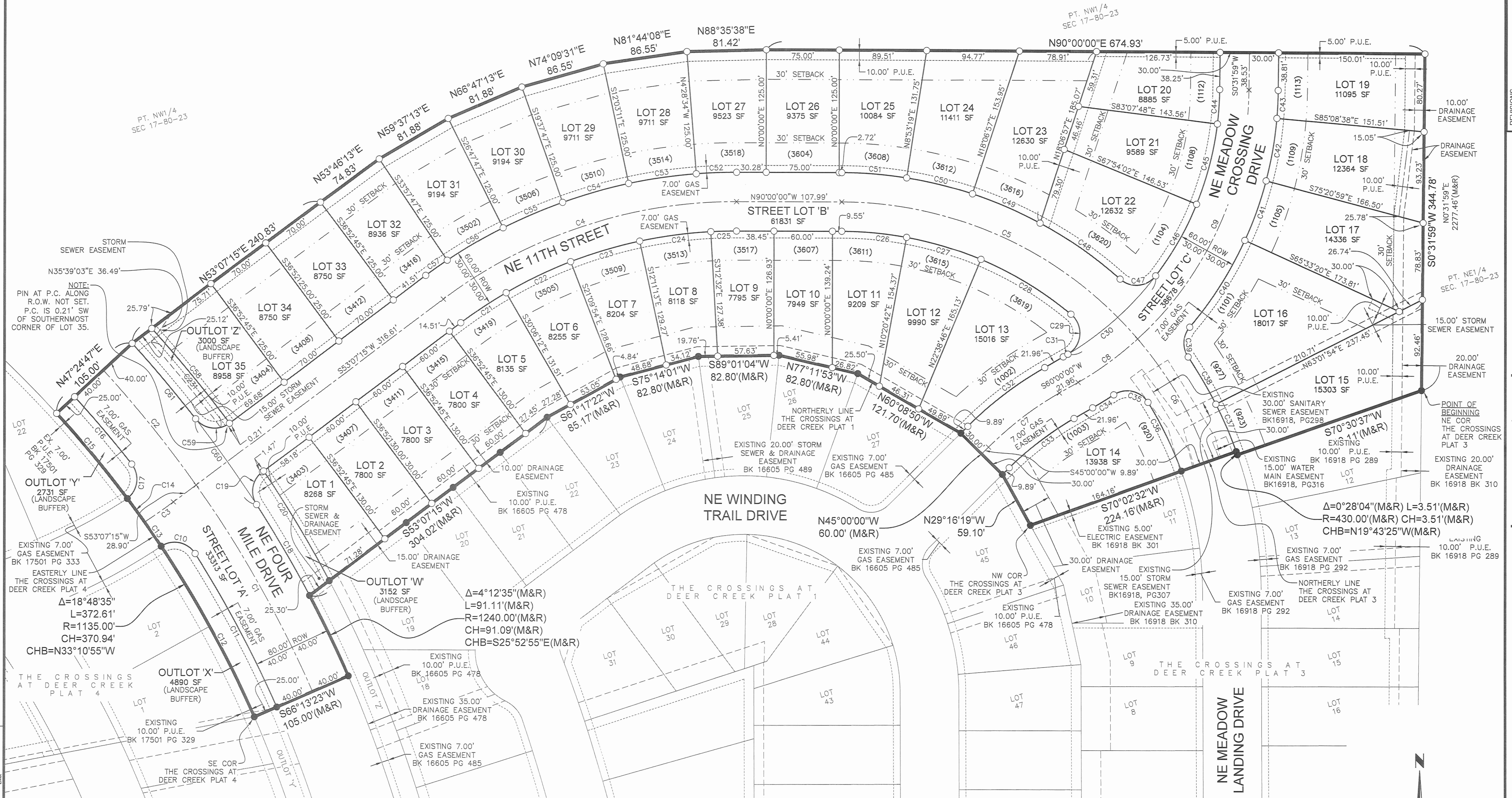
DATE	REVISIONS
4/21/2020	THIRD SUBMITTAL
4/10/2020	SECOND SUBMITTAL
3/20/2020	FIRST SUBMITTAL



# THE CROSSINGS AT DEER CREEK PLAT 8

FINAL PLAT

N1/4 COR, SEC 17-80-23  
FND CONCRETE MONUMENT  
BK11840, PG950



DATE	REVISIONS	TECH: MDM	ENGINEER: ENH
4/21/2020	THIRD SUBMITTAL		
4/10/2020	SECOND SUBMITTAL		
3/20/2020	FIRST SUBMITTAL		

3405 S.E. CROSSROADS DRIVE, SUITE G  
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**THE CROSSINGS AT DEER CREEK PLAT 8**  
FINAL PLAT

ANKENY, IOWA

3/23  
2002.054