

INDEX LEGEND

COUNTY: POLK COUNTY, IOWA CITY: ANKENY

LOCATION:
SECTION 10 - TWP 80 NORTH - RGE 24 WEST
PARCEL 2019-195 OF THE SOUTH HALF

REQUESTED BY: DRA PROPERTIES, LC
& PROPRIETOR: 1525 NE 36TH STREET
ANKENY, IOWA 50021
c/o TARA MEREDITH
PH: (515) 964-9444

SURVEYOR: THAREN J. HELGERSON, PLS #18530

SURVEY COMPANY: NILLES ASSOCIATES, INC.

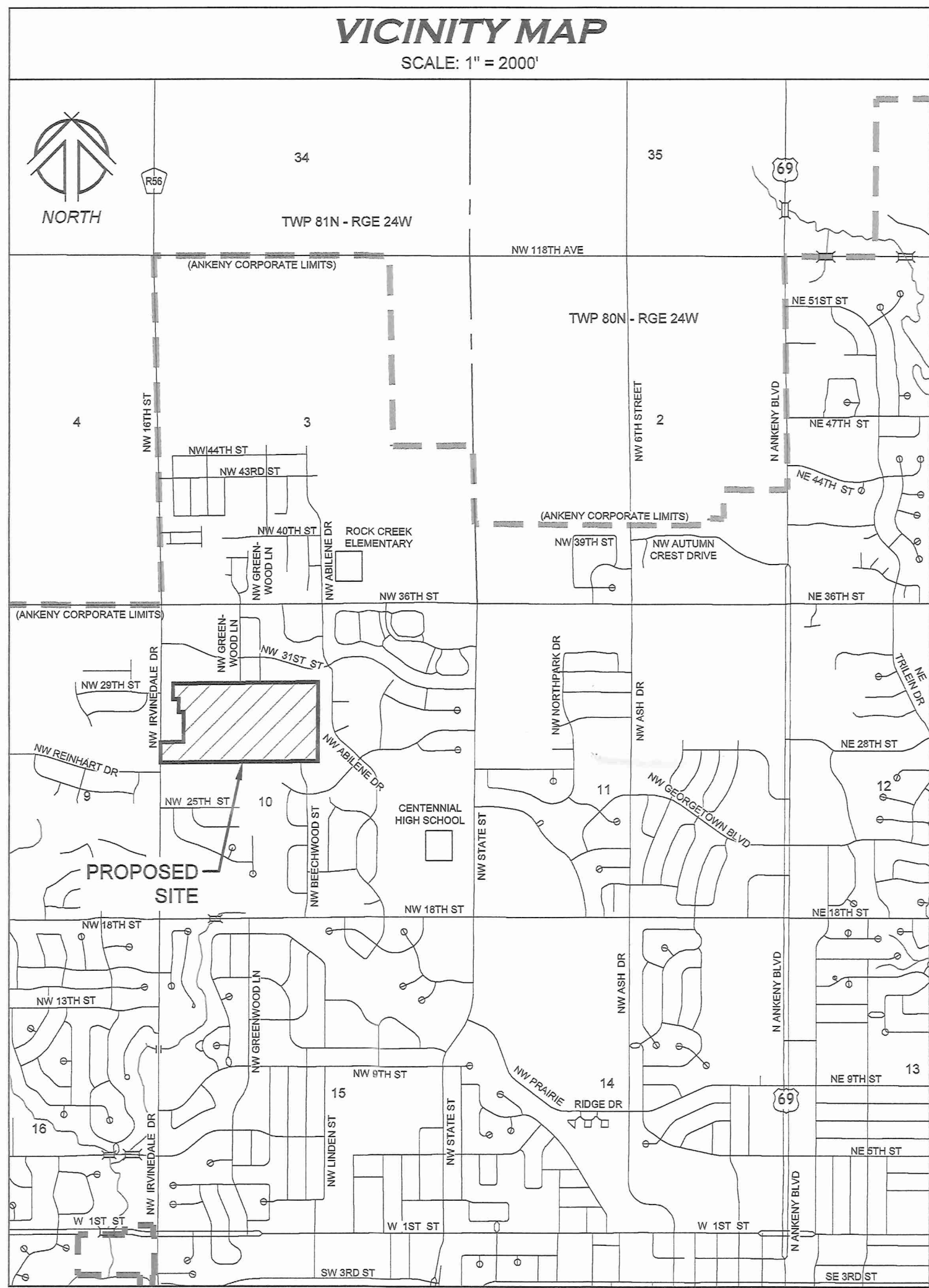
RETURN TO: THAREN J. HELGERSON,
NILLES ASSOCIATES, INC.
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023 PH: (515) 965-0123

CENTENNIAL ESTATES PLAT 1
FINAL PLAT

RECEIVED

MAY 15 2020

CITY OF ANKENY



ZONING

R-3, Multiple-family Residence District Restricted to One Family Residences and
R-3, Multiple-family Residence District Restricted to One & Two Family Residences

Bulk Regulations: One & Two Family Residences

- Front Yard Setback - 30 feet
Rear Yard Setback - 35 feet
Side Yard Setback (1 story)
Total side yard - 15 feet
Minimum on one side - 7 feet
Minimum for an attached dwelling open side yard - 7 feet
Side Yard Setback (more than 1 story)
Total side yard - 17 feet
Minimum on one side - 8 feet
Minimum for an attached dwelling open side yard - 8 feet

BENCHMARKS

- Top of rim of existing sanitary manhole, located at the north end of NW Beechwood Street (Street Lot A of Centennial Ridge Plat 1). Elevation = 956.41' (NAVD88)
- Top of rim of existing sanitary manhole, located at the south end of NW Westwood Street (Street Lot D of 36 West Plat 1). Elevation = 963.62' (NAVD88)

GENERAL NOTES

- There shall be no driveway access onto NW Irvinedale Drive.
- Street lighting within the development shall be the responsibility of the developer.
- The developer will be responsible for installing sidewalks along the street right-of-way for Outlots W and X.
- Street lighting within the development shall be the responsibility of the developer.
- Street Lots A, B, C and D shall be dedicated to the City of Ankeny for public right-of-way purposes.
- Outlot P shall be dedicated to the City of Ankeny for public park purposes.
- Outlots T, U, V, W, X & Y shall be private open space, will be owned and maintained by the Homeowners Association.
- A Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement and Storm Sewer, Drainage and Detention Easement encompasses all of Outlots T, U, V, W, X & Y
- Storm Sewer, Drainage and Detention Easements encompasses all of Outlots T, V, W & X
- Outlot Z cannot be further developed without being re-platted.
- The north line of Parcel 2019-195 of the South Half of the Northwest Quarter of Section 10, Township 80 North, Range 24 West, of the 5th Principal Meridian, is assumed to bear North 89 degrees 35 minutes 59 seconds East.
- The site lies within Zone X with areas of minimal flood hazard; Zone X with areas of 0.2% annual chance flood hazard; and Zone AE with areas of special flood hazard with base flood elevations or depth; all of which as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019.
- Existing field entrance on NW Irvinedale Drive shall be removed once the area is platted and developed.
- The builder will be responsible for providing the City with survey shots by a Professional Land Surveyor in the bottom of the rear yard swales at each end of the lot for Lots 1-3, 14-15, 43-55. These elevations will need to be approved by the City before a Final Certificate of Occupancy is provided.

LEGEND

- ▲ Found section corner monument as noted
● Found monument 1/2" IR with yellow cap #15980 unless otherwise noted
⊙ Found monument 5/8" IR with yellow cap #12106 unless otherwise noted
○ Set monument 5/8" IR with red cap #18530 unless otherwise noted
IP Round iron rebar (outside diameter)
IP Round iron pipe (outside diameter)
MPE Minimum Protection Elevation
E.E. Electric Easement
P.U.E. Public Utility Easement
D.E. Drainage Easement
S.S.E. Sanitary Sewer Easement
S.T.S.E. Storm Sewer Easement
S.W.F.E. Surface Water Flowage Easement
W.E. Water main Easement
G.E. Gas Easement
M.E.C. MidAmerican Energy Underground
(R) Electric Line Easement
1234 Record dimension
Lot Address
Subject boundary line
Proposed boundary line
Proposed easement line
Proposed road centerline
Section line
Existing boundary line
Existing easement line
Edge of existing delineated wetland
Special Flood Hazard Area Zone AE line
Flood Hazard Area Zone X line
Zoning District boundary line

LEGAL DESCRIPTION

Parcel 2019-195 of the South Half of the Northwest Quarter of Section 10, Township 80 North, Range 24 West, of the 5th Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded with the Polk County Recorder's Office in Book 17547, Page 67.

Containing 73.21 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

CERTIFICATION

	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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	BY THIS SEAL: PAGES OR SHEETS COVERED SHEETS FP-1, FP-2 & FP-3 ONLY	
	SIGNATURE	DATE
	THAREN J. HELGERSON, L.S. NO. 18530 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 DATE OF SURVEY: 12/07/19	

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1. 05/10/20 - CITY TECH REVIEW COMMENTS
2. 05/10/20 - CITY TECH REVIEW COMMENTS
3. 05/10/20 - CITY TECH REVIEW COMMENTS
4. 05/10/20 - CITY TECH REVIEW COMMENTS
5. 05/10/20 - CITY TECH REVIEW COMMENTS
6. 05/10/20 - CITY TECH REVIEW COMMENTS
7. 05/10/20 - CITY TECH REVIEW COMMENTS

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEYING DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND THE CONSEQUENCES OF ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

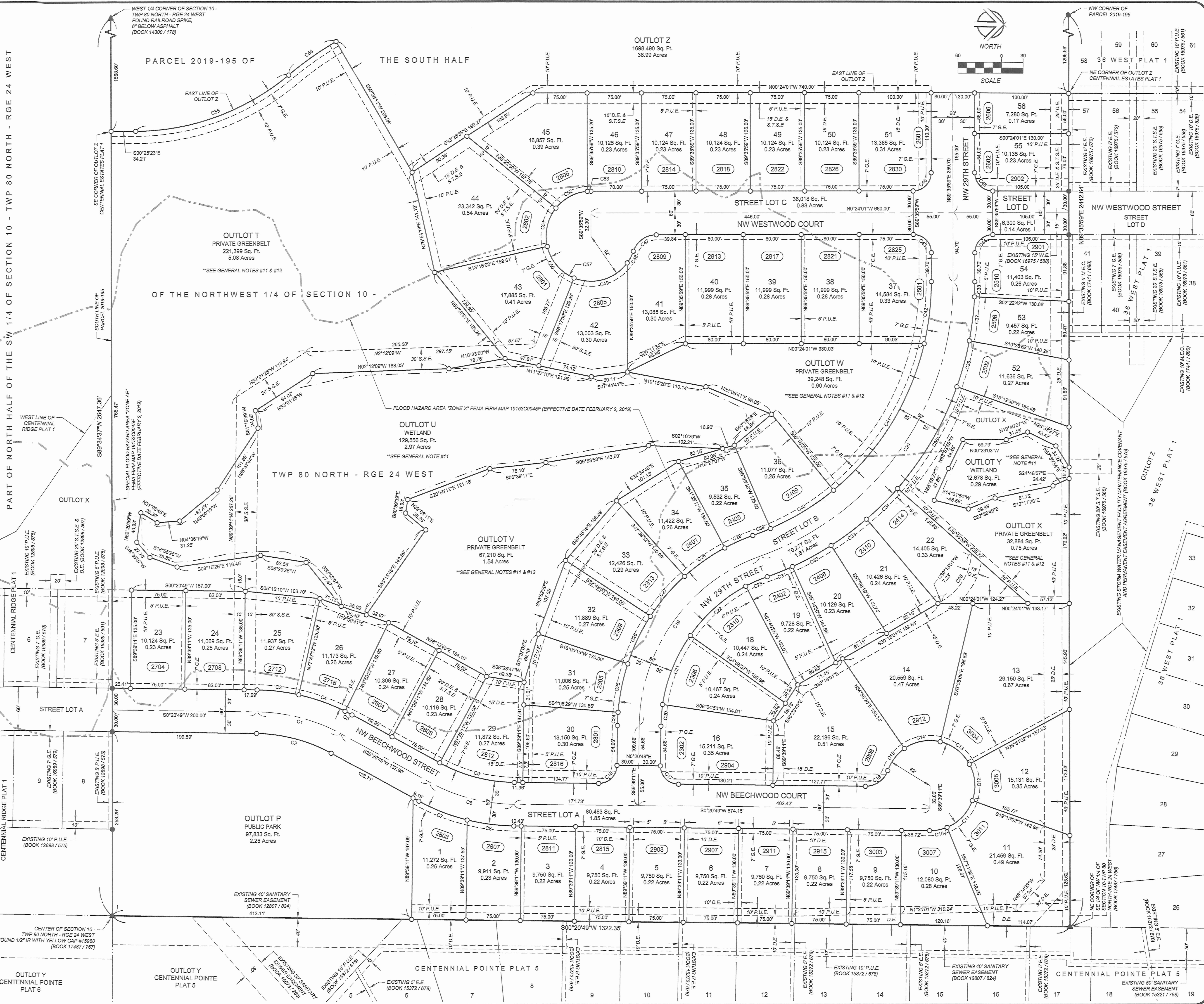
CENTENNIAL ESTATES PLAT 1

PROJECT NAME

NAI NO.: 19117
DATE: 04/17/20
DRAWN BY: TJH
CHECKED BY: JPN/ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: FP-1
SHEET NO.: 1/3

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	122.17	280.00	28°00'00"	120.96	S14°20'49"W
C2	107.51	220.00	28°00'00"	106.45	S14°20'49"W
C3	57.89	280.00	11°51'59"	57.89	N6°16'48"E
C4	67.91	280.00	13°53'45"	67.74	N19°09'41"E
C5	10.94	280.00	2°14'15"	10.93	N27°13'41"E
C6	122.17	250.00	28°00'00"	120.96	S14°20'49"W
C7	71.88	280.00	14°40'04"	71.48	S21°00'47"W
C8	65.15	280.00	13°19'56"	65.01	S7°00'47"W
C9	107.51	220.00	28°00'00"	106.45	N14°20'49"E
C10	24.87	62.00	22°59'13"	24.71	N11°08'48"W
C11	52.08	62.00	48°06'34"	50.54	S48°41'41"E
C12	52.08	62.00	48°06'34"	50.54	S85°11'45"W
C13	52.08	62.00	48°06'34"	50.54	N37°05'11"E
C14	52.08	62.00	48°06'34"	50.54	N11°01'23"W
C15	38.88	62.00	35°44'46"	38.06	S62°57'03"E
C16	40.37	32.50	71°10'14"	37.82	S35°14'18"E
C17	39.27	25.00	90°00'00"	35.36	N45°20'49"E
C18	39.27	25.00	90°00'00"	35.36	N44°39'11"W
C19	304.91	250.00	69°52'51"	286.38	S64°42'48"E
C20	29.69	220.00	7°44'01"	29.67	S85°47'11"E
C21	103.08	220.00	26°50'47"	102.14	S68°28'47"E
C22	103.08	220.00	26°50'47"	102.14	S41°38'59"E
C23	32.48	220.00	8°27'15"	32.43	S23°59'58"E
C24	18.38	280.00	3°45'41"	18.38	N87°46'21"W
C25	67.91	280.00	13°53'45"	67.74	N78°56'38"W
C26	72.48	280.00	14°49'38"	72.28	N64°34'56"W
C27	72.48	280.00	14°49'38"	72.28	N49°45'18"W
C28	67.91	280.00	13°53'45"	67.74	N35°23'36"W
C29	42.38	280.00	8°40'22"	42.34	N24°08'32"W
C30	493.08	400.00	70°37'40"	482.44	S55°05'11"E
C31	37.42	430.00	4°59'10"	37.41	S22°15'59"E
C32	60.81	430.00	8°06'10"	60.76	S28°48'38"E
C33	60.81	430.00	8°06'10"	60.76	N36°54'48"W
C34	60.81	430.00	8°06'10"	60.76	S45°00'58"E
C35	163.04	430.00	21°43'28"	162.06	S59°55'48"E
C36	65.50	430.00	8°43'38"	65.43	S75°09'19"E
C37	60.81	430.00	8°06'10"	60.76	S63°34'13"E
C38	20.85	430.00	2°48'42"	20.85	S89°00'40"E
C39	26.25	370.00	4°03'54"	26.25	N21°48'18"W
C40	102.40	370.00	15°51'23"	102.07	N31°45'58"W
C41	241.35	370.00	37°22'41"	237.12	N58°22'53"W
C42	86.07	370.00	13°19'42"	85.88	N83°44'09"W
C43	39.27	25.00	90°00'00"	35.36	S44°35'59"W
C44	39.27	25.00	90°00'00"	35.36	S45°24'01"E
C45	39.27	25.00	90°00'00"	35.36	N44°35'59"E
C46	39.27	25.00	90°00'00"	35.36	N45°24'01"W
C47	41.38	33.50	70°44'27"	38.78	S35°46'14"E
C48	18.38	62.00	16°59'24"	18.32	S62°38'45"E
C49	82.08	62.00	75°51'25"	76.22	S16°13'21"W
C50	59.54	62.00	55°01'37"	57.28	S49°13'10"W
C51	55.88	62.00	51°38'32"	54.01	N77°26'48"W
C52	50.43	62.00	46°53'57"	49.05	N28°19'32"W
C53	5.01	62.00	4°37'32"	5.00	N2°42'47"W
C54	79.98	470.00	9°44'49"	79.88	S35°24'14"E
C55	229.54	330.00	39°51'15"	224.94	S20°21'00"W
C56	79.55	80.00	56°58'22"	76.31	N58°47'12"W
C57	15.15	62.00	14°00'03"	15.11	N28°42'23"E

PART OF NORTH HALF OF THE SW 1/4 OF SECTION 10 - TWP 80 NORTH - RGE 24 WEST



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