

**FINAL ASSESSMENT  
PLATS AND SCHEDULE  
FOR  
SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
FROM APPROXIMATELY 700 FEET SOUTH OF E. FIRST STREET SOUTH  
APPROXIMATELY 3920 FEET TO THE  
CITY OF ANKENY WASTEWATER SHOP**

**CITY OF ANKENY, IOWA**

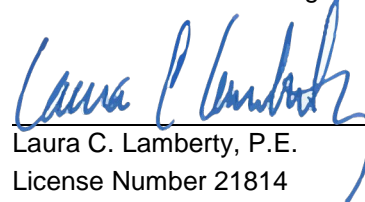


**JUNE 8, 2020**

**PROJECT NO. 117.0423.01**



I hereby certify that the assessment plats and schedules were prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Laura C. Lamberty, P.E.  
License Number 21814

June 8, 2020

Date

My License Renewal Date is December 31, 2020

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

**DESCRIPTION OF IMPROVEMENTS**

THE SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT INCLUDES ROADWAY GRADE IMPROVEMENTS, HMA PAVING, GRANULAR SHOULDER IMPROVEMENTS, AND PCC DRIVEWAY IMPROVEMENTS.

BEGINNING APPROXIMATELY 700 FEET SOUTH OF E. FIRST STREET ON SE CREEKVIEW DRIVE AND CONTINUING SOUTH APPROXIMATELY 3920 FEET TO THE TERMINUS OF THE PUBLIC ROADWAY. ALL IMPROVEMENTS ARE LOCATED WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY.

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

**PROPERTIES WITH SPECIAL BENEFIT**

ALL PROPERTIES FRONTING ON SE CREEKVIEW DRIVE RECEIVE SPECIAL BENEFIT FROM THE COMPLETION OF THIS PROJECT. THESE BENEFITS INCLUDE IMPROVED TRAFFIC OPERATIONS, IMPROVED TRAFFIC SAFETY, REDUCED DUST, AND INCREASED RESALE VALUE OF THE PROPERTY DUE TO THE PROPERTY'S PROXIMITY TO THE PROJECT.

**ASSESSMENT AREA BOUNDARY**

THE LEGAL DESCRIPTION OF THE ASSESSMENT AREA IS DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTH 92 ACRES OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M. WHICH LIES EAST OF THE INTERSTATE 35 RIGHT-OF-WAY, IN POLK COUNTY, IOWA

AND

LOT 1 IN CREEKVIEW PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16627, PAGE 737 OF THE POLK COUNTY RECORDER'S OFFICE

AND

LOT 2 IN CREEKVIEW PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 382 OF THE POLK COUNTY RECORDER'S OFFICE

AND

LOT 3 IN CREEKVIEW PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 382 OF THE POLK COUNTY RECORDER'S OFFICE

AND

PARCEL A OF LOT 4 IN CREEKVIEW PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AS DESCRIBED IN THE PLAT OF SURVEY FILED MARCH 27, 2009 IN BOOK 12969, PAGE 493 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA

AND

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

LOT 4 IN CREEKVIEW PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT PARCEL A, AS DESCRIBED IN THE PLAT OF SURVEY FILED IN BOOK 12969, PAGE 493 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA AND EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 382 OF THE POLK COUNTY RECORDER'S OFFICE

AND

LOTS 5 AND 6, CREEKVIEW PLACE, AN OFFICIAL AUDITOR'S PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA; EXCEPT THE NORTH 300.00 FEET OF SAID LOT 5 AND EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 386 OF THE POLK COUNTY RECORDER'S OFFICE

AND

LOT 7 IN CREEKVIEW PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

THE NORTH 300 FEET OF LOT 5 IN CREEKVIEW PLACE, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16487, PAGE 218 OF THE POLK COUNTY RECORDER'S OFFICE

AND

LOT 2 IN BAUGHMAN ACRES PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

PARCEL G IN THE SOUTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16487, PAGE 218 OF THE POLK COUNTY RECORDER'S OFFICE

AND

PARCEL "L", AS FILED IN BOOK 12709, PAGE 773 OF THE POLK COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 16487, PAGE 440 OF THE POLK COUNTY RECORDER'S OFFICE

AND

THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (SE 1/4 NW FR. 1/4) LYING WEST OF SE CREEKVIEW DRIVE IN SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., EXCEPT THE EAST 100 FEET OF THE WEST 200 FEET OF THE NORTH 200 FEET THEREOF; AND, EXCEPT BAUGHMAN ACRES PLAT NO. 1

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

AND

THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER (N 1/2 NW FR. 1/4) OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M.; EXCEPT THE SOUTH 425 FEET OF THE WEST 1,763.4 FEET THEREOF; AND EXCEPT THAT PART LYING EAST OF THE WEST R.O.W. LINE OF SE CREEKVIEW DRIVE, AND EXCEPT THAT PART LYING WEST OF THE EAST R.O.W. LINE OF INTERSTATE 35, POLK COUNTY, IOWA

AND

LOT 1 IN CREEKVIEW GOLF PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FR. 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M. THAT LIES EAST OF THE 100 FOOT RIGHT-OF-WAY OF SOUTHEAST CREEKVIEW DRIVE AND NORTH OF THE NORTH LINE OF THE SOUTH 92 ACRES OF SAID SOUTHWEST FRACTIONAL QUARTER (SW FR. 1/4), EXCEPT THREE ACRES IN THE NORTHEAST CORNER DESCRIBED AS FOLLOWS: THE EAST 16 RODS OF THE NORTH 30 RODS THEREOF, ALL BEING IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

METHOD OF ASSESSMENT

THE AMOUNT OF TOTAL ASSESSABLE COST IS SPREAD AMONG THE ADJACENT PROPERTY OWNERS ON THE BASIS OF THE INDIVIDUAL BENEFITS FROM THE IMPROVEMENT. THE BENEFIT RECEIVED BY EACH PROPERTY, AND THEREFORE THE ASSOCIATED ASSESSMENT COST, IS DETERMINED AS FOLLOWS:

1. ROADWAY IMPROVEMENTS THE FULL COST OF THE ROADWAY IMPROVEMENTS ARE ASSESSED, INCLUDING THE FOLLOWING ITEMS:
  - A. ROADWAY GRADE IMPROVEMENTS
  - B. HMA PAVING
  - C. GRANULAR SHOULDER IMPROVEMENTS
  - D. PAVEMENT MARKINGS
  - E. RELATED EROSION CONTROL AND STORMWATER MANAGEMENT
  - F. RELATED SEEDING
  - G. ALL OTHER INCIDENTAL CONSTRUCTION ITEMS NOT DIRECTLY ADDRESSED HEREIN.
  - H. ENGINEERING FEES INCLUDING DESIGN, GEOTECHNICAL INVESTIGATION, SURVEY, CONSTRUCTION SERVICES AND ASSESSMENT DOCUMENT PREPARATION.
  - I. ATTORNEY'S FEES
  - J. PUBLICATION COSTS

THE ROADWAY IMPROVEMENTS ASSESSMENT IS BASED ON THE FLINT FORMULA METHOD OF ASSIGNING PROPORTIONAL BENEFIT BASED ON STREET FRONTAGE AND LOT DEPTH. THE FLINT FORMULA, ALSO KNOWN AS THE AREA ASSESSMENT METHOD, ASSIGNS BENEFIT POINTS BASED ON THE FRONTAGE SIZE AND DEPTH OF THE ABUTTING PROPERTY, TO A MAXIMUM PARCEL DEPTH OF 300 FEET.

THIS RECOGNIZES THAT THE BENEFIT OF THE ROADWAY IMPROVEMENTS IS DIRECTLY RELATED TO THE PARCELS BEING SERVED BY THE ROADWAY. SE CREEKVIEW DRIVE IS NOT A THROUGH STREET AND DOES NOT SERVE THE PASS THROUGH TRAFFIC; THEREFORE, THE FULL BENEFIT AND COST OF ROADWAY IMPROVEMENT IS ASSIGNED TO THE PARCELS BEING SERVED BY THE ROADWAY IMPROVEMENT.

2. DRIVEWAY IMPROVEMENTS. THE DRIVEWAY ASSESSMENT IS BASED ON THE AREA, IN SQUARE YARDS, OF DRIVEWAY THAT IS BEING CONSTRUCTED TO SERVE EACH INDIVIDUAL PARCEL BY TYPE, AS MEASURED IN THE FIELD. THE QUANTITY OF RESURFACED DRIVEWAY, IN SQUARE YARDS BY CONSTRUCTION TYPE, ATTRIBUTABLE TO EACH PARCEL IS LISTED IN THE FINAL ASSESSMENT SCHEDULE.

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

THE FRONTAGE AND CONFIGURATION OF EACH PARCEL IS BASED UPON THE ACTUAL LENGTH OF THE PROPERTY FRONTING ON SE CREEKVIEW DRIVE, RECORDED PLATS OF SUBDIVISION OR, IN THE CASE OF UNPLATTED PARCELS, AS CALCULATED BASED ON WARRANTY DEEDS.

FOR DRIVEWAYS, THE CONFIGURATION OF THE IMPROVEMENT REPRESENTS AGREED UPON LIMITS OF IMPROVEMENT.


THE PRELIMINARY ASSESSMENT IS EQUAL TO THE LESSER OF THE TRIAL ASSESSMENT OR 25% OF THE CITY COUNCIL VALUATION OF THE PROPERTY. THE COUNCIL VALUATION OF THE PROPERTY IS EQUAL TO THE TOTAL PROPERTY VALUATION AS DETERMINED BY THE POLK COUNTY ASSESSOR.

THE PRELIMINARY ASSESSMENT AMOUNT FOR EACH INDIVIDUAL PARCEL REPRESENTS THE MAXIMUM AMOUNT THAT CAN BE ASSESSED TO THAT SAME PARCEL ON THE FINAL ASSESSMENT SCHEDULE, PREPARED AFTER THE ROADWAY IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY AND BASED ON THE VALUE OF ASSESSABLE IMPROVEMENTS AS DETERMINED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA.

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

**ENGINEER'S FINAL SUMMARY OF PROJECT COSTS:**

ENGINEER'S SUMMARY OF FINAL PROJECT COSTS FINAL ASSESSMENT		SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT CITY OF ANKENY, IOWA			
		Ankeny, Iowa 117.0423.01			
ITEM #	DESCRIPTION	ASSESSABLE QUANTITY	UNIT	CONTRACT UNIT PRICE	EXTENDED PRICE
<b>EARTHWORK</b>					
2.01	Clearing and Grubbing	1	LS	\$ 8,500.00	\$ 8,500.00
2.02	Topsoil, Contractor Furnished, 6" depth	1367	CY	\$ 27.50	\$ 37,592.50
2.03	Excavation, Class 10	1765	CY	\$ 22.00	\$ 38,830.00
2.04	Below Grade Excavation (Core Out)	0	CY	\$ 61.00	\$ -
2.05	Existing Roadbed Shaping and Compaction	40.1	STA	\$ 1,306.46	\$ 52,389.05
2.06	Granular Surfacing on Roadway, Class A Crushed Stone	1258.41	TON	\$ 28.35	\$ 35,675.92
2.07	Granular Shoulder, Class A	1072.00	TON	\$ 28.00	\$ 30,016.00
2.08	Compaction Testing	1	LS	\$ 4,876.20	\$ 4,876.20
2.09	Subgrade Preparation	544	SY	\$ 5.50	\$ 2,992.00
2.10	Remove Granular Surfacing	1023	SY	\$ 3.85	\$ 3,938.55
2.11	Place Granular Surfacing	544	SY	\$ 7.70	\$ 4,188.80
<b>STRUCTURES FOR SANITARY AND STORM SEWERS</b>					
6.01	Manhole Adjustment, Major	5	EA	\$ 2,625.00	\$ 13,125.00
6.02	Infi-Band Uniband Chimney Seal	4	EA	\$ 220.00	\$ 880.00
<b>STREETS AND RELATED WORK</b>					
7.01	HMA High Traffic, Base Course, 3/4 Inch Mix	2197.33	TON	\$ 87.00	\$ 191,167.71
7.02	HMA High Traffic, Intermediate Course, 1/2 Inch Mix	1574.05	TON	\$ 87.00	\$ 136,942.35
7.03	HMA High Traffic, Surface Course, 1/2 Inch Mix	1292.42	TON	\$ 90.00	\$ 116,317.80
7.04	HMA Pavement Samples and Testing	1	LS	\$ 1,800.00	\$ 1,800.00
7.05	Removal of Driveway	0	SY	\$ 22.00	\$ -
7.06	Driveway Pavement, 8" PCC	1110	SY	\$ 54.60	\$ 60,606.00
7.07	Driveway Granular Surfacing, 8" Depth	312.34	SY	\$ 20.00	\$ 6,246.80
7.08	Driveway Assurance Testing	1	LS	\$ 1,713.60	\$ 1,713.60
7.09	HMA Density Penalty (Surface Course)	1292.42	TON	\$ (18.00)	\$ (23,263.56)
<b>TRAFFIC CONTROL</b>					
8.01	Pavement Markings, High Build Waterborne	65	STA	\$ 68.25	\$ 4,436.25
8.02	Grooves Cut for Pavement Markings	65	STA	\$ 68.25	\$ 4,436.25
8.03	Temporary Traffic Control	1	LS	\$ 11,925.21	\$ 11,925.21
<b>SITE WORK AND LANDSCAPING</b>					
9.01	Conventional Seeding and Fertilizing, Permanent, Type 1	0.92	ACRE	\$ 1,312.50	\$ 1,207.50
9.02	Seeding Fertilizing and BFM Mulch for Hydraulic Seeding	1.15	ACRE	\$ 2,887.50	\$ 3,320.63
9.03	Hydromulching, Bonded Fiber Matrix	0.92	ACRE	\$ 2,887.50	\$ 2,656.50
9.04	Filter Socks, Installation	2700	LF	\$ 2.36	\$ 6,372.00
9.05	Filter Socks, Removal	2700	LF	\$ 0.26	\$ 702.00
9.06	Temporary RECP, Type 2.C	550	SY	\$ 1.60	\$ 880.00
9.07	Silt Fence Ditch Check, Installation	0	LF	\$ 1.50	\$ -
9.08	Silt Fence Ditch Check, Removal of Device	0	LF	\$ 0.10	\$ -
<b>MISCELLANEOUS</b>					
11.01	Mobilization	1	LS	\$ 32,000.00	\$ 32,000.00
11.02	Mailboxes, Remove and Reinstall	6	EA	\$ 368.00	\$ 2,208.00
<b>CONSTRUCTION TOTAL:</b>				<b>\$</b>	<b>794,679.05</b>
NON-ASSESSABLE CONSTRUCTION COSTS:				\$	12,086.25
TOTAL CONSTRUCTION CONTRACT:				\$	806,765.30
<b>SUMMARY:</b>					
<b>Driveway Improvements: Total Assessable Costs (Apportioned by Parcel)</b>				<b>\$</b>	<b>68,566.40</b>
Roadway Improvements					
Roadway Construction Items				\$	726,112.65
Roadway Engineering, Surveying, Geotechnical				\$	87,600.00
Construction Services				\$	60,700.00
Bond Counsel Fees and Expenses				\$	6,500.00
Publication, Advertising and Recording Fees				\$	655.96
Assessment Document Preparation and Assistance				\$	21,400.00
<b>Roadway Improvement: Total Assessable Costs (Apportioned by Flint Formula)</b>				<b>\$</b>	<b>902,968.61</b>
<b>Total Assessable Costs (Roadway + Driveway)</b>				<b>\$</b>	<b>971,535.01</b>
<b>Total Non-Assessable Costs</b>				<b>\$</b>	<b>12,086.25</b>
<b>Total Project Costs</b>				<b>\$</b>	<b>983,621.26</b>



**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

**ASSESSABLE PROJECT COST**

THE FINAL ASSESSMENTS ARE BASED ON THE CONTRACT UNIT PRICES AND FINAL CONTRACT QUANTITIES INCLUDED IN THE ENGINEER'S SUMMARY OF FINAL PROJECT COSTS. THE FINAL ASSESSMENTS ARE BASED ON THE SELECTED CONTRACTOR'S UNIT PRICES AS LISTED IN THE CONSTRUCTION CONTRACT AWARDED BY THE CITY OF ANKENY AND FINAL CONSTRUCTION COSTS.

THE TOTAL COST OF THE ROADWAY IMPROVEMENTS PROJECT, ATTRIBUTABLE TO BENEFITTED PARCELS WITHIN THE ASSESSMENT AREA IS \$971,535.01 WITH \$535,032.70 IN DEFICIENCIES. THE TOTAL OF ALL FINAL ASSESSMENTS IS EQUAL TO 44.93% OF THE TOTAL COST OF THE ASSESSABLE PORTION OF THE ROADWAY IMPROVEMENTS PROJECT.

ALL OTHER PROJECT COSTS ARE ATTRIBUTABLE TO THE CITY OF ANKENY AND WILL NOT BE ASSESSED. THESE COSTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. PROJECT COSTS FOR THE SE CREEKVIEW UTILITY IMPROVEMENTS PROJECT WHICH TOTAL APPROXIMATELY \$1,207,575, INCLUDING:
  - A. ENGINEERING, INCLUDING SURVEY, DESIGN, PLANS, SPECIFICATIONS, BID LETTING, AND CONSTRUCTION PHASE SERVICES
  - B. WATER MAIN IMPROVEMENTS
  - C. FIRE HYDRANT REPLACEMENTS
  - D. WATER SERVICE REPLACEMENTS AND CONNECTIONS
  - E. CULVERT REPLACEMENTS
  - F. CULVERT AND DRAINAGE IMPROVEMENTS
  - G. RELATED DRIVEWAY AND ROADWAY REMOVALS
  - H. CLEARING AND GRUBBING
  - I. RELATED EROSION CONTROL AND STORM WATER MANAGEMENT
  - J. RELATED SEEDING
  - K. RELATED TRAFFIC CONTROL
  - L. ADMINISTRATIVE COSTS
2. EMERGENCY ROADWAY AND CULVERT REPAIRS MADE IN RESPONSE TO JUNE 30, 2018 FLOODING EVENTS. THESE REPAIRS TOTALLED APPROXIMATELY \$20,000.
3. ROADWAY IMPROVEMENTS PROJECT CONSTRUCTION CONTRACT COSTS RELATED TO ITEMS NOT INCLUDED IN OR INCIDENTAL TO THE SCOPE OF THE BENEFITS TO THE SPECIAL ASSESSMENT DISTRICT (\$12,086.25).

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

4. DEFICIENCIES, WHERE THE AMOUNT OF THE ASSESSMENT EXCEEDS 25% OF COUNCIL VALUATION OF THE PROPERTY EXCEPT WHERE SUCH RECOVERY OF DEFICIENCY IS LAWFUL UNDER IOWA CODE 384.63(3).

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

**FINAL ASSESSMENT PLAT:**

THE FINAL ASSESSMENT PLAT, SHOWN ON TWO OVERLAPPING PAGES, IS INCLUDED ON THE FOLLOWING PAGES.

EACH PROPERTY TO BE ASSESSED HAS BEEN ASSIGNED A PARCEL NUMBER FOR CROSS-REFERENCING TO THE FINAL ASSESSMENT SCHEDULE.



V:\RefLibrary\CADDStandards\WorkSpace\Standards\Printing\Par-Tables\Date.tbl  
V:\RefLibrary\CADDStandards\WorkSpace\Standards\Printing\Par-Tables\HalfWeight.tbl

Large Plot  
1:200

5/18/2020  
9:54:16 AM

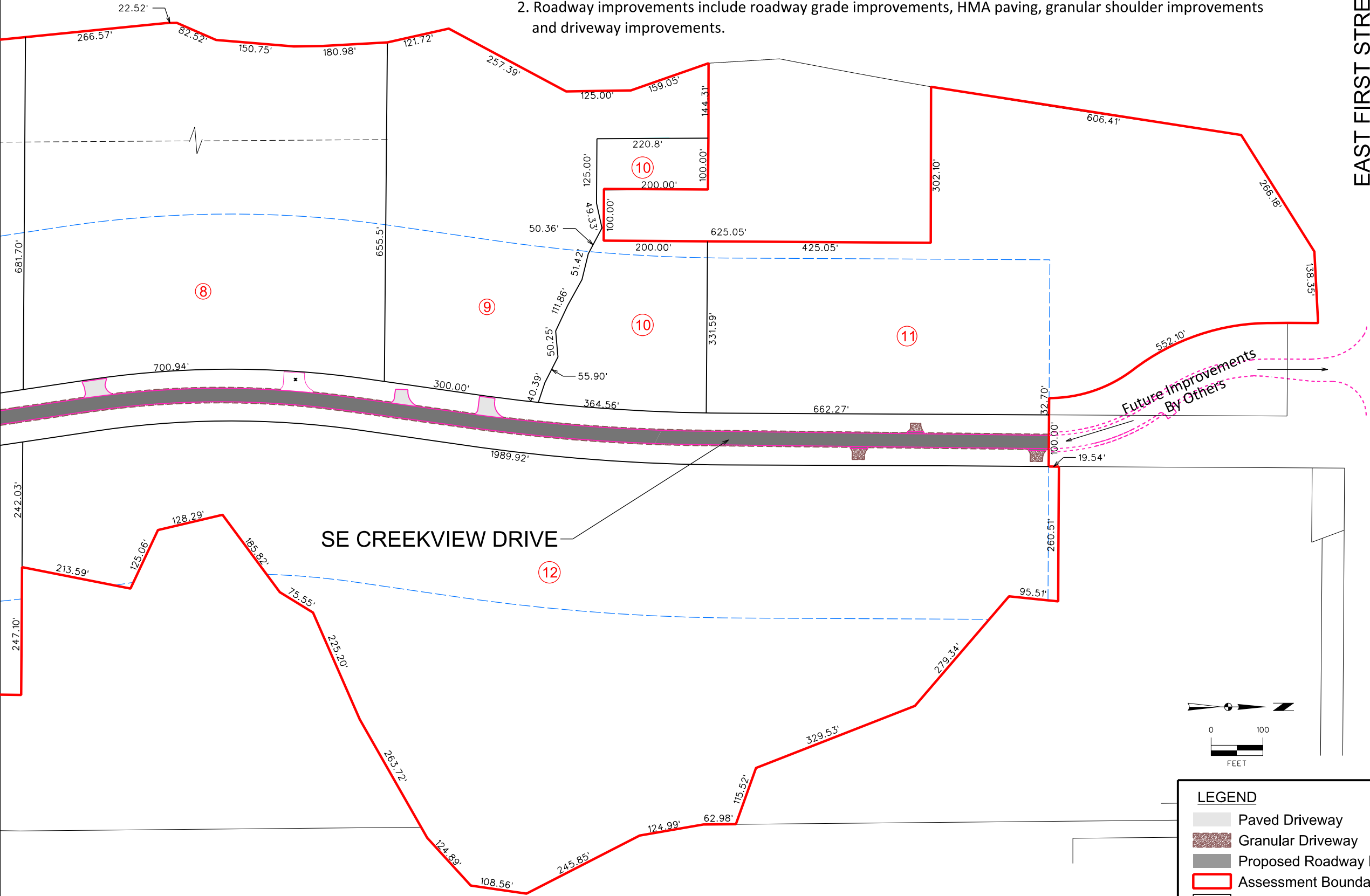
KBRX  
V:\Projects\2017\117\_0423\ON\CADD\1170423\_Assessments\_27Ind.dgn

# ASSESSMENT PLAT

INTERSTATE 35

- NOTES:
1. Driveways were constructed at plan locations to the limits agreed upon with the Property Owner. Driveways were constructed of either Portland cement concrete (PCC) or granular surfacing, dependent on existing driveway materials.
  2. Roadway improvements include roadway grade improvements, HMA paving, granular shoulder improvements and driveway improvements.

EAST FIRST STREET



\* Improvements By Others

LEGEND

Paved Driveway

Granular Driveway

Proposed Roadway Improvements

Assessment Boundary

Parcel Boundary

#

Parcel Number

300' Assessment Area Boundary

SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS

FINAL ASSESSMENT PLAT

SNYDER & ASSOCIATES

ANKENY, IOWA

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 1170423

Sheet 12 of 17

REVISION

DATE

BY

MARK

Engineer: LCL

Checked By: JWH

Date: 05/08/20

Field Bk:

Scale: 1"= 100'

Pg:

1170423

Sheet 2 of 2

**FINAL ASSESSMENT PLATS AND SCHEDULE  
FOR SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT  
CITY OF ANKENY, IOWA  
JUNE 8, 2020**

**PROJECT NO. 117.0423.01**

**FINAL ASSESSMENT SCHEDULE:**

THE FINAL ASSESSMENT SCHEDULE IS INCLUDED ON THE FOLLOWING PAGES.

EACH PROPERTY TO BE ASSESSED HAS BEEN ASSIGNED A PARCEL NUMBER FOR CROSS-REFERENCING TO THE FINAL ASSESSMENT PLAT.

FINAL ASSESSMENT SCHEDULE SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS PROJECT CITY OF ANKENY, IOWA																							
DESCRIPTION: FROM APPROXIMATELY 700 FEET SOUTH OF EAST FIRST STREET SOUTH APPROXIMATELY 3920 FEET TO THE CITY OF ANKENY WASTE WATER SHOP PROJECT NO. 117.0423.01 June 8, 2020																							
PARCEL NO.	POLK CO. PARCEL ID.	OWNER(S) OF RECORD	MAILING ADDRESS OF TITLE HOLDER	LEGAL DESCRIPTION	ZONE	CLASS	PARCEL VALUE - POLK COUNTY ASSESSOR		PARCEL VALUATION	PARCEL AREA		PARCEL FRONTAGE (LF)	PCC DRIVEWAY (SY)	GRANULAR DRIVEWAY (SY)	DRIVEWAY COSTS PCC & TESTING @ \$56.14/SY GRANULAR @ \$20.00/SY	% COSTS OF ROADWAY IMPROVEMENTS FROM FLINT FORMULA METHOD	ROADWAY IMPROVEMENT COSTS	TOTAL ASSESSABLE COST	TOTAL MAXIMUM ASSESSMENT	DEFICIENCY	TOTAL ASSESSMENT (NOTE 3)	% OF TOTAL PROJECT COST	NOTES
							LAND	BUILDING															
1	181/00002-002-104	CITY OF ANKENY	410 W 1ST ST ANKENY, IA 50023	SEE EXHIBIT A	U-1	Govt	\$0	\$0	\$0	44.512	AC.	1301.40	25.50		\$ 1,431.67	17.02%	\$ 153,685.26	\$ 155,116.92	\$ -	\$ 155,117	\$ -	55.07%	2
2	181/00229-101-001	CRAIG W. HANSEN	5665 GREENDALE RD STE A JOHNSTON, IA 50131	SEE EXHIBIT A	M-2	Comm	\$130,100	\$114,900	\$245,000	2.985	AC.	205.66		29.71	\$ 594.20	2.63%	\$ 23,748.07	\$ 24,342.27	\$ 28,785.00	\$ -	\$ 24,342	2.51%	
3	181/00229-102-001	JTB INVESTMENTS LLC; NORWALK READY-MIX CONCRETE INC	POB 309 NORWALK, IA 50211	SEE EXHIBIT A	M-2	Comm	\$212,500	\$159,000	\$371,500	2.713	AC.	180.00		62.38	\$ 1,247.60	2.30%	\$ 20,768.28	\$ 22,015.88	\$ 26,369.00	\$ -	\$ 22,016	2.27%	
4	181/00229-103-001	JTB INVESTMENTS LLC; NORWALK READY-MIX CONCRETE INC	POB 309 NORWALK, IA 50211	SEE EXHIBIT A	M-2	Comm	\$123,200	\$0	\$123,200	2.827	AC.	180.00		73.42	\$ 1,468.40	2.30%	\$ 20,768.28	\$ 22,236.68	\$ 27,503.00	\$ -	\$ 22,236.68	2.29%	
5	181/00229-104-002	FREEDOM LAWN & SNOW INC	POB 546 ANKENY, IA 50021	SEE EXHIBIT A	M-2	Comm	\$60,600	\$183,400	\$244,000	1.160	AC.	120.00	83.90	0.00	\$ 4,710.46	1.52%	\$ 13,725.12	\$ 18,435.59	\$ 20,582.00	\$ -	\$ 18,435.59	1.90%	
6	181/00229-105-011 181/00229-104-004	LEA HOLDING COMPANY LLC	210 S ANKENY BLVD. ANKENY, IA 50023	SEE EXHIBIT A	M-2	Comm	\$281,700	\$1,959,200	\$2,240,900	5.390	AC.	291.06	344.00	0.00	\$ 19,313.46	3.63%	\$ 32,777.76	\$ 52,091.22	\$ 57,090.00	\$ -	\$ 52,091.22	5.36%	
7	181/00229-107-001 181/00229-105-008	NW COMPANY	6333 NW BEAVER DR JOHNSTON, IA 50131	SEE EXHIBIT A	M-2	Comm	\$225,600	\$1,061,400	\$1,287,000	4.713	AC.	300.05	235.40		\$ 13,216.25	3.40%	\$ 30,700.93	\$ 43,917.18	\$ 44,956.00	\$ -	\$ 43,917.18	4.52%	
8	181/00211-402-000 181/00002-002-063	NW COMPANY	6333 NW BEAVER DR JOHNSTON, IA 50131	SEE EXHIBIT A	M-2	Comm	\$431,800	\$760,000	\$1,191,800	10.483	AC.	700.94	158.60		\$ 8,904.40	8.92%	\$ 80,544.80	\$ 89,449.20	\$ 104,911.00	\$ -	\$ 89,449.20	9.21%	
9	181/00211-401-002	AIRGAS NORTH CENTRAL INC	PO BOX 94737 CLEVELAND, OH 44101	SEE EXHIBIT A	M-2	Comm	\$293,500	\$1,242,300	\$1,535,800	6.231	AC.	300.01	262.60	0.00	\$ 14,743.36	3.40%	\$ 30,700.93	\$ 45,444.29	\$ 49,096.00	\$ -	\$ 45,444.29	4.68%	
10	181/00002-002-048	MIDWEST RADIO INC	POB 1797 DES MOINES, IA 50305	SEE EXHIBIT A	M-1	Ag	\$3,460	\$0	\$3,460	2.580	AC.	364.56	0.00	0.00	\$ -	3.89%	\$ 35,125.48	\$ 35,125.48	\$ 865.00	\$ 34,260.48	\$ 865.00	0.09%	1, 3
11	181/00002-002-026	MIDWEST RADIO INC	POB 1797 DES MOINES, IA 50305	SEE EXHIBIT A	M-1	Ag	\$16,780	\$0	\$16,780	10.958	AC.	662.27		19.10	\$ 382.00	8.64%	\$ 78,016.49	\$ 78,398.49	\$ 4,195.00	\$ 74,203.49	\$ 4,195.00	0.43%	1, 3
12	181/00229-071-000	RICH EYCHANER	POB 1797 DES MOINES, IA 50305	SEE EXHIBIT A	C-2	Comm	\$355,000	\$0	\$355,000	23.260	AC.	1989.92		55.59	\$ 1,111.80	25.88%	\$ 233,688.28	\$ 234,800.08	\$ 88,750.00	\$ 146,050.08	\$ 88,750.00	9.14%	3
13	181/00002-002-069	LEA HOLDING COMPANY LLC	210 S ANKENY BLVD. ANKENY, IA 50023	SEE EXHIBIT A	R-1	Comm/ Forest Reserve	\$99,040	\$0	\$99,040	18.500	AC.	1281.50		72.14	\$ 1,442.80	16.47%	\$ 148,718.93	\$ 150,161.73	\$ 24,760.00	\$ 125,401.73	\$ 24,760.00	2.55%	3
													1110.00		\$ 68,566.40	100.00%	\$ 902,968.61	\$ 971,535.01		\$ 535,032.70	\$ 436,502.31	100.00%	
TOTAL AMOUNT OF PROJECT ASSESSMENT FUNDING: \$ 436,502.31																							
TOTAL PERCENTAGE OF ASSESSMENT FUNDING: 44.93%																							
TOTAL AMOUNT OF NON-ASSESSABLE PROJECT COSTS: \$ 12,086.25																							
TOTAL AMOUNT OF CITY FUNDING (ASSESSMENT): \$ 535,032.70 3																							
TOTAL AMOUNT OF CITY FUNDING: \$ 547,118.95 2																							
TOTAL PERCENTAGE OF CITY FUNDING (ASSESSMENT): 55.07% 3																							
Notes:																							
1. Parcels classified as "Ag" by Polk County Assessor may request Agricultural deferral of assessments, meaning that annual special assessment payments do not need to be made unless and until property is developed. Change of Classification of Use from Agricultural would allow assessment recovery over remainder of life of assessment district.																							
2. The total City funding of \$547,118.95 (55.62%) represents 17.02% of City share of roadway costs plus any remaining assessment deficiencies plus any non-assessable costs (\$12,086.25).																							
3. When a private improvement is constructed on a lot subject to a deficiency, during the period of amortization, the City Council shall, by resolution, assess a pro rata portion of the deficiency on that lot, in the same proportion to the total deficiency on that lot as the number of future installments of special assessments remaining to be paid is to the total number of installments of assessments for the project, subject to the twenty-five percent limitation of Iowa Code Section 384.62.																							
Roadway Improvements \$ 902,968.61																							
Driveway Costs \$ 68,566.40																							
Total Assessable Cost \$ 971,535.01																							
Non-Assessable Costs \$ 12,086.25																							
Total Cost \$ 983,621.26																							

EXHIBIT A

SE CREEKVIEW DRIVE ROADWAY IMPROVEMENTS ASSESSMENT DISTRICT

LEGAL DESCRIPTIONS OF PARCELS

PARCEL 1

ALL THAT PART OF THE SOUTH 92 ACRES OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M. WHICH LIES EAST OF THE INTERSTATE 35 RIGHT-OF-WAY, IN POLK COUNTY, IOWA.

PARCEL 2:

LOT 1 IN CREEKVIEW PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16627, PAGE 737 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 3:

LOT 2 IN CREEKVIEW PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 382 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 4:

LOT 3 IN CREEKVIEW PLACE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 382 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 5:

PARCEL A OF LOT 4 IN CREEKVIEW PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AS DESCRIBED IN THE PLAT OF SURVEY FILED MARCH 27, 2009 IN BOOK 12969, PAGE 493 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

PARCEL 6

LOTS 5 AND 6, CREEKVIEW PLACE, AN OFFICIAL AUDITOR'S PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA; EXCEPT THE NORTH 300.00 FEET OF SAID LOT 5 AND EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 386 OF THE POLK COUNTY RECORDER'S OFFICE.



AND,

LOT 4 IN CREEKVIEW PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT PARCEL A, AS DESCRIBED IN THE PLAT OF SURVEY FILED IN BOOK 12969, PAGE 493 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA AND EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16644, PAGE 382 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 7

LOT 7 IN CREEKVIEW PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND,

THE NORTH 300 FEET OF LOT 5 IN CREEKVIEW PLACE, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16487, PAGE 218 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 8

LOT 2 IN BAUGHMAN ACRES PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

AND,

PARCEL G IN THE SOUTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 16487, PAGE 218 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 9

PARCEL "L", AS FILED IN BOOK 12709, PAGE 773 OF THE POLK COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 16487, PAGE 440 OF THE POLK COUNTY RECORDER'S OFFICE.

PARCEL 10

THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (SE 1/4 NW FR. 1/4) LYING WEST OF SE CREEKVIEW DRIVE IN SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., EXCEPT THE EAST 100 FEET OF THE

WEST 200 FEET OF THE NORTH 200 FEET THEREOF; AND, EXCEPT BAUGHMAN ACRES PLAT NO. 1.

PARCEL 11

THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER (N 1/2 NW FR. 1/4) OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M.; EXCEPT THE SOUTH 425 FEET OF THE WEST 1,763.4 FEET THEREOF; AND EXCEPT THAT PART LYING EAST OF THE WEST R.O.W. LINE OF SE CREEKVIEW DRIVE, AND EXCEPT THAT PART LYING WEST OF THE EAST R.O.W. LINE OF INTERSTATE 35, POLK COUNTY, IOWA.

PARCEL 12

LOT 1 IN CREEKVIEW GOLF PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

PARCEL 13

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FR. 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M. THAT LIES EAST OF THE 100 FOOT RIGHT-OF-WAY OF SOUTHEAST CREEKVIEW DRIVE AND NORTH OF THE NORTH LINE OF THE SOUTH 92 ACRES OF SAID SOUTHWEST FRACTIONAL QUARTER (SW FR. 1/4), EXCEPT THREE ACRES IN THE NORTHEAST CORNER DESCRIBED AS FOLLOWS: THE EAST 16 RODS OF THE NORTH 30 RODS THEREOF, ALL BEING IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.