

INDEX LEGEND

LOCATION: PT. SE1/4, SEC 9-80-24
REQUESTOR: ABSOLUTE FARMS LLC
PROPRIETOR: ABSOLUTE FARMS LLC
POB 148
SLATER, IOWA 50244
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

TRESTLE RIDGE ESTATES PLAT 4

FINAL PLAT

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date: June 2, 2020	
Ayes: 5	Nays: 0
Abstain: 1	Absent: 1
APPROVED	
A. Benard	Chairperson
B. Hughes	Secretary

OWNER / DEVELOPER

ABSOLUTE FARMS LLC
POB 148
SLATER, IOWA 50244
PH: (515) 963-4388
CONTACT: DARRYL BRESSON

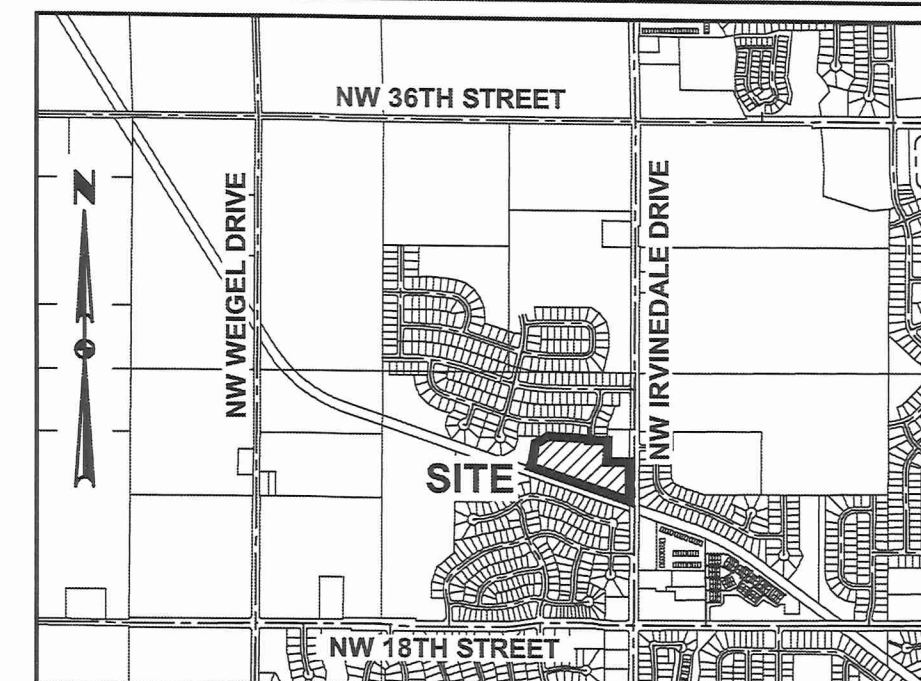
ENGINEER / SURVEYOR

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

DATE OF SURVEY

FIELDWORK: DECEMBER, 2018

VICINITY MAP



ANKENY, IOWA

LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP #18660
(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	PLAT BOUNDARY
FOUND	SET									
▲	△									
●	○									
M	R									
D	D									
P.U.E.	P.U.E.									
AL	AL									
(1234)	(1234)									

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	18°33'54"	300.00'	97.21'	N9°34'15"E	96.78'
C2	4°01'00"	330.00'	23.13'	S2°17'48"W	23.13'
C3	11°35'41"	330.00'	66.78'	S10°06'09"W	66.67'
C4	87°02'48"	25.00'	37.98'	S27°37'25"E	34.43'
C5	68°06'03"	33.50'	39.82'	N74°48'10"E	37.51'
C6	43°11'03"	59.00'	44.47'	N62°20'40"E	43.42'
C7	64°40'08"	59.00'	66.59'	S63°43'45"E	63.11'
C8	56°58'21"	59.00'	58.67'	S2°54'30"E	56.28'
C9	52°18'35"	59.00'	53.87'	S51°43'58"W	52.01'
C10	30°57'56"	59.00'	31.89'	N86°37'46"W	31.50'
C11	50°10'09"	59.00'	51.66'	N46°03'44"W	50.03'
C12	53°28'36"	59.00'	55.07'	N5°45'39"E	53.09'
C13	49°11'41"	59.00'	50.66'	N57°05'47"E	49.12'
C14	59°55'58"	59.00'	61.72'	S68°20'23"E	58.94'
C15	35°19'39"	59.00'	36.38'	S20°42'35"E	35.80'
C16	68°06'03"	33.50'	39.82'	S37°05'47"E	37.51'
C17	94°16'54"	25.00'	41.14'	N61°42'45"E	36.65'
C18	14°17'00"	270.00'	67.31'	N7°25'48"E	67.13'

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF OUTLOT 'Z', TRESTLE RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY, SAID PLAT ALSO BEING ON THE NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 18°51'12" EAST ALONG THE SOUTHERLY LINE OF SAID TRESTLE RIDGE ESTATES PLAT 1, A DISTANCE OF 70.43 FEET; THENCE NORTH 9°09'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 181.85 FEET; THENCE NORTH 61°27'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 158.10 FEET; THENCE SOUTH 89°43'26" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 38.46 FEET; THENCE SOUTH 87°18'34" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 205.98 FEET; THENCE SOUTH 84°47'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 172.11 FEET; THENCE SOUTH 0°17'18" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 11.18 FEET; THENCE SOUTH 89°42'42" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 195.00 FEET TO THE SOUTHEAST CORNER OF LOT 7, SAID TRESTLE RIDGE ESTATES PLAT 1; THENCE SOUTH 0°17'18" WEST, 236.79 FEET; THENCE SOUTH 89°46'41" EAST, 287.82 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0°16'34" WEST ALONG SAID EAST LINE, 416.95 FEET TO SAID NORTH LINE OF THE ABANDONED UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 71°08'48" WEST ALONG SAID NORTH LINE, 1147.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.21 ACRES (444,700 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

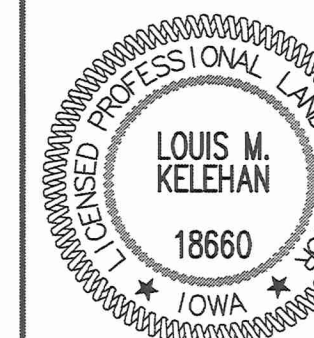
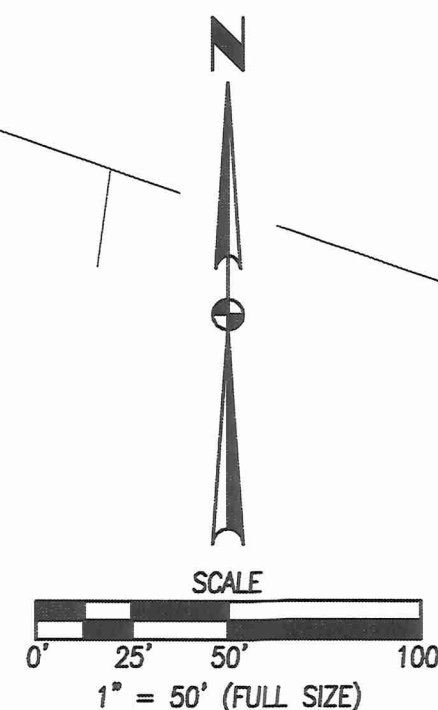
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG ALL PUBLIC STREETS, INCLUDING NW IRVINEDALE DRIVE.
- FENCES ON LOTS ADJACENT TO NW IRVINEDALE DRIVE SHALL BE SETBACK 20' FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW IRVINEDALE DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW IRVINEDALE DRIVE RIGHT-OF-WAY.
- STREET LOTS 'A', 'B' & 'C' TO BE DEDICATED TO THE CITY OF ANKENY & SHALL BE USED AS PUBLIC STREET RIGHT OF WAY.
- DRIVEWAYS FOR LOTS 4, 5, 10 & 23 SHALL BE CONSTRUCTED TO AVOID MANHOLES & INTAKES.

ZONING

R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT,
RESTRICTED TO SINGLE FAMILY RESIDENTIAL ONLY

BULK REGULATIONS

MINIMUM LOT AREA:	8000 SF
MINIMUM LOT WIDTH:	65'
FRONT YARD SETBACK:	30'
REAR YARD SETBACK:	35'
TOTAL SIDE YARD:	17' (GREATER THAN 1 STORY)
TOTAL SIDE YARD:	15' (1 STORY)
MIN SIDE YARD (ONE SIDE):	8' (GREATER THAN 1 STORY)
MIN SIDE YARD (ONE SIDE):	7' (1 STORY)



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.L.S.

6/19/20

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

SHEET 1

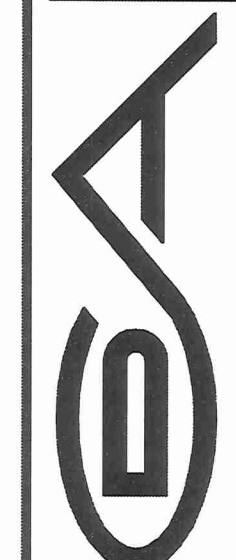
TRESTLE RIDGE ESTATES PLAT 4

FINAL PLAT

1701.021

DATE	REVISIONS
06/09/2020	SIGNED SUBMITTAL
06/09/2020	THIRD SUBMITTAL
06/09/2020	SECOND SUBMITTAL
06/09/2020	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

RECEIVED

JUN 10 2020

CITY OF ANKENY