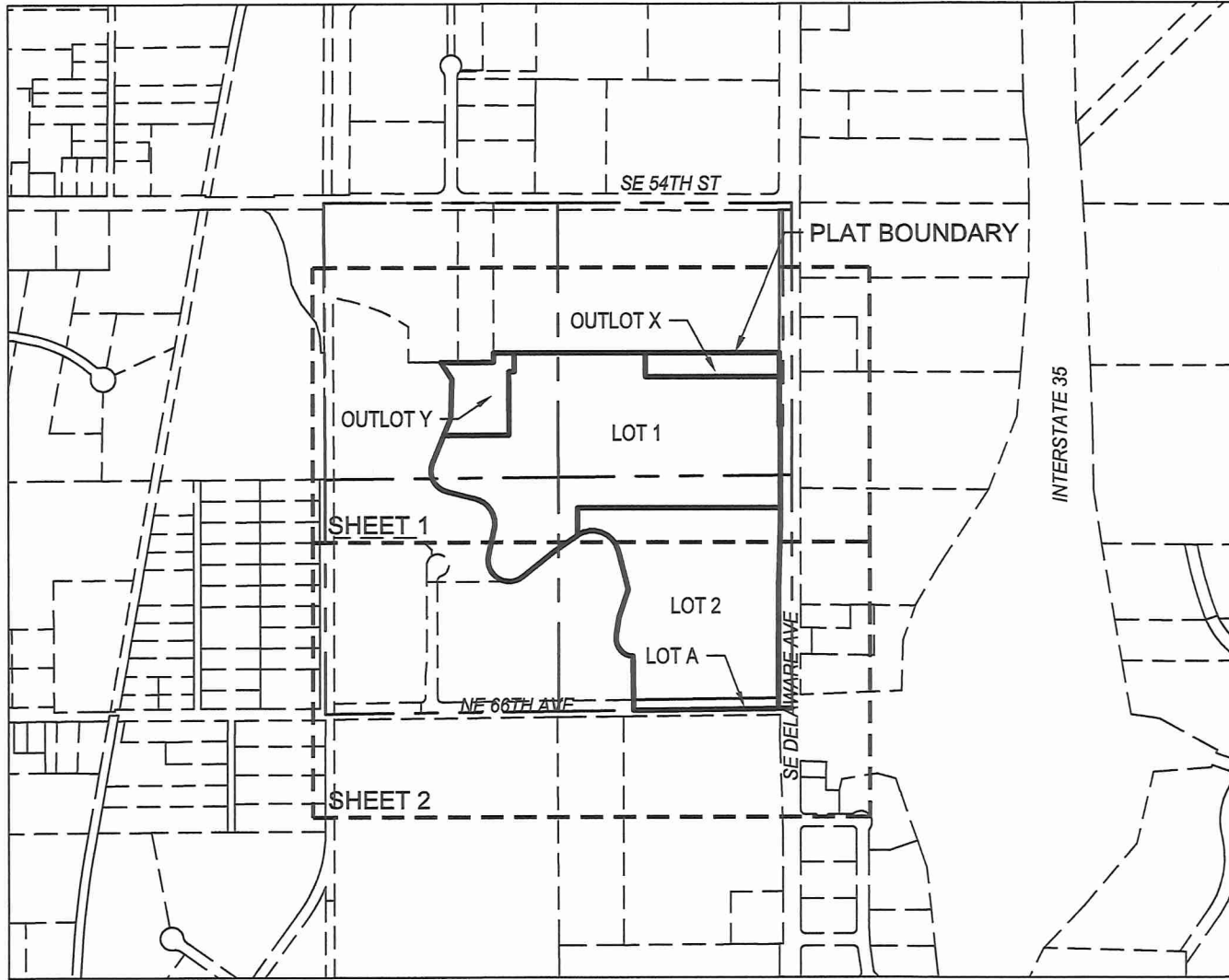


CHAPMAN BROTHERS FARM PLAT 2 FINAL PLAT



PROPERTY ADDRESS

5800 SE DELAWARE AVENUE
ANKENY, IOWA 50021

PROPERTY OWNER/DEVELOPER

RYAN COMPANIES US, INC.
ATTN: BRETT WALKER
111 EAST GRAND, SUITE 200
DES MOINES, IA 50309
(515) 309-8500

ENGINEER/SURVEYOR

SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY
WEST DES MOINES, IA 5026
PHONE: 515-223-8104

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

LEGEND

-  SET IRON ROD
 FOUND SECTION CORNER
 PROPOSED PROPERTY LINE
 ADJACENT PROPERTY LINE

FLOOD PLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NUMBER 190226 0215 F
PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN
EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE APPEARS TO BE LOCATED IN
ZONE "X" (AREAS TO BE OUTSIDE THE 0.2% YEAR FLOOD PLAIN), TO THE BEST OF
MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED
FLOODPLAIN PANEL FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR
DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN
PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME
OTHER SOURCE.

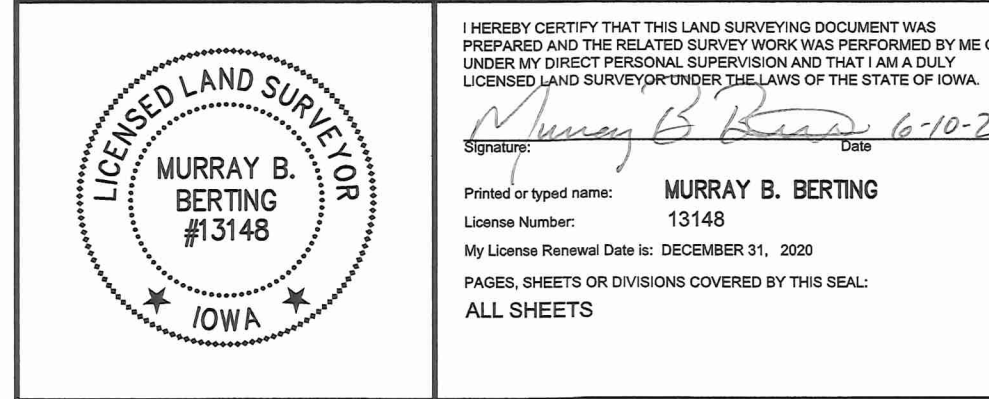
SURVEYOR'S NOTES

1. TEMPORARY DRAINAGE EASEMENT AS RECORDED IN BOOK 14258, PAGE 603-615 TO BE VACATED. AS A RESULT, OUTLOT X AND OUTLOT Y WILL BE USED FOR DETENTION.

GENERAL NOTES

1. SEWER CONNECTION DISTRICT FEES FOR LOT 2 WILL BE PAID AT THE TIME THE SITE PLAN IS SUBMITTED FOR DEVELOPMENT.

LAND SURVEYOR



LEGAL DESCRIPTION

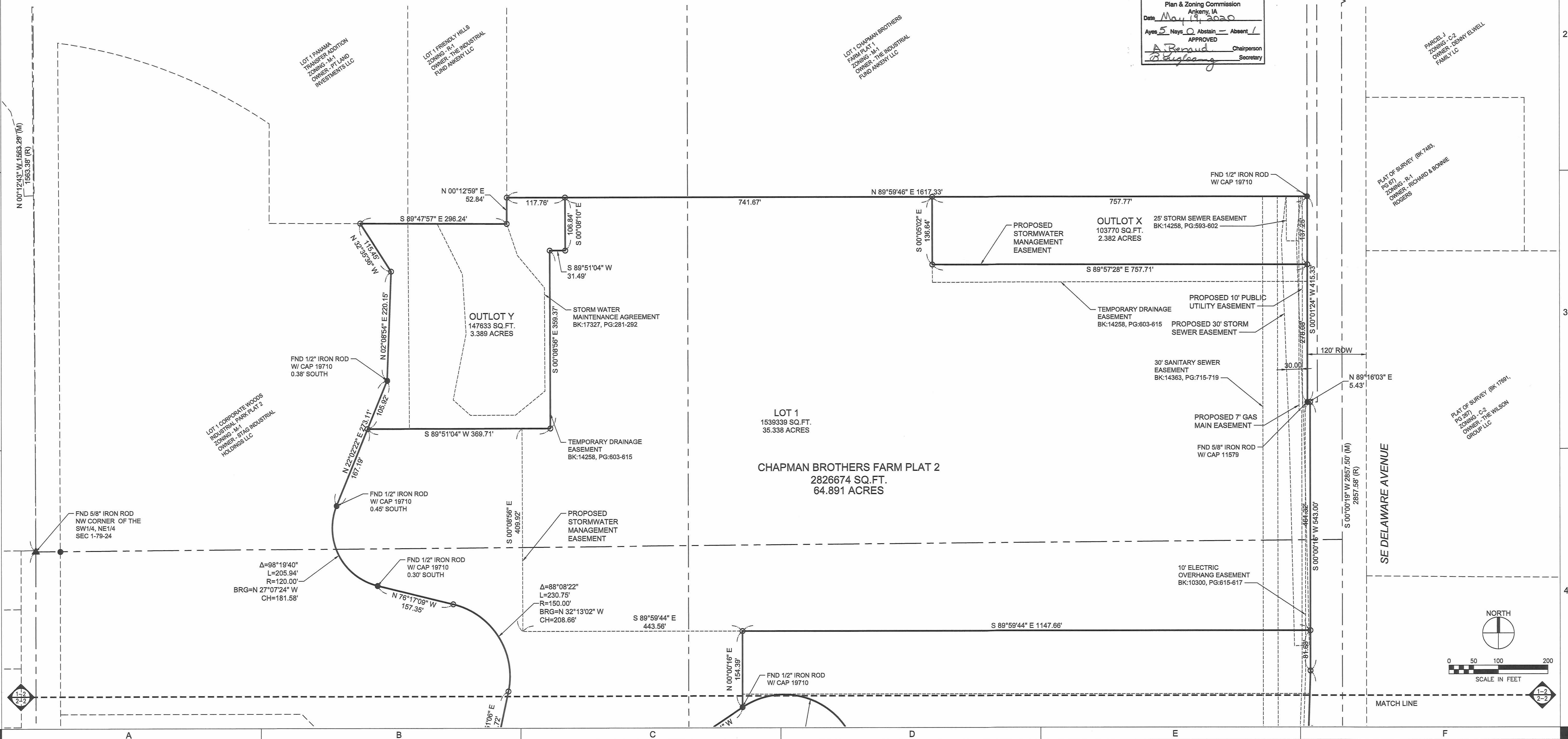
ALL THAT PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING SOUTH OF FRIENDLY LINDS, AN OFFICIAL PLAT, AND LYING SOUTH OF CHAPMAN BROTHERS FARM PLAT 1, AN OFFICIAL PLAT, AND LYING NORTHEAST OF PARCEL "H" OF THE PLAT OF SURVEY FILED NOVEMBER 19, 2014, AND RECORDED IN BOOK 15388, PAGE 723, AND LYING NORTHEAST OF CORPORATE WOODS INDUSTRIAL PARK PLAT 1, AN OFFICIAL PLAT, EXCEPT LEGALLY ESTABLISHED HIGHWAYS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING FOR THIS PLAT BEING THE SOUTH LINE OF SAID NORTHEAST FRACTIONAL 1/4 OF SECTION 1 BEING SOUTH 89°22'14" WEST.

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 1;
THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST FRAGMENTAL 1/4 OF SECTION 1 SOUTH 89°22'14" WEST, FOR A DISTANCE OF 78.54 FEET TO THE POINT-OF-BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°22'14" WEST, FOR A DISTANCE OF 820.06 FEET;
THENCE NORTH 00°37'48" WEST, FOR A DISTANCE OF 307.44 FEET TO A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE WHOSE CHORD BEARS NORTH 40°00'13" WEST, WITH A CHORD LENGTH OF 148.06 FEET, AND A DELTA OF 95°30'50", FOR A DISTANCE OF 166.70 FEET;
THENCE NORTH 07°45'11" EAST, FOR A DISTANCE OF 104.97 FEET;
THENCE NORTH 18°41'44" EAST, FOR A DISTANCE OF 169.91 FEET;
THENCE NORTH 14°28'45" WEST, FOR A DISTANCE OF 326.47 FEET TO A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 150.00 FEET;
THENCE ALONG SAID CURVE WHOSE CHORD BEARS NORTH 69°13'41" WEST, WITH A CHORD LENGTH OF 245.14 FEET, AND A DELTA OF 109°35'52", FOR A DISTANCE OF 286.93 FEET;
THENCE SOUTH 55°58'24" WEST, FOR A DISTANCE OF 155.75 FEET;
THENCE SOUTH 51°10'03" WEST, FOR A DISTANCE OF 234.11 FEET TO A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 120.00 FEET;
THENCE ALONG SAID CURVE WHOSE CHORD BEARS NORTH 58°23'53" WEST, WITH A CHORD LENGTH OF 226.21 FEET, AND A DELTA OF 140°58'01", FOR A DISTANCE OF 266.24 FEET;
THENCE NORTH 11°51'06" EAST, FOR A DISTANCE OF 151.72 FEET TO A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 150.00 FEET;
THENCE ALONG SAID CURVE WHOSE CHORD BEARS NORTH 32°13'02" WEST, WITH A CHORD LENGTH OF 206.66 FEET, AND A DELTA OF 88°08'22", FOR A DISTANCE OF 230.75 FEET;
THENCE NORTH 11°16'18" WEST, FOR A DISTANCE OF 157.35 FEET TO A CURVE NORTHEASTERLY WITH A RADIUS OF 120.00 FEET;
THENCE ALONG SAID CURVE WHOSE CHORD BEARS NORTH 27°07'24" WEST, WITH A CHORD LENGTH OF 181.58 FEET, AND A DELTA OF 98°19'40", FOR A DISTANCE OF 205.94 FEET;
THENCE NORTH 22°02'22" EAST, FOR A DISTANCE OF 273.11 FEET;
THENCE NORTH 02°08'54" EAST, FOR A DISTANCE OF 220.15 FEET;
THENCE NORTH 32°35'38" WEST, FOR A DISTANCE OF 115.45 FEET;
THENCE SOUTH 89°47'53" EAST, FOR A DISTANCE OF 286.24 FEET;
THENCE NORTH 00°12'59" EAST, FOR A DISTANCE OF 52.84 FEET;
THENCE NORTH 88°59'48" EAST, FOR A DISTANCE OF 1617.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE AS IT IS PRESENTLY ESTABLISHED;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°01'24" WEST, FOR A DISTANCE OF 415.93 FEET;
THENCE ALONG SAID RIGHT-OF-WAY NORTH 89°18'03" EAST, FOR A DISTANCE OF 543 FEET;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°00'16" WEST, FOR A DISTANCE OF 543.00 FEET;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01°54'49" WEST, FOR A DISTANCE OF 300.20 FEET;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°00'16" WEST FOR A DISTANCE OF 686.67 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 2,826,674 SQ. FT. (64.891 ACRES) MORE OR LESS. SUBJECT TO ALL EASEMENT OF RECORD.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date May 19, 2020
Ayes 5 Nays 0 Abstain - Absent 1
APPROVED
A. Renaud Chairperson
B. Engleberg Secretary

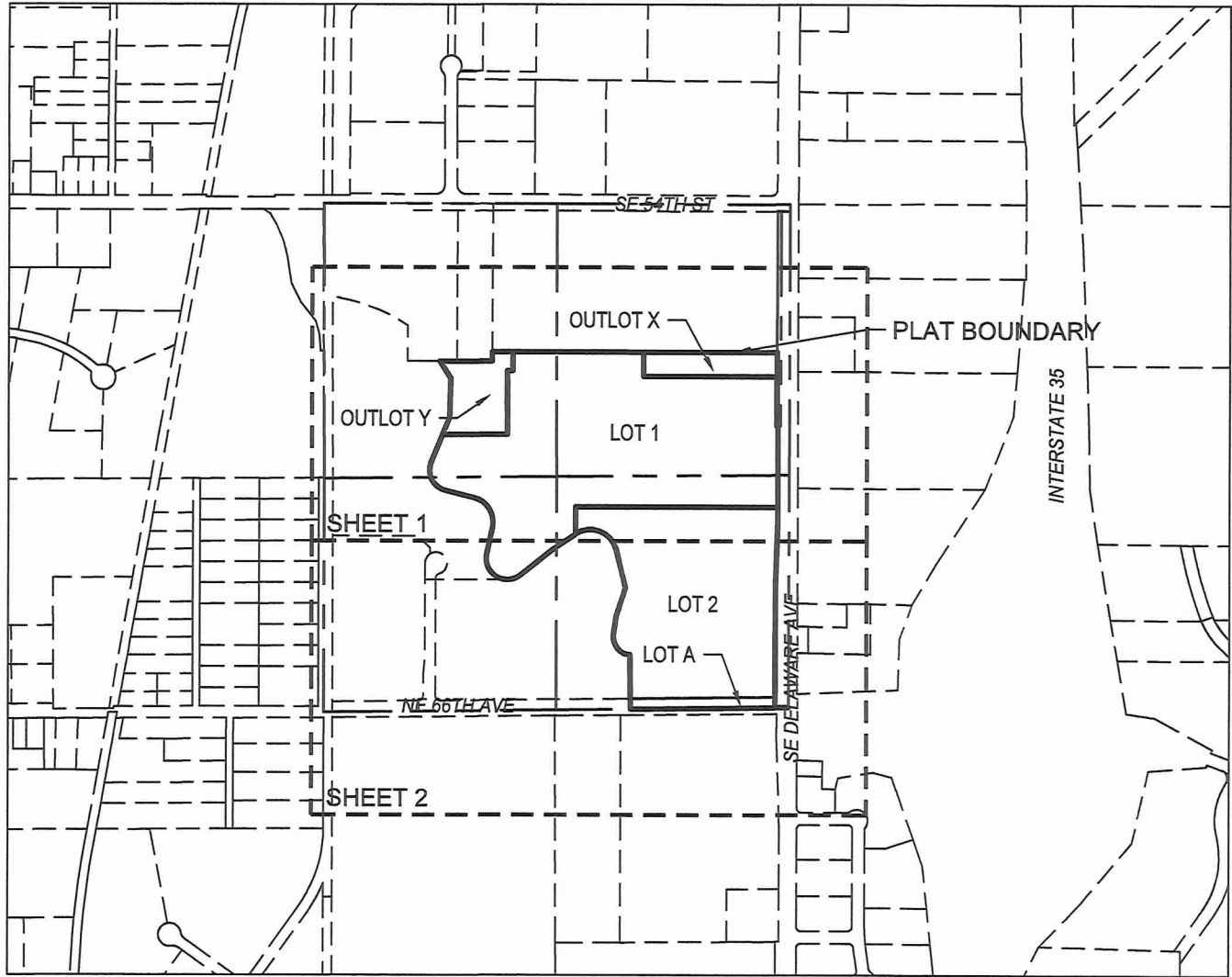


CHAPMAN BROTHERS FARM PLAT 2 -
FINAL PLAT

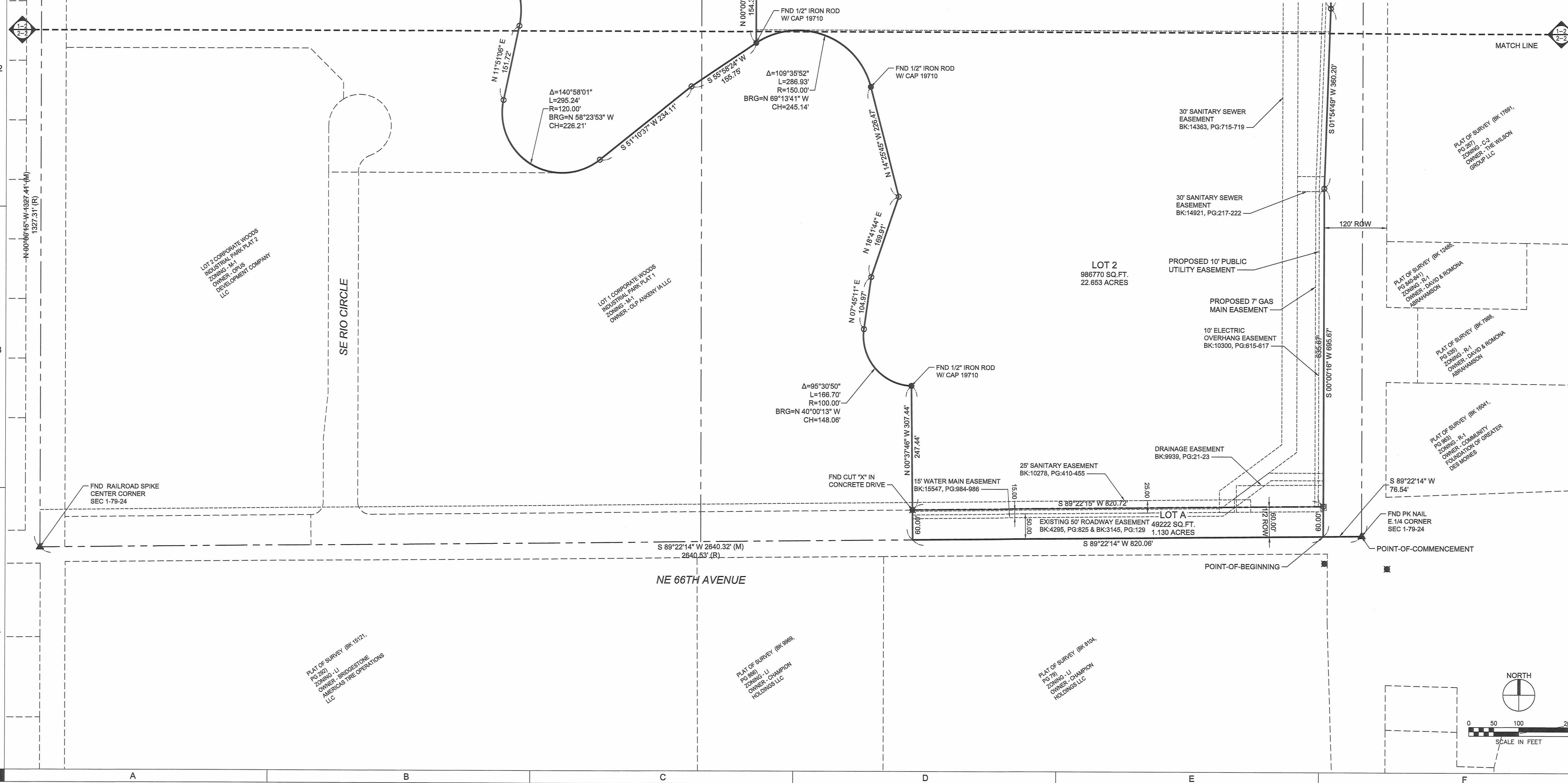
06/10/2020
FINAL SUBMITTAL

1 OF 2

CHAPMAN BROTHERS FARM PLAT 2 FINAL PLAT



VICINITY MAP
1" = 500'



CHAPMAN BROTHERS FARM PLAT 2 - FINAL PLAT

06/10/2020
FINAL SUBMITTAL
PROJECT NO: 4201890
CLIENT NO: ---

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.3104 | www.shive-hattery.com
Iowa | Illinois | Indiana

RYAN COMPANIES
5800 SE DELAWARE AVENUE | ANKENY, IOWA 50021