

| INDEX LEGEND      |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| LOCATION          | OUTLOT X AND OUTLOT Z, CORPORATE WOODS BUSINESS PARK PLAT 1, POLK COUNTY, ANKENY, IOWA     |
| REQUESTOR:        | CASEY'S GENERAL STORES<br>ONE CONVENIENCE BLVD. PO BOX 3001, ANKENY, IA 50021              |
| PROPRIETOR:       | KNAPP-ELWELL LC<br>5000 WESTOWN PKWAY STE 400<br>WEST DES MOINES, IA 50266                 |
| SURVEYOR:         | LUKE D. AHRENS, P.L.S. # 24413                                                             |
| SURVEYOR COMPANY: | BOLTON & MENK, INC.                                                                        |
| RETURN TO:        | LUKE D. AHRENS, BOLTON & MENK, INC.<br>1519 BALTIMORE DRIVE, AMES, IA 50014 (515)-233-6100 |

- LEGEND:
- FOUND 5/8" DOT METAL CAP (UNLESS OTHERWISE NOTED)
  - SET 1/2" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
  - EASEMENT

LEGAL DESCRIPTION:  
AN OFFICIAL REPLAT OF OUTLOT 'X' AND OUTLOT 'Z' OF CORPORATE WOODS BUSINESS PARK, PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA.

ZONING:  
PLANNED UNIT DEVELOPMENT (PUD), CORPORATE WOODS BUSINESS PARK

- NOTES:
- STREET LOT 'A' TO BE DEDICATED TO THE CITY OF ANKENY FOR STREET PURPOSES.
  - BEARINGS SHOWN HEREON ARE (IA RCS) ZONE 8, US SURVEY FOOT
  - THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
  - THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
  - DATE OF SURVEY: NOVEMBER, 2019
  - ZONING - PLANNED UNIT DEVELOPMENT (PUD) CORPORATE WOODS BUSINESS PARK PLAT 1

OWNER  
KNAPP-ELWELL LC  
5000 WESTOWN PKWY STE 400  
WEST DES MOINES, IA 50266-5921  
CHRIS MURRAY  
515-964-1587

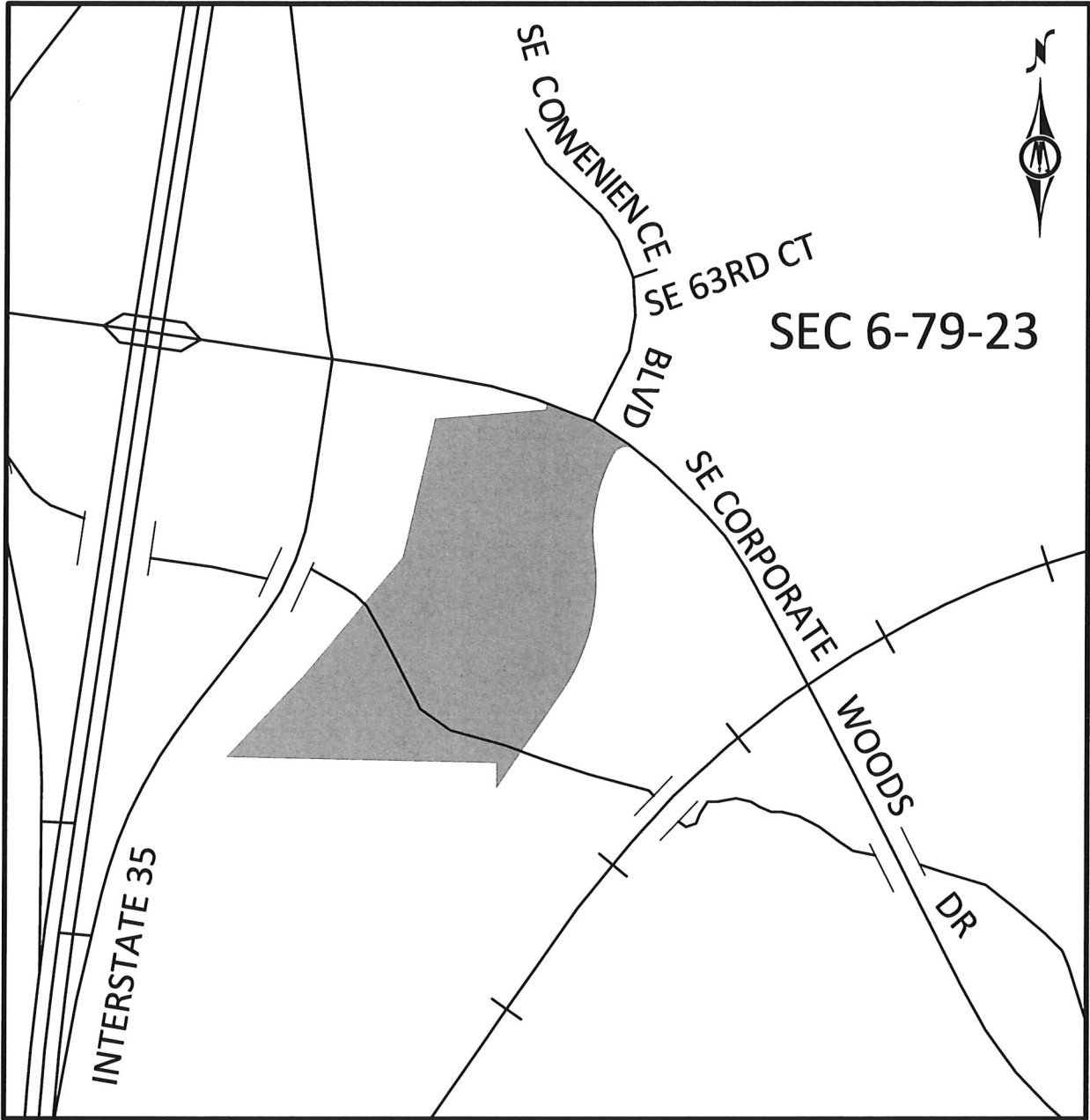
DEVELOPER  
CASEY'S GENERAL STORE  
ONE CONVENIENCE BLVD. PO BOX 3001  
ANKENY, IA 50021  
KATIE DEROUCHEY  
515-963-3829

DESCRIPTIONS OF STORM WATER MANAGEMENT FACILITY EASEMENTS:

LEGAL DESCRIPTION - SOUTHERLY S.W.M.F.E.  
A PART OF LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 5, CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT 'Z' OF CORPORATE WOODS BUSINESS PARK PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA; THENCE N34°20'56"E, 181.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N34°20'56"E, 84.86 FEET TO THE BEGINNING OF A 49.17 FOOT RADIUS CURVE; CONCAVE SOUTHWESTERLY FOR A DISTANCE OF 54.59 FEET, LONG CHORD BEARS N47°05'15"W, 51.83 FEET; THENCE N78°53'53"W, 189.22 FEET; THENCE S59°15'44"W, 25.38 FEET; THENCE S30°44'16"E, 87.79 FEET; THENCE S62°17'09"E, 52.56 FEET; THENCE S74°45'52"E, 110.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - NORTHERLY S.W.M.F.E.  
A PART OF LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 5, CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT 'Z' OF SAID CORPORATE WOODS BUSINESS PARK PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA; THENCE N34°20'56"E, 181.90; THENCE CONTINUING N34°20'56"E, 101.45 FEET TO THE BEGINNING OF A 96.53 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY FOR A DISTANCE OF 96.53 FEET, LONG CHORD BEARS N28°58'39"W, 96.39 FEET TO THE POINT OF BEGINNING AND ALSO THE BEGINNING OF A 515 FOOT RADIUS CURVE; CONCAVE NORTHWESTERLY FOR A DISTANCE OF 163.60 FEET, LONG CHORD BEARS N14°30'28"E, 162.91 FEET; THENCE 84°35'33"W, 79.72 FEET; THENCE S11°56'02"W, 122.06 FEET TO THE BEGINNING OF A 26 FOOT RADIUS CURVE; CONCAVE NORTHEASTERLY FOR A DISTANCE OF 40.73 FEET, LONG CHORD BEARS S32°56'56"E, 36.69 FEET; THENCE S71°05'40"E, 46.34 FEET TO THE POINT OF BEGINNING.

FINAL PLAT  
CORPORATE WOODS BUSINESS PARK PLAT 5  
CITY OF ANKENY  
APRIL, 2020



| FINAL PLAT CURVE TABLE |         |          |           |           |               |
|------------------------|---------|----------|-----------|-----------|---------------|
| CURVE #                | LENGTH  | RADIUS   | DELTA     | CH LENGTH | CH BEARING    |
| C1                     | 88.90'  | 1160.00' | 4°23'27"  | 88.87'    | S69° 28' 21"E |
| C2                     | 83.05'  | 50.00'   | 95°10'06" | 73.83'    | S19° 41' 26"E |
| C3                     | 249.64' | 370.00'  | 38°39'26" | 244.93'   | S8° 33' 46"W  |
| C4                     | 405.52' | 515.00'  | 45°06'55" | 395.12'   | S11° 47' 22"W |
| C5                     | 209.28' | 1160.00' | 10°20'14" | 209.00'   | S62° 06' 31"E |
| C6                     | 83.05'  | 50.00'   | 95°10'07" | 73.83'    | S75° 28' 24"W |
| C7                     | 292.91' | 470.00'  | 35°42'26" | 288.19'   | S10° 02' 17"W |
| C8                     | 430.51' | 585.00'  | 42°09'53" | 420.86'   | S13° 16' 00"W |

| STORM WATER MANAGEMENT FACILITY EASEMENT CURVE TABLE |         |         |           |           |               |
|------------------------------------------------------|---------|---------|-----------|-----------|---------------|
| CURVE #                                              | LENGTH  | RADIUS  | DELTA     | CH LENGTH | CH BEARING    |
| C9                                                   | 54.59'  | 49.17'  | 63°37'17" | 51.83'    | N47° 05' 15"W |
| C10                                                  | 163.60' | 515.00' | 18°12'02" | 162.91'   | N14° 30' 28"E |
| C11                                                  | 40.73'  | 26.00'  | 89°45'57" | 36.69'    | S32° 56' 56"E |
| C12                                                  | 96.53'  | 515.00' | 10°44'20" | 96.39'    | N28° 58' 39"E |



I hereby certify that this land surveying document was prepared by me and the related field 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

LUKE D. AHRENS, L.S.

REG. NO. 24413 DATE: 12/31/2021

MY LICENSE RENEWAL DATE IS 12/31/2021

PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS



CORPORATE WOODS BUSINESS PARK PLAT 5  
FINAL PLAT

1519 BALTIMORE DRIVE  
AMES, IOWA 50010  
(515) 233-6100

SHEET  
1  
OF  
2

