

## PROPRIETOR

City of Ankeny  
City Hall  
410 West First Street  
Ankeny, Iowa 50023  
Phone: (515) 965-6400

## EXHIBIT "B"



NORTH



SCALE

## REQUESTED BY

DRA Properties, LC  
c/o Tara Meredith  
1525 NE 36th Street  
Ankeny, Iowa 50021  
Phone: (515) 965-5251

## LEGEND

P.O.B.	Point of Beginning
	Subject easement area
	Existing boundary line
	Existing easement line

## SUBJECT EASEMENT TO BE VACATED

Parts of existing water main easements over Lots 2, 3 and 4, PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 4, an official plat, located in the City of Ankeny, Polk County, Iowa, as shown on the Public Water Main Easement recorded in Book 14744, Page 708 and Book 17718 Page 226.

## DESCRIPTION OF EASEMENT VACATION AREA

Those parts of Lots 2, 3 and 4, PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 4, an official plat, located in the City of Ankeny, Polk County, Iowa, more particularly described as the following:

Commencing at the northwest corner of said Lot 2; thence South 85 degrees 32 minutes 47 seconds East, a distance of 213.08 feet; to the Point of Beginning; thence South 85 degrees 32 minutes 47 seconds East, a distance of 18.88 feet; thence South 49 degrees 49 minutes 16 seconds West, a distance of 5.69 feet; thence South 07 degrees 06 minutes 46 seconds West, a distance of 223.58 feet; thence South 04 degrees 08 minutes 14 seconds East, a distance of 410.19 feet; thence South 14 degrees 27 minutes 35 seconds East, a distance of 49.14 feet; thence South 75 degrees 32 minutes 25 seconds West, a distance of 15.00 feet; thence North 14 degrees 27 minutes 35 seconds West, a distance of 50.50 feet; thence North 04 degrees 08 minutes 14 seconds West, a distance of 413.03 feet; thence North 07 degrees 06 minutes 46 seconds East, a distance of 228.36 feet, to the Point of Beginning.

Containing 0.238 acres (10,348 square feet) more or less.



1933 SW MAGAZINE ROAD  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax

PROJECT:

**WATER MAIN EASEMENT VACATION**

LOCATION:

**PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 4**

NAI No.:

**23003**

DRAWN BY:

**TJH**

DWG No.:

**1/2**

DATE:

**01/30/23**

CHECKED BY:

**ADS**

SHEET TITLE:

**VCT-1**

# EXHIBIT "B"

NW CORNER OF LOT 2  
PARK SIGHT OFFICE PARK  
AT PRAIRIE TRAIL PLAT 4

SW STATE STREET

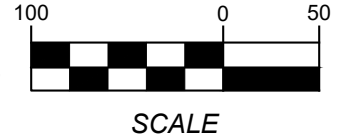
LOT 1  
PARK SIGHT  
OFFICE PARK AT  
PRAIRIE TRAIL  
PLAT 4

NORTH LINE  
OF LOT 2  
S85°32'47"E 213.08'

P.O.B.

S85°32'47"E  
18.88'

LOT 1  
PARK SIGHT  
OFFICE  
PARK AT  
PRAIRIE  
TRAIL  
PLAT 3



LOT 2  
PARK SIGHT  
OFFICE PARK AT  
PRAIRIE TRAIL  
PLAT 4

EXISTING 15' WATER  
MAIN EASEMENT  
(BOOK 17718 PAGE 226)

N07°06'46"E 228.36'

S07°06'46"W 223.58'

LOT 3  
PARK SIGHT  
OFFICE PARK AT  
PRAIRIE TRAIL  
PLAT 4

10,348 Sq. Ft.  
0.238 Acres

OUTLOT "X"  
PARK SIGHT  
OFFICE PARK AT  
PRAIRIE TRAIL  
PLAT 4

LOT 4  
PARK SIGHT  
OFFICE PARK AT  
PRAIRIE TRAIL  
PLAT 4

EXISTING 15' WATER  
MAIN EASEMENT  
(BOOK 17718 PAGE 226)

N04°08'14"W 413.03'

S04°08'14"E 410.19'

EXISTING 15' WATER MAIN EASEMENT  
(BOOK 14744 PAGE 708)

EXISTING 15' WATER  
MAIN EASEMENT  
(BOOK 14744 PAGE 708)

N14°27'35"W  
50.50'

S14°27'35"E  
49.14'

15.00'

S75°32'25"W

EXISTING 15' WATER  
MAIN EASEMENT  
(BOOK 14744 PAGE 708)

LOT 1

PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 1

OUTLOT X  
PARK SIGHT  
OFFICE PARK  
AT  
PRAIRIE TRAIL  
PLAT 1



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PROJECT:  
**WATER MAIN EASEMENT VACATION**  
LOCATION:  
**PARK SIGHT OFFICE PARK AT PRAIRIE TRAIL PLAT 4**

NAI No.: <b>23003</b>	DRAWN BY: TJH	DWG No.: <b>2/2</b>
DATE: 01/30/23	CHECKED BY: ADS	SHEET TITLE: VCT-2