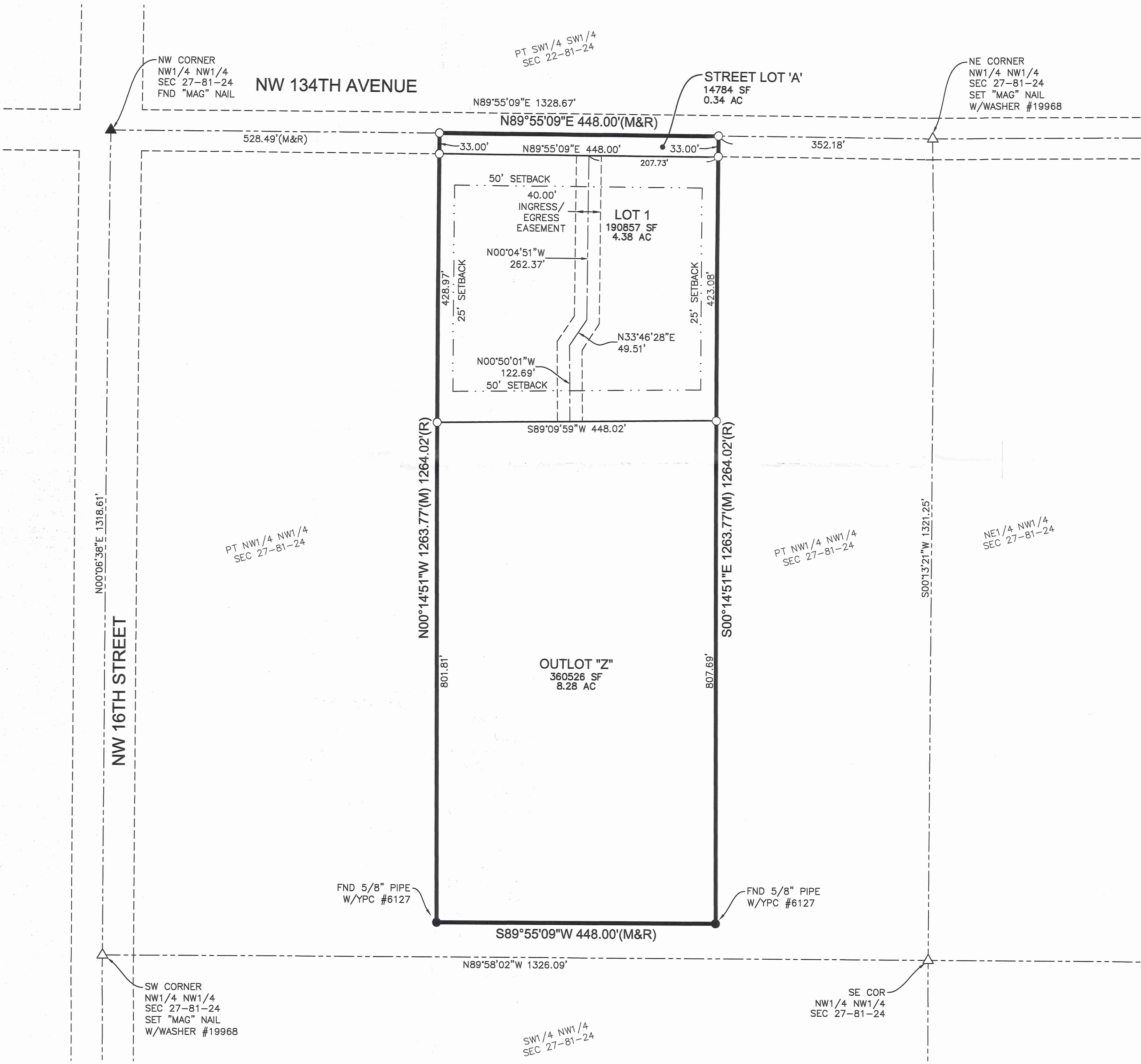


INDEX LEGEND
LOCATION: SEC 27-81-24, PT NW1/4 NW1/4
REQUESTED BY: STEPHEN F WELDON &
PROPRIETOR: LINDA L WELDON
1440 NW 134TH AVE
SLATER, IA 50244
SURVEYOR: MATTHEW J. THOMAS, PLS
PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

WELDON PLAT 1

MINOR FINAL PLAT



OWNER / DEVELOPER

STEPHEN F WELDON
AND LINDA L WELDON
1440 NW 134TH AVE
SLATER, IA 50244-8025

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

AG - AGRICULTURAL DISTRICT

BULK REGULATIONS

SINGLE FAMILY REGULATIONS:
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 25'
REAR YARD SETBACK: 50'

DATE OF SURVEY

DECEMBER 15, 2022

PLAT DESCRIPTION

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT LOCATED 528.49 FEET EAST OF THE NW CORNER OF SAID SECTION 27; THENCE EAST 448.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0°10' EAST, 1264.02 FEET; THENCE WEST 448.00 FEET; THENCE NORTH 0°10' WEST, 1264.02 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 27, CONTAINING 13.00 ACRES.

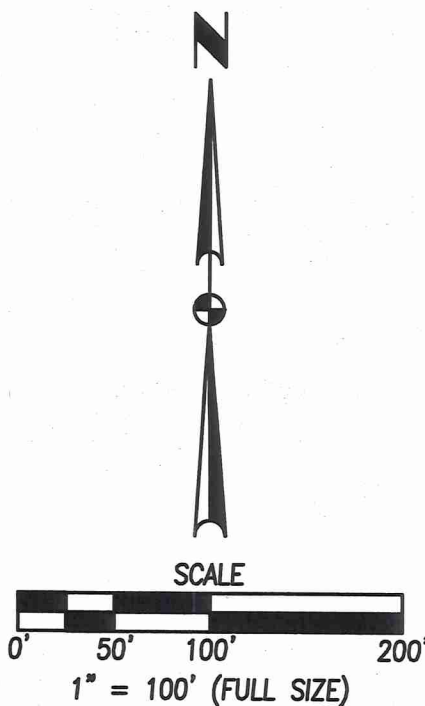
NOTES

- 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.

LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, RED PLASTIC CAP #19968
(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	
P.U.E.	
AL	
(1234)	



PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS, P.L.S.
19968
IOWA
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.
DATE
MATTHEW J. THOMAS, P.L.S.
19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

WELDON PLAT 1
MINOR FINAL PLAT

RECEIVED
FEB 17 2023
CITY OF ANKENY

1
1

2211.753

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

POLK COUNTY, IOWA

DATE

REVISIONS

12/23/22

FIRST SUBMITTAL

REVIEW:

TECH:

ENGINEER: