

INDEX LEGEND

LOCATION: N1/2 NW1/4, SEC 20-80-23
REQUESTOR: HOPE K FARMS LLC
PROPRIETOR: HOPE K FARMS LLC
4500 WESTOWN PKWY, STE 227
WEST DES MOINES, IA 50266
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

TREASURE ACRES PLAT 1
MINOR FINAL PLAT

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: March 1, 2023
Ayes: 7 Nays: 0 Abstain: 0 Absent: 0
APPROVED
Chairperson: J. Rapp
Secretary: Brenda H. Hargrave

OWNER / DEVELOPER

HOPE K FARMS LLC
4500 WESTOWN PKWY, STE 227
WEST DES MOINES, IA 50266
CONTACT: REZA KARGARZADEH
EMAIL: REZA@EPCMG.COM
PHONE: 515-381-3925

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

LDR - LOW DENSITY RESIDENTIAL DISTRICT
MDR - MEDIUM DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS

LOW DENSITY RESIDENTIAL:
FRONT YARD SETBACK: 35'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 35'

MEDIUM DENSITY RESIDENTIAL:
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: 8'
REAR YARD SETBACK: 30'

PLAT DESCRIPTION

WARRANTY DEED BK 18904 PG 547

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY, IOWA AND CONTAINING 79.87 ACRES (3,478,991 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	D	
DEEDED BEARING & DISTANCE	P.U.E.	
PUBLIC UTILITY EASEMENT	AL	
CURVE ARC LENGTH	(1234)	
LOT ADDRESS		
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

NOTES

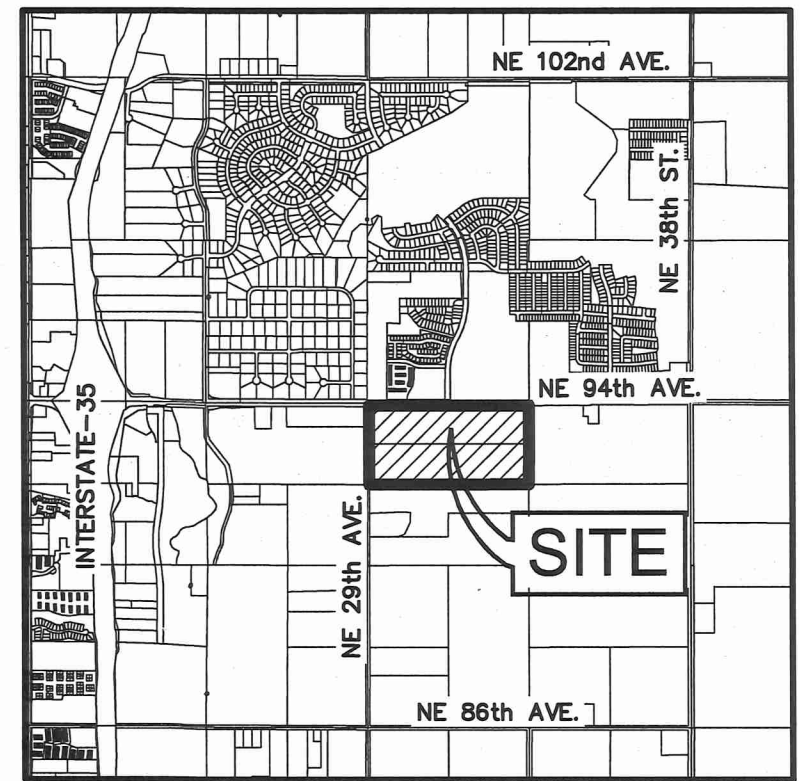
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- UTILITY SERVICE IS NOT BEING PROVIDED TO THE NON-BUILDABLE OUTLOTS.
- SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X', AN AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR POLK COUNTY, IOWA, COMMUNITY PANEL NUMBER 19153C0210F EFFECTIVE 2/1/2019.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNERS IF ANNEXED BY THE CITY OF ANKENY.
- PROPERTY OWNERS WILL BE REQUIRED TO CONNECT TO SANITARY SEWER IF PROPERTIES ARE ANNEXED INTO THE CITY OF ANKENY, WHEN CITY-OWNED SANITARY SEWER IS AVAILABLE.
- OUTLOTS HAVE NO BUILDABLE AREA AND WILL NOT BE DEVELOPED UNTIL PLATTED AS LOTS.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO POLK COUNTY FOR PUBLIC RIGHT-OF-WAY.
- FUTURE SE FOUR MILE DRIVE, SOUTH OF COUNTY NE 94TH AVENUE, WILL REQUIRE A 100-FOOT RIGHT-OF-WAY.
- 60-FOOT HALF RIGHT-OF-WAY WILL BE NEEDED ALONG NE 94TH AVENUE/ E FIRST STREET ONCE ANNEXED INTO THE CITY OF ANKENY.

DATE OF SURVEY

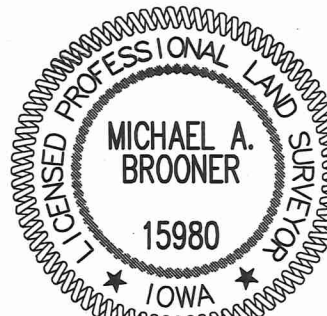
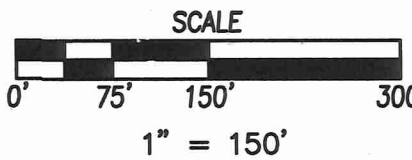
DECEMBER 16, 2022

VICINITY MAP

(NOT TO SCALE)



POLK COUNTY, IA



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.

Michael A. Brooner, P.L.S. 3-6-2023
DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

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



CIVIL DESIGN ADVANTAGE
POLK COUNTY, IOWA

TREASURE ACRES PLAT 1
FINAL PLAT

1/1
2212.825

RECEIVED

MAR 07 2023

CITY OF ANKENY