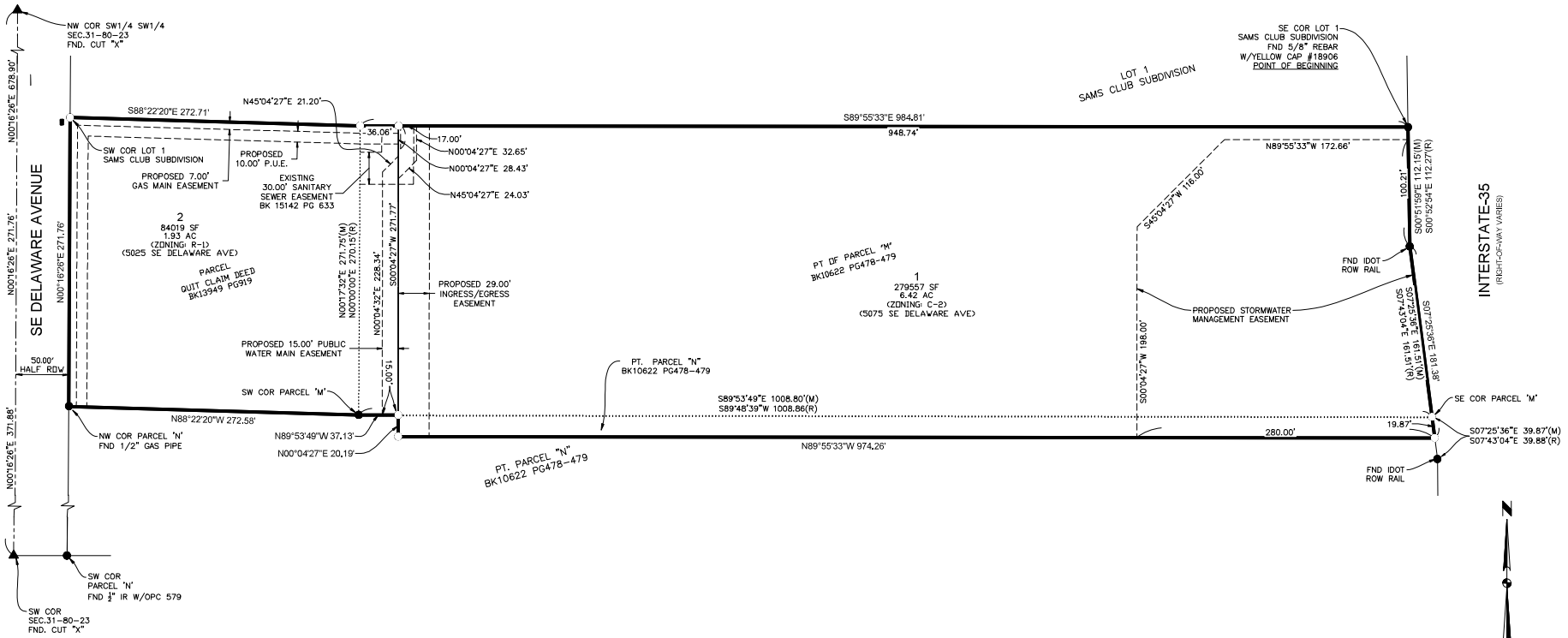


INDEX/LEGEND  
LOCATION: A PART OF PARCEL "N" AND PARCEL "N"  
AND  
QUIT CLAIM DEED RECORDED IN BOOK  
13949, PAGE 919  
REQUESTOR: DENNY ELWELL FAMILY LLC  
PROPRIETOR: DENNY ELWELL FAMILY LLC  
SURVEYOR: MATT THOMAS  
COMPANY: CIVIL DESIGN ADVANTAGE  
RETURN TO: 4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

# DELAWARE LANDING PLAT 1

## FINAL PLAT



**OWNER**  
DENNY ELWELL FAMILY LLC  
2401 SE TONES DR STE 17  
ANKENY, IA 50021  
CONTACT: CHRIS MURRAY  
PH: (515) 964-1587

**ENGINEER**  
CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: DOUG MANDERNACH  
EMAIL: DOUGMANDA-ENG.COM  
PH: (515) 369-4400

**SURVEYOR**  
CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: CHARLIE MCGLOTHLIN  
EMAIL: CHARLIE@CDA-ENG.COM  
PH: (515) 369-4400

**DATE OF SURVEY**  
09/14/2022

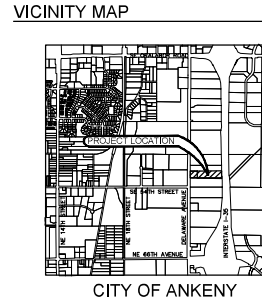
**ZONING**  
LOT 1  
C-2: GENERAL RETAIL AND HIGHWAY ORIENTED  
COMMERCIAL DISTRICT  
LOT 2  
R-1: ONE-FAMILY RESIDENCE DISTRICT

**BULK REGULATIONS:**  
LOT 1  
SETBACKS:  
FRONT = 35 FEET  
REAR YARD = 40 FEET  
MAXIMUM HEIGHT = 45 FEET  
SIDE YARDS = NO MINIMUM REQUIREMENTS FOR ANY  
OTHER PERMITTED USES, EXCEPT WHEN ADJOINING  
ANY R DISTRICT, IN WHICH CASE, 25 FEET.

LOT 2  
SETBACKS:  
FRONT = 35 FEET  
SIDE:  
ONE-STORY = IF ONE STORY: 18 FEET; 8  
FEET MINIMUM ON ONE SIDE  
TWO-STORY = IF TWO-STORY: 20 FEET; 10  
FOOT MINIMUM ON ONE SIDE  
CHURCH/SCHOOL  
REAR = 35 FEET ON EACH SIDE  
= 35 FEET

MAXIMUM HEIGHTS:  
GARAGE = 14 FEET  
PRINCIPAL BUILDING (DWELLING) = 35 FEET  
PRINCIPAL BUILDING (NON-DWELLING) = 45 FEET

**PLAT DESCRIPTION**  
A PART OF PARCELS "M" AND "N" AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 10622, PAGE 478-479 AND A PART OF THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 13949, PAGE 919, ALL BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SAMS CLUB SUBDIVISION, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 00°51'59" EAST ALONG THE EAST LINE OF SAID PARCEL "M", 112.15 FEET; THENCE SOUTH 07°25'36" EAST ALONG SAID EAST LINE AND THE EAST LINE OF SAID PARCEL "N", 181.38 FEET; THENCE NORTH 89°55'33" WEST, 874.28 FEET; THENCE NORTH 00°04'27" EAST, 20.19 FEET TO THE NORTH LINE OF SAID PARCEL "N"; THENCE NORTH 89°53'49" WEST ALONG SAID NORTH LINE, 371.3 FEET; THENCE NORTH 88°22'20" WEST ALONG SAID NORTH LINE, 272.58 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "N"; THENCE NORTH 00°16'26" EAST ALONG THE EAST LINE OF WAY LINE OF SE DELAWARE AVENUE, 271.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, SAMS CLUB SUBDIVISION; THENCE SOUTH 88°22'20" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 272.71 FEET; THENCE SOUTH 89°55'33" EAST ALONG SAID SOUTH LINE, 984.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.35 ACRES (363,575 SQUARE FEET).  
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



**LEGEND:**

FOUND	SET
SECTION CORNER AS NOTED	1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE	MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE	DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION	PUBLIC UTILITY EASEMENT
CENTERLINE	SECTION LINE
EASEMENT LINE	

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY ORDER AND SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL LAND SURVEYOR UNDER THE PROVISIONS OF IOWA LAW.

DATE: 09/14/2022  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL: 1  
THIS SHEET

DATE	REVISIONS
3/10/2023	FOURTH SUBMITTAL
11/25/2022	THIRD SUBMITTAL
11/25/2022	SECOND SUBMITTAL
10/24/2022	FIRST SUBMITTAL

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

ENGINEER: JIN

CIVIL DESIGN ADVANTAGE  
PM: DAM

ANKENY, IOWA

DELAWARE LANDING PLAT 1  
FINAL PLAT

1/1  
2205.322