

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 ERIC J. MILLER
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 ERICMILLER@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 PT S3/4 OF NW1/4
 SEC. 22-80-24
 REQUESTED BY:
 MICHAEL WESTBROOK

RIGHT-OF-WAY VACATION PLAT

VACATION DESCRIPTION

A PART OF SW 3RD STREET RIGHT-OF-WAY LOCATED IN THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 00°10'19" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 658.10 FEET TO THE NORTH LINE OF SAID SOUTH 3/4; THENCE NORTH 89°35'43" EAST ALONG SAID NORTH LINE, 67.00 FEET; THENCE SOUTH 00°24'17" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°35'43" EAST, 289.06 FEET TO THE WEST LINE OF PARCEL "A" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 6183, PAGE 210 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 00°28'32" WEST ALONG SAID WEST LINE OF PARCEL "A", A DISTANCE OF 37.90 FEET; THENCE NORTH 89°45'53" WEST, 288.49 FEET; THENCE NORTH 00°24'17" WEST, 34.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES (10,479 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

REQUEST BY

MICHAEL J WESTBROOK
 2943 SW 3RD ST
 ANKENY, IA 50023-5119

DATE OF SURVEY

MARCH 17, 2023

OWNER

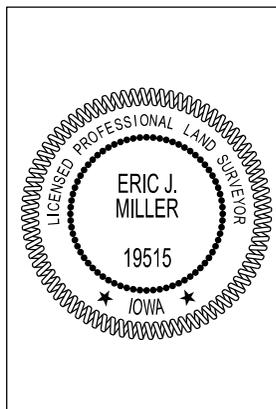
MICHAEL J WESTBROOK
 2943 SW 3RD ST
 ANKENY, IA 50023-5119

BASIS OF BEARING

THE WEST LINE OF THE NW 1/4 OF SECTION 22 IS ASSUMED TO BEAR SOUTH 00°10'19" WEST FOR THE PURPOSES OF THIS SURVEY.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19515	●	○
1/2" Rebar, Yellow Plastic Cap (Unless Otherwise Noted)		
ROW Rail	⊥	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	----	
Section Line	----	
1/4 Section Line	----	
1/4 1/4 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 direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Eric J. Miller 3/24/23
 Eric J. Miller, PLS Date

License Number 19515
 My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
 Sheets 1 and 2 of 2

PT OF S3/4 OF THE NW1/4 OF SECTION 22-80-24

R.O.W. VACATION PLAT



2727 S.W. SNYDER BLVD.
 ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 2
PN:	123.0421
FLD BK:	1264D PG: 67
DATE:	03/24/2023
PM/TECH:	EJM/SDB

RIGHT-OF-WAY VACATION PLAT

W 1ST STREET

NW CORNER
SEC. 22-80-24
FND 1" COPPER DISC IN CONCRETE
CORNER CERT BK 12495, PG 460

SW IRVINEDALE DRIVE

Lot 2
Golfview Terrace
Plat 2

Lot 1
Budget
Storage
Addition

S00°10'19"W 2632.55'M
S00°36'39"W 2632.43'P
S00°10'19"W 658.10'M
S00°36'39"W 658.10'P
648.12'D

Existing Roadway Easement
Bk 2054, Pg 53

S00°17'14"W 72.86'M
N0°25'28"E 72.79'P

N89°35'43"E 67.00'M
S89°57'31"E 67.00'P

33.00'

N89°35'43"E 665.76'

N00°28'32"E 69.12'M
N0°36'39"E 69.14'P

Found 1/2" Rebar

S00°24'17"E 33.00'

N89°35'43"E 531.16'M
S89°57'31"E 530.74'P

SW 3RD STREET

Found 1/2" Rebar with Yellow Plastic Can't Read

S00°24'17"E
67.68'M
67.00'P

POINT OF BEGINNING

①

②

Parcel "A"
Bk 6183, Pg 210

Parcel "B"
Bk 6183, Pg 210

PT S3/4 of NW1/4
Sec. 22-80-24

N00°28'32"E 69.12'M
N0°36'39"E 69.14'P

S89°45'53"E
174.82'M
N89°14'54"W
174.83'P

S00°17'14"W 67.16'M
N0°25'28"E 67.21'P

SE Corner
Parcel "A"

S89°35'43"W 175.06'M
N89°57'31"W 175.06'P

S00°17'14"W 58.47'M
N0°25'28"E 60.00'P

SE Corner
Parcel "A"
Found 1/2" Rebar with
Yellow Plastic
Can't Read

PT S3/4 of NW1/4
Sec. 22-80-24

SW Corner Parcel "B"
Found 1/2" Rebar

LINE TABLE

- ① N89°35'43"E 289.06'
- ② S00°28'32"W 37.90'
- ③ N89°45'53"W 288.49'
- ④ N00°24'17"W 34.68'

W1/4 CORNER
SEC. 22-80-24
FND 2" ALUM DISC #22468
CORNER CERT BK 19283, PG 80

0 100



SCALE (FEET)



PT OF S3/4 OF THE NW1/4 OF SECTION 22-80-24

R.O.W. VACATION PLAT

SHEET 2 OF 2

PN: 123.0421

FLD BK:1264D PG: 65

DATE: 03/24/2023

PM/TECH: EJM/SDB



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020