

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 SAIDSECTION 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

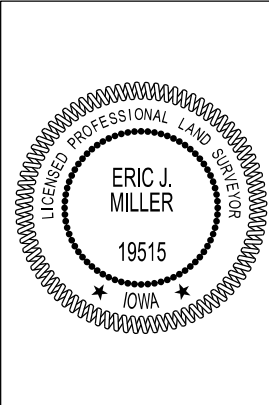
Section Corner  
1/2" Rebar, Orange Plastic Cap #19515  
1/2" Rebar, Yellow Plastic Cap  
(Unless Otherwise Noted)  
ROW Rail  
Calculated Point  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

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

R.O.W. VACATION PLAT



SNYDER  
& ASSOCIATES

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

Exsting Roadway Easement  
Bk 2054, Pg 53

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

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

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

S00°24'17"E 33.00'

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

POINT OF BEGINNING

S00°24'17"E  
67.68'M  
67.00'P

SW 3RD  
STREET

Parcel "A"  
Bk 6183, Pg 210

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

Found 1/2" Rebar

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

Parcel "B"  
Bk 6183, Pg 210

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

SE Corner  
Parcel "A"

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

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

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

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



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



SNYDER  
& ASSOCIATES

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ANKENY, IA 50023 (515) 964-2020