

## INDEX LEGEND

## LOCATION:

## REQUESTOR BY

## PROPRIETOR:

## SURVEYOR:

## RETURN TO:

A PART OF PARCEL "M" AND  
PARCEL "N" IN THE SW1/4 SW1/4  
OF SECTION 31-T80N-R23W

DENNY ELWELL FAMILY LC  
2401 SE TONES DR, STE 17  
ANKENY, IA 50021-8886

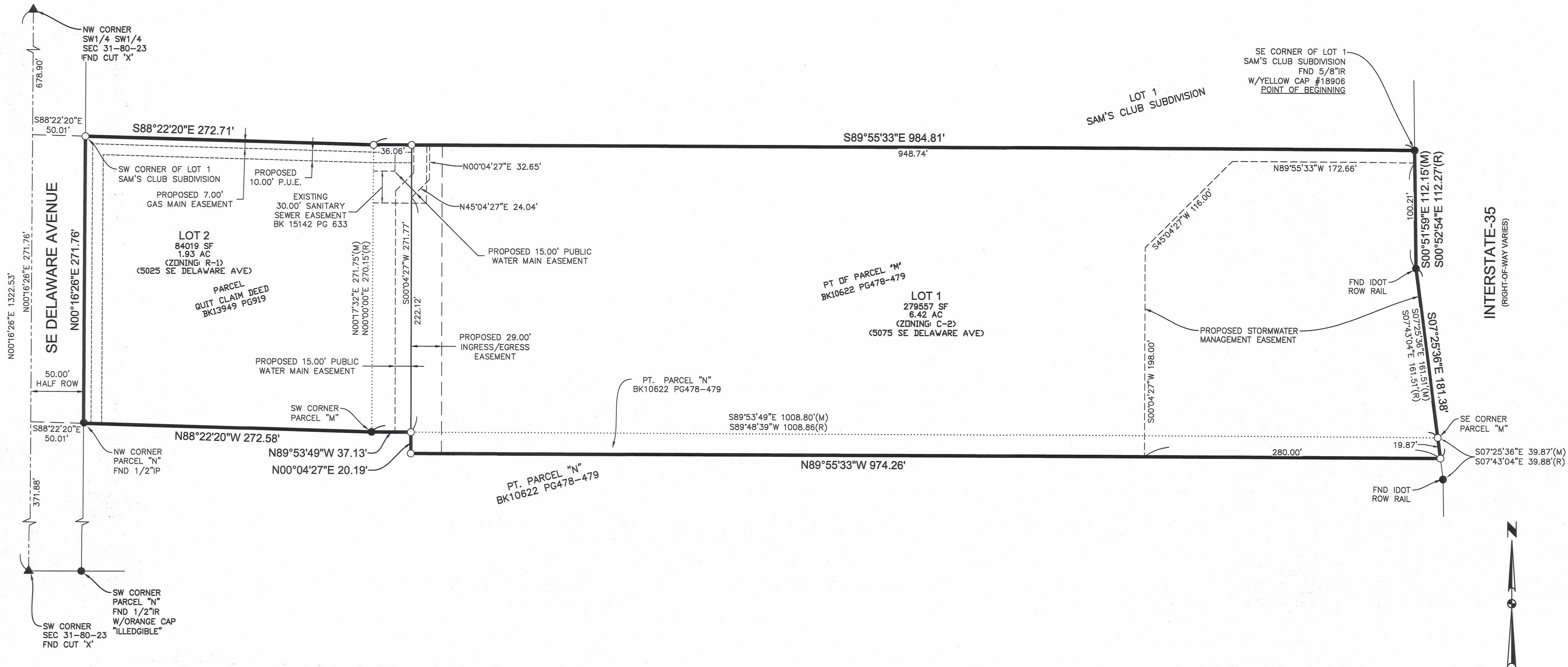
MATTHEW J. THOMAS, PLS

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

## DELAWARE LANDING PLAT 1

## FINAL PLAT

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date	March 21, 2023
Ayes	1
Nays	0
Abstain	1
Absent	1
APPROVED	
Chairperson	Matthew J. Thomas
Secretary	Matthew J. Thomas



## OWNER

DENNY ELWELL FAMILY LC  
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: DOUGM@CDA-ENG.COM  
PH: (515) 369-4400

## SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: MATT THOMAS  
EMAIL: MATTT@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 = 35 FEET ON EACH SIDE  
REAR = 35 FEET

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

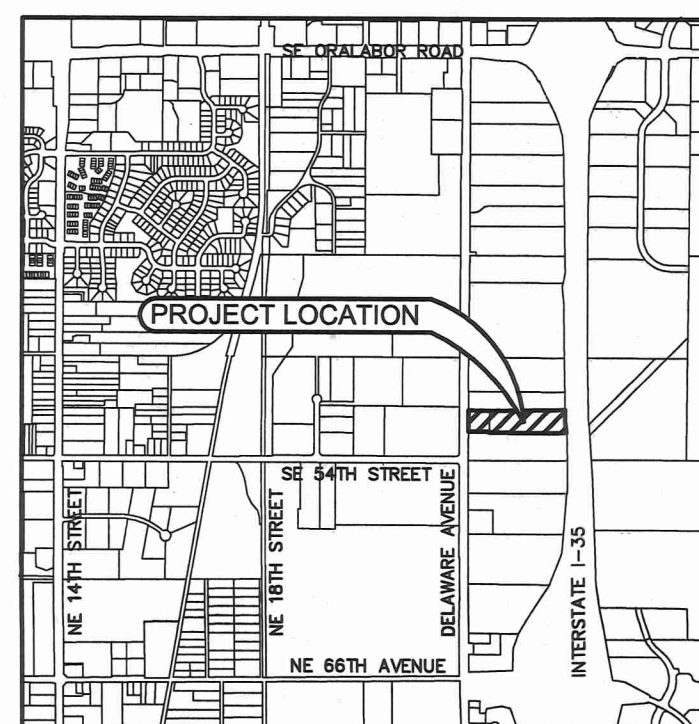
## PLAT DESCRIPTION

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, 974.26 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, 37.13 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 RIGHT-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.

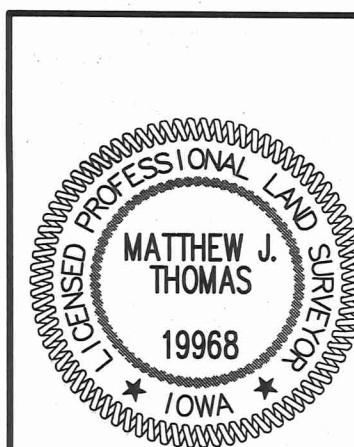
## VICINITY MAP



CITY OF ANKENY

## LEGEND:

FOUND	SET
SECTION CORNER AS NOTED	1/2" REBAR, RED CAP #19968 (UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE	P
MEASURED BEARING & DISTANCE	M
RECORDED BEARING & DISTANCE	R
DEEDED BEARING & DISTANCE	D
MINIMUM PROTECTION ELEVATION	MPE
PUBLIC UTILITY EASEMENT	P.U.E.
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 DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Matthew J. Thomas, P.L.S.  
DATE: 03/29/2023  
LICENSE NUMBER 19968  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET

DELAWARE LANDING PLAT 1  
FINAL PLAT

1  
1  
2205.322