

V:\Projects\2023\123\1230260.DWG\DWG\ALSTIN\DAVENPORT_22X34 EXHIBIT L - 2023\04\14_7:18 AM FULL BLEED B (17.00 X 11.00 INCHES)

RIGHT-OF-WAY VACATION PLAT

LOT 1
CROSSWINDS PLAT 2 Found 1/2" Rebar W/YPC #16747

LOT 1
CROSSWINDS PLAT 3

ACQUISITION PLAT
(BOOK 19104, PAGE 361)

NE Corner Outlot "X"

S88°50'18"E 54.07'

30.04' M

C7

C2

C3

C4

Street Lot B
Crosswinds Business
Park Plat 1

Existing 84' R.O.W.

30.00'

54.00'

PT. OUTLOT "X"
CROSSWINDS BUSINESS
PARK PLAT 1

OUTLOT "Y"
CROSSWINDS BUSINESS
PARK PLAT 1

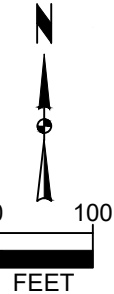
N7°52'54"W 1298.41' M&P

S7°52'54"E 1353.47'

N7°52'54"W 1220.48' M&P

SE CROSSWINDS DRIVE

South Line Of The NE1/4
Section 07-79-23



Found 1/2" Rebar W/YPC #16747

N41°53'48"E 42.82' M&P

S89°52'08"W 850.42' M&P

SE Corner Outlot "X"
Point Of Beginning

Found 1/2" Rebar
W/YPC #16747

N46°42'19"W 63.77' M

N46°42'02"W 63.77' P

S88°29'03"W 165.98' M&P

L1

SE 77TH STREET

OUTLOT "V"
CROSSWINDS BUSINESS
PARK PLAT 1

RIGHT-OF-WAY VACATION DESCRIPTION

A PART OF STREET LOT B, CROSSWINDS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, CITY OF ANKENY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "X"; THENCE NORTH 41°53'48" EAST ALONG THE EAST LINE OF SAID OUTLOT "X", 42.82 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 180.00 FEET, WHOSE ARC LENGTH IS 17.67 FEET AND WHOSE CHORD BEARS NORTH 05°04'14" WEST, 17.66 FEET; THENCE NORTH 07°52'54" WEST CONTINUING ALONG SAID EAST LINE, 1298.41 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 838.50 FEET, WHOSE ARC LENGTH IS 173.24 FEET AND WHOSE CHORD BEARS NORTH 01°57'33" WEST, 172.93 FEET TO THE SOUTHEAST CORNER OF AN ACQUISITION PLAT FILED IN BOOK 19104, PAGE 361 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°50'18" EAST, 54.07 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 784.50 FEET, WHOSE ARC LENGTH IS 164.72 FEET AND WHOSE CHORD BEARS SOUTH 01°51'46" EAST, 164.41 FEET; THENCE SOUTH 07°52'54" EAST, 1353.47 FEET TO THE SOUTH LINE OF SAID STREET LOT B; THENCE SOUTH 88°29'03" WEST ALONG SAID SOUTH LINE, 88.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.90 ACRES (82,593 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LINE TABLE

LINE #	LENGTH (FT)	DIRECTION
L1 M	88.10	S88° 29' 03"W

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M&P	5°37'25"	180.00'	17.67'	8.84'	N5°04'14"W 17.66'
C2 M	11°50'15"	838.50'	173.24'	86.93'	N1°57'33"W 172.93'
C3 M	12°01'48"	784.50'	164.72'	82.66'	S1°51'46"E 164.41'
C4 M&P	19°01'58"	754.50'	250.63'	126.48'	S1°38'21"W 249.48'
C5 M&R	6°11'08"	838.50'	90.52'	45.30'	S7°03'08"W 90.48'
C6 M&P	9°13'56"	573.00'	92.33'	46.27'	S12°29'53"E 92.23'
C7 M&P	18°01'22"	838.50'	263.76'	132.98'	S1°08'01"W 262.67'



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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:

Sheet 1 of 1

PT. STREET LOT B, CROSSWINDS BUSINESS PARK PLAT 1

RIGHT-OF-WAY VACATION PLAT

ANKENY, IA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0504.01

Sheet 1 of 1

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:

ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com

SERVICE PROVIDED BY:

SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:

PT. STREET LOT "B"
CROSSWINDS BUSINESS PARK PLAT 1
SEC. 07-79-23

REQUESTED BY:

LEGACY CUTLER, LLC, LEGACY HOUSBY, LLC &
LEGACY REICHARDT, LLC

OWNER

LEGACY CUTLER, LLC
LEGACY HOUSBY, LLC
LEGACY REICHARDT, LLC
1305 50TH ST.
WEST DES MOINES, IA 50266-1705

AREA SUMMARY

GROSS AREA: 1.90 ACRES (82,593 SF)

DATE OF SURVEY

04/10/2023

BASIS OF BEARING

THE EAST LINE OF OUTLOT "X", CROSSWINDS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, IS ASSUMED TO BEAR NORTH 07°52'54" WEST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)

ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation

FOUND

▲
●
■
H
○CP
P
M
R
D
C
MPE

SET

△
○
□
H

Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Vacation Line