

Doc ID: 034894450015 Type: PLT
 Kind: PLAT
 Recorded: 03/11/2020 at 12:28:41 PM
 Fee Amt: \$77.00 Page 1 of 15
 Polk County Iowa
 JULIE M. HIGBERTY RECORDER
 File# 2019-00076548
 BK 17731 PG 699-713

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 E.GRIFFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
 OUTLOT "W",
 HARVEST RIDGE PLAT 1
 SECTION 36-81N-24W

REQUESTED BY:
 JDEV LLC

RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023

HARVEST RIDGE PLAT 2

FINAL PLAT - 2019

APPROVED
 ANKENY CITY COUNCIL
 Date: 3/2/20
 Res./Ord. No. 2020-083
Alanna S. Day City Clerk

ROLL CALL
 Plan & Zoning Commission
 Ankeny, IA
 Date: November 5, 2019
 Ayes: 8, Nays: 0, Absent: 2
 APPROVED
L. West Chairperson
B. Stephens Secretary

PLAT DESCRIPTION

OUTLOT "W", HARVEST RIDGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 12.47 ACRES (543,041 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

SEPTEMBER 19, 2019

OWNER/DEVELOPER

ROCK EQUITY HOLDINGS, LLC
 1608 SW ANKENY ROAD, SUITE 1B
 ANKENY, IA 50023
 CONTACT: NICK JENSEN
 PHONE: 515-597-5457

ZONING

EXISTING: R-3 RESTRICTED TO SINGLE FAMILY

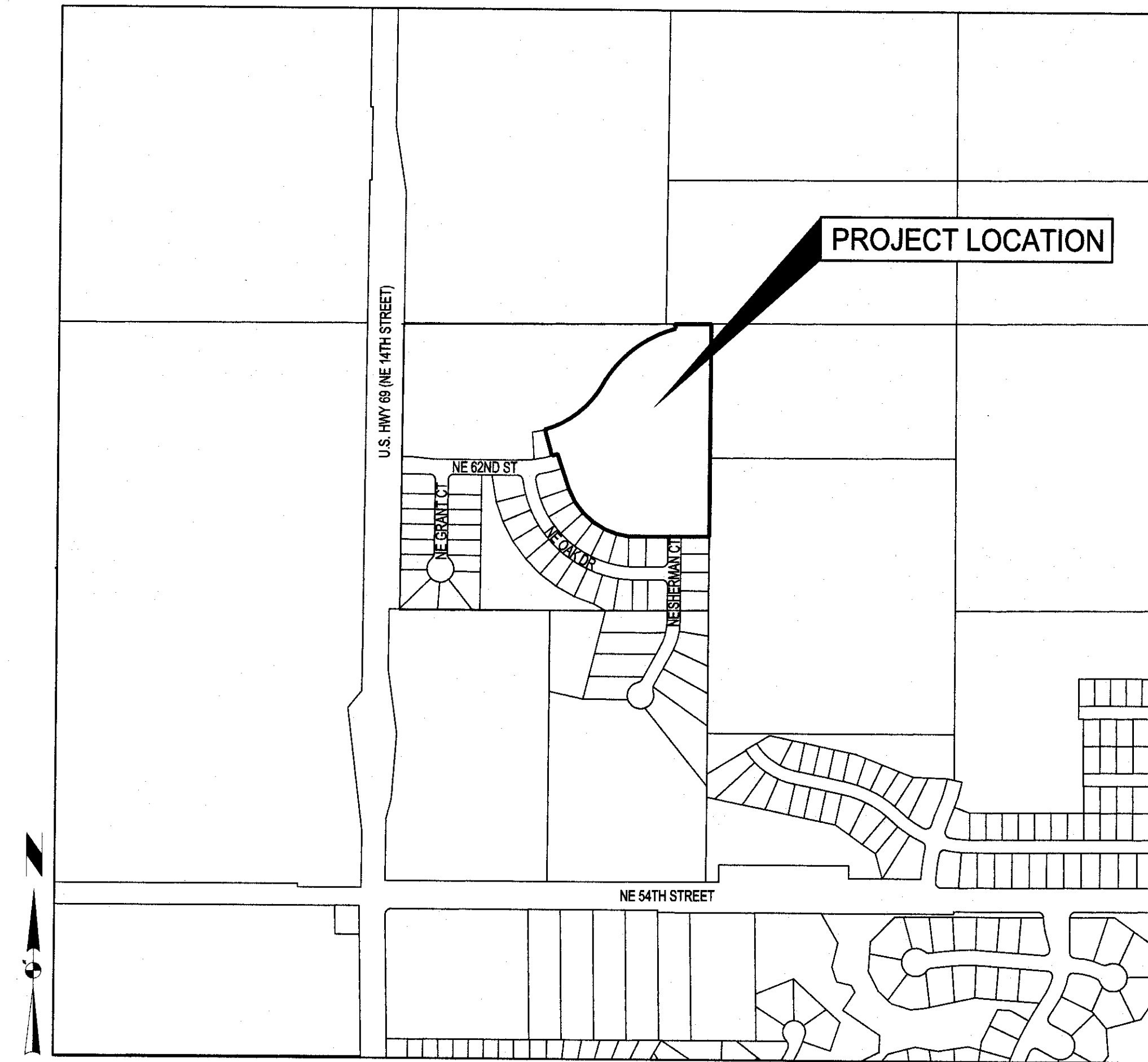
BULK REGULATIONS

R-3:
 FRONT YARD SETBACK = 30 FEET
 REAR YARD SETBACK = 35 FEET
 SIDE YARD SETBACK
 ONE STORY:
 TOTAL SIDE YARD = 15 FEET
 MINIMUM ON ONE SIDE = 7 FEET

MORE THAN ONE STORY:
 TOTAL SIDE YARD = 17 FEET
 MINIMUM ON ONE SIDE = 8 FEET

AREA SUMMARY

NW1/4 SW1/4 SEC. 36-81-24: 8.03 ACRES (349,499 SF)
 NE1/4 SW1/4 SEC. 36-81-24: 4.44 ACRES (193,542 SF)

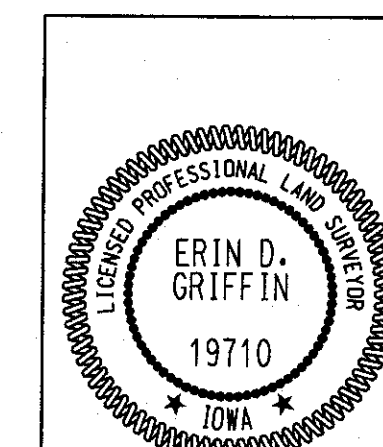


VICINITY MAP

1"=500'

NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STREETLIGHT INSTALLATION.
2. DRIVEWAYS WILL NEED TO BE PLACED IN LOCATIONS THAT WILL AVOID PROPOSED RAMP AND STORM INTAKE LOCATIONS.
3. ALL STREET LOTS AS A PART OF THIS PLAT SHALL BE DEDICATED TO THE CITY OF ANKENY.



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 Date: 11/8/19
 License Number: 19710
 My License Renewal Date is December 31, 2019
 Pages or sheets covered by this seal:
 Sheets 1 & 2 of 2

RECEIVED

NOV 08 2019

CITY OF ANKENY, IA

HARVEST RIDGE PLAT 2

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



Project No: 119.0870

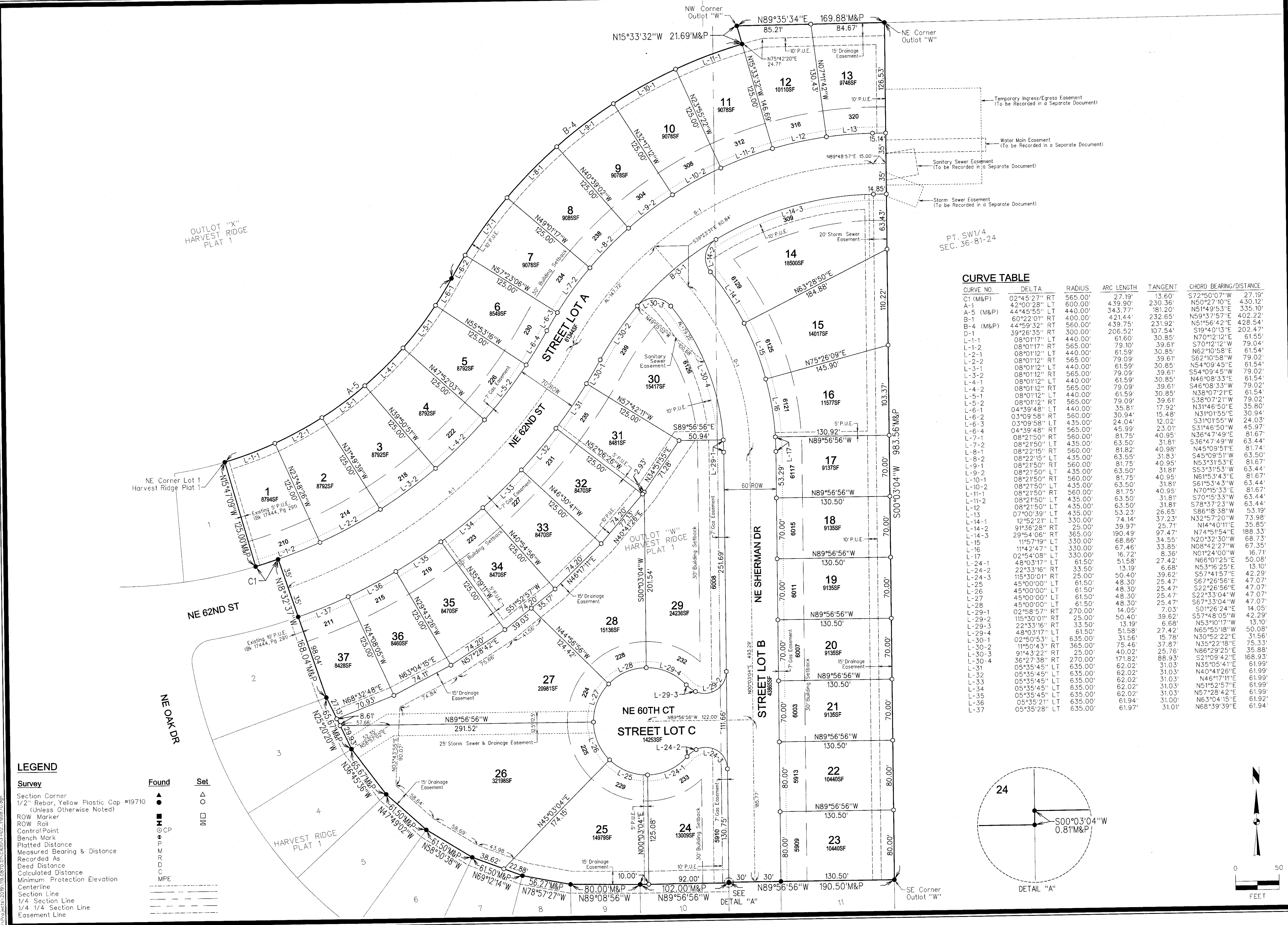
Sheet 1 of 2

1	REVISED AS PER CITY COMMENTS	10-10-19	JMM
	REVISION	DATE	BY
	Engineer: KMM	Checked By: EDG	Scale: N/A
	Technician: SGK	Date: 09/19/19	Field Bk: Pg.
Project No: 119.0870			Sheet 1 of 2

VA Ref. Library CAD005 under the Workspaces\Storages\Projects\119.0870\119.0870.dwg

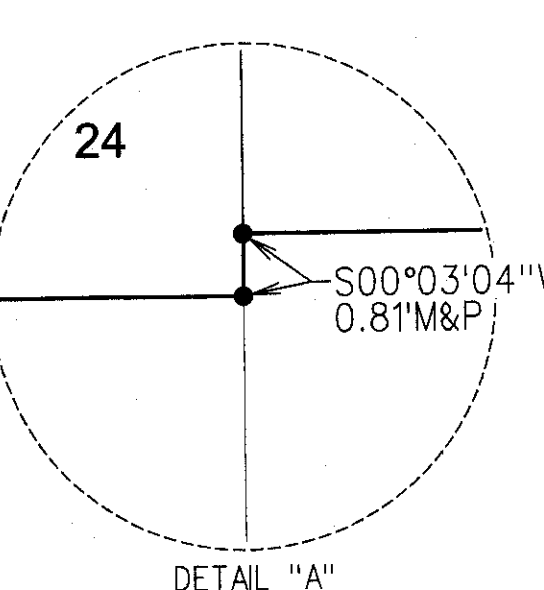
Snyder 119.0870

119.0870 119.0870 119.0870



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 (M&P)	02°45'27" RT	565.00'	27.19'	13.60'	S72°50'07"W 27.19'
A-1	42°00'28" LT	600.00'	439.90'	230.36'	N50°27'10"E 430.12'
A-5 (M&P)	44°45'55" LT	440.00'	343.77'	181.20'	N51°49'53"E 335.10'
B-1	60°22'01" RT	400.00'	421.44'	232.65'	N53°37'57"E 402.22'
B-4 (M&P)	44°59'32" RT	560.00'	439.75'	231.92'	N51°56'42"E 428.54'
D-1	39°28'35" RT	300.00'	206.52'	107.54'	S19°40'13"E 202.47'
L-1-1	08°01'17" RT	440.00'	61.60'	30.85'	N70°12'12"W 61.55'
L-1-2	08°01'17" RT	565.00'	79.10'	39.61'	S70°12'12"W 79.04'
L-2-1	08°01'12" LT	440.00'	61.59'	30.85'	N62°10'58"E 61.54'
L-2-2	08°01'12" LT	565.00'	79.09'	39.61'	S62°10'58"W 79.02'
L-3-1	08°01'12" LT	440.00'	61.59'	30.85'	N54°09'45"E 61.54'
L-3-2	08°01'12" LT	565.00'	79.09'	39.61'	S54°09'45"W 79.02'
L-4-1	08°01'12" LT	440.00'	61.59'	30.85'	N48°08'33"E 61.54'
L-4-2	08°01'12" LT	565.00'	79.09'	39.61'	S48°08'33"W 79.02'
L-5-1	08°01'12" LT	440.00'	61.59'	30.85'	N38°07'21"E 61.54'
L-5-2	08°01'12" LT	565.00'	79.09'	39.61'	S38°07'21"W 79.02'
L-6-1	04°39'48" RT	440.00'	35.81'	17.92'	N31°01'55"E 35.80'
L-6-2	03°09'58" RT	560.00'	30.94'	15.48'	S31°01'55"W 30.94'
L-6-3	03°09'58" RT	435.00'	24.04'	12.02'	S31°01'55"W 24.03'
L-6-4	04°39'48" RT	565.00'	45.99'	23.01'	S31°48'50"W 45.97'
L-7-1	08°21'50" RT	560.00'	81.75'	40.95'	N38°47'49"E 81.67'
L-7-2	08°21'50" RT	435.00'	63.50'	31.81'	S38°47'49"W 63.44'
L-8-1	08°22'15" RT	560.00'	81.82'	40.98'	N45°09'51"E 81.74'
L-8-2	08°22'15" LT	435.00'	63.55'	31.83'	S45°09'51"W 63.50'
L-9-1	08°21'50" RT	560.00'	81.75'	40.95'	N53°31'53"E 81.67'
L-9-2	08°21'50" LT	435.00'	63.50'	31.81'	S53°31'53"W 63.44'
L-10-1	08°21'50" RT	560.00'	81.75'	40.95'	N61°53'43"E 81.67'
L-10-2	08°21'50" LT	435.00'	63.50'	31.81'	S61°53'43"W 63.44'
L-11-1	08°21'50" RT	560.00'	81.75'	40.95'	N70°15'33"E 81.67'
L-11-2	08°21'50" LT	435.00'	63.50'	31.81'	S70°15'33"W 63.44'
L-12	08°21'50" RT	435.00'	63.50'	31.81'	S78°37'23"W 63.44'
L-13	07°00'39" RT	435.00'	53.23'	26.65'	S86°18'38"W 53.19'
L-14-1	12°52'21" RT	330.00'	37.23'	18.61'	N3°25'72"W 73.98'
L-14-2	9°36'28" RT	250.00'	39.97'	25.71'	N14°40'11"E 35.85'
L-14-3	2°54'06" RT	365.00'	190.49'	97.47'	N74°51'54"E 188.33'
L-15	11°57'19" RT	330.00'	68.86'	34.55'	N20°32'30"W 68.73'
L-16	11°42'47" LT	330.00'	67.46'	33.85'	N08°42'27"W 67.35'
L-17	02°54'08" RT	330.00'	16.72'	8.36'	N01°24'00"W 16.71'
L-18	48°03'17" LT	61.50'	51.58'	27.42'	N68°01'25"E 50.08'
L-19	22°33'18" RT	53.50'	13.19'	6.68'	N53°16'25"E 13.10'
L-20	15°30'01" RT	25.00'	50.40'	39.62'	S57°41'57"E 42.29'
L-21	45°00'00" RT	61.50'	48.30'	25.47'	S67°28'56"E 47.07'
L-22	45°00'00" RT	61.50'	48.30'	25.47'	S22°26'56"E 47.07'
L-23	45°00'00" RT	61.50'	48.30'	25.47'	S22°33'04"W 47.07'
L-24	45°00'00" RT	61.50'	48.30'	25.47'	S67°33'04"W 47.07'
L-25	02°58'57" RT	270.00'	14.05'	7.03'	S01°26'24"E 14.05'
L-26	115°30'01" RT	25.00'	50.40'	39.62'	S57°48'05"W 42.29'
L-27	22°33'16" RT	33.50'	13.19'	6.68'	N53°10'17"W 13.10'
L-28	48°03'17" RT	61.50'	51.58'	27.42'	N65°55'18"W 50.08'
L-29	02°50'53" RT	635.00'	31.56'	15.78'	N30°52'22"E 31.56'
L-30	1°50'43" RT	365.00'	75.46'	37.87'	N35°22'18"E 75.33'
L-31	91°43'23" RT	25.00'	40.02'	25.76'	N86°29'25"E 35.88'
L-32	36°27'38" RT	270.00'	171.82'	88.93'	S21°09'42"E 168.93'
L-33	05°35'45" LT	635.00'	62.02'	31.03'	N35°05'41"E 61.99'
L-34	05°35'45" LT	635.00'	62.02'	31.03'	N40°41'26"E 61.99'
L-35	05°35'45" LT	635.00'	62.02'	31.03'	N46°17'11"E 61.99'
L-36	05°35'21" LT	635.00'	61.94'	31.00'	N57°28'42"E 61.99'
L-37	05°35'28" LT	635.00'	61.97'	31.01'	N63°04'15"E 61.92'



LEGEND

Survey	Found	Set
Section Corner	●	○
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	■	□
ROW Marker	○	○
Control Point	○	○
Bench Mark	○	○
Platted Distance	—	—
Measured Bearing & Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Minimum Protection Elevation	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	10-10-19	JWM

Engineer: KMM
Checked By: EDC
Scale: 1"=50'
Technician: SCK
Date: 09/19/19
Field Bk. Pg.

Project No: 119.0870
Sheet 2 of 2

HARVEST RIDGE PLAT 2
FINAL PLAT
SNYDER & ASSOCIATES, INC.

Project No: 119.0870
Sheet 2 of 2