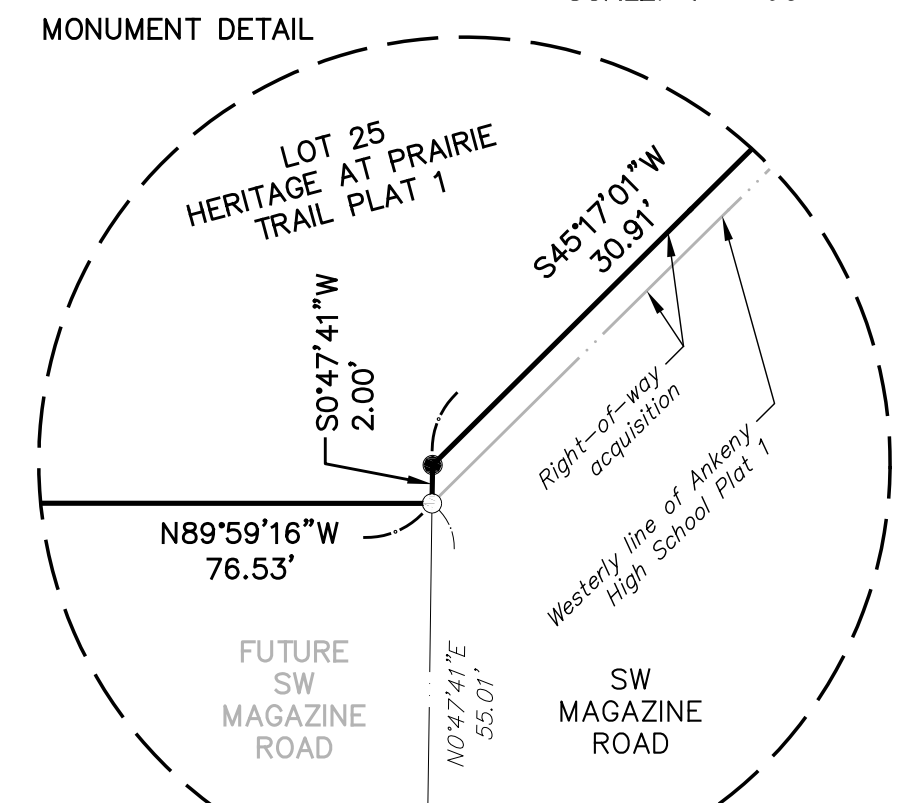
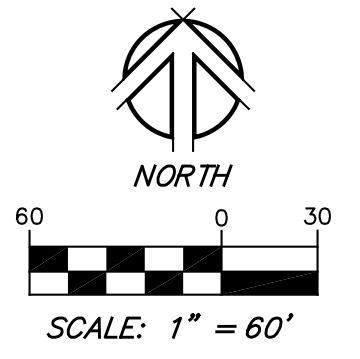
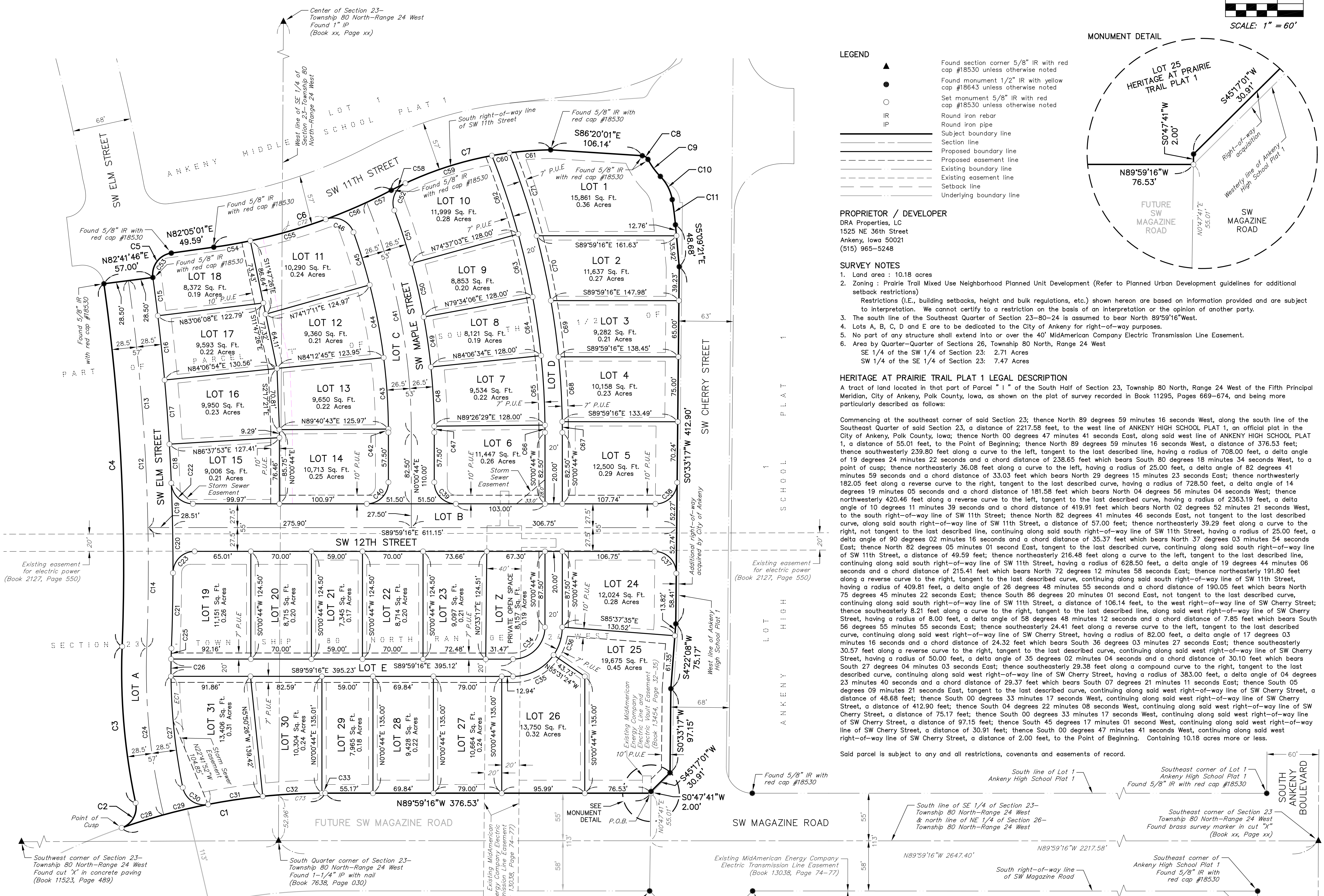


HERITAGE AT PRAIRIE TRAIL PLAT 1

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	239.80'	708.00'	19°24'22"	238.65'	S80°18'34"W
C2	36.08'	25.00'	82°41'59"	33.03'	N29°15'23"E
C3	182.05'	728.50'	14°19'05"	181.58'	N4°56'04"W
C4	420.46'	2363.19'	10°11'39"	419.91'	N2°52'21"W
C5	39.29'	25.00'	90°02'16"	35.37'	N37°03'54"E
C6	216.48'	628.50'	19°44'06"	215.41'	N72°12'58"E
C7	191.80'	409.81'	26°48'55"	190.05'	N75°45'22"E
C8	8.21'	8.00'	58°48'12"	7.85'	S56°55'55"E
C9	24.41'	82.00'	17°03'16"	24.32'	S36°03'27"E
C10	30.57'	50.00'	35°02'04"	30.10'	S27°04'03"E
C11	29.38'	383.00'	4°23'40"	29.37'	S7°21'11"E
C12	425.20'	2391.69'	10°11'11"	424.64'	N2°52'07"W
C13	286.58'	2391.69'	6°51'55"	286.41'	N4°31'45"W
C14	138.63'	2391.69'	3°19'15"	138.61'	N0°33'51"E
C15	44.61'	2420.19'	1°03'22"	44.61'	N7°25'33"W
C16	74.74'	2420.19'	1°46'10"	74.73'	N6°00'48"W
C17	74.34'	2420.19'	1°45'36"	74.34'	N4°14'55"W
C18	45.01'	2420.19'	1°03'56"	45.01'	N2°50'08"W
C19	51.51'	2420.19'	1°13'10"	51.51'	N1°41'35"W
C20	52.44'	2420.19'	1°14'29"	52.44'	N0°27'45"W
C21	87.29'	2420.19'	2°03'59"	87.28'	N1°11'29"E
C22	38.26'	25.00'	87°41'05"	34.63'	S46°08'43"E
C23	39.21'	25.00'	89°51'15"	35.31'	S45°05'07"W
C24	195.08'	700.00'	15°58'04"	194.45'	S5°45'33"E
C25	12.30'	671.50'	1°03'00"	12.30'	S1°41'59"W
C26	20.00'	671.50'	1°42'24"	20.00'	S0°19'17"W
C27	129.46'	671.50'	11°02'48"	129.26'	S6°03'19"E
C28	50.84'	708.00'	4°06'51"	50.83'	S7°23'48"W
C29	52.78'	708.00'	4°16'18"	52.77'	S7°51'22"W
C30	39.02'	25.00'	89°25'47"	35.18'	S56°17'36"E
C31	63.86'	708.00'	5°10'03"	63.83'	S81°34'33"W
C32	68.50'	708.00'	5°32'35"	68.47'	S86°55'52"W
C33	3.83'	708.00'	0°18'35"	3.83'	S89°51'27"W
C34	58.12'	37.00'	90°00'00"	52.33'	N45°00'44"E
C35	55.25'	57.00'	55°32'08"	53.11'	N62°14'40"E
C36	34.29'	57.00'	34°27'52"	33.77'	N17°14'40"E
C37	39.51'	25.00'	90°32'32"	35.52'	N44°42'59"W
C38	39.03'	25.00'	89°27'28"	35.19'	N45°17'01"E
C39	39.27'	25.00'	90°00'00"	35.36'	S44°59'16"E
C40	39.27'	25.00'	90°00'00"	35.36'	N45°00'44"E
C41	272.68'	710.00'	22°00'19"	271.01'	N10°59'25"W
C42	3.98'	683.50'	0°20'01"	3.98'	N0°09'16"W
C43	82.78'	683.50'	6°56'20"	82.72'	N3°47'26"W
C44	85.70'	683.50'	7°11'01"	85.64'	N10°51'07"W
C45	63.71'	683.50'	5°20'27"	63.69'	N17°06'51"W
C46	39.41'	25.00'	90°18'37"	35.45'	N64°56'22"W
C47	7.34'	736.50'	0°34'16"	7.34'	N0°16'23"W
C48	68.54'	736.50'	5°19'54"	68.51'	N3°13'29"W
C49	58.38'	736.50'	4°32'29"	58.36'	N8°09'40"W
C50	63.64'	736.50'	4°57'02"	63.62'	N12°54'26"W
C51	64.43'	736.50'	5°00'44"	64.41'	N17°53'19"W
C52	37.22'	25.00'	85°17'55"	33.88'	S22°15'17"W
C53	39.29'	25.00'	90°02'16"	35.37'	S37°03'54"W
C54	42.87'	628.50'	3°54'29"	42.86'	N80°07'47"E
C55	90.72'	628.50'	8°16'13"	90.64'	N74°02'26"E
C56	51.18'	628.50'	4°39'55"	51.16'	N67°34'22"E
C57	31.72'	628.50'	2°53'29"	31.71'	N63°47'39"E
C58	18.28'	409.81'	2°33'19"	18.28'	S63°37'35"W
C59	105.22'	409.81'	14°42'37"	104.93'	S72°15'33"W
C60	20.50'	409.81'	2°51'57"	20.50'	S81°02'50"W
C61	47.81'	409.81'	6°41'01"	47.78'	S85°49'19"W
C62	95.69'	864.50'	6°20'30"	95.64'	N18°33'12"W
C63	74.70'	864.50'	4°57'02"	74.67'	N12°54'26"W
C64	68.52'	864.50'	4°32'29"	68.50'	N8°09'40"W
C65	80.45'	864.50'	5°19'54"	80.42'	N3°13'29"W
C66	8.62'	864.50'	0°34'16"	8.62'	N0°16'23"W
C67	12.50'	864.50'	0°48'35"	12.50'	N0°23'33"W
C68	75.14'	864.50'	4°52'03"	75.12'	N3°13'52"W
C69	65.62'	864.50'	4°15'03"	65.61'	N7°47'25"W
C70	76.82'	864.50'	4°58'34"	76.80'	N12°24'14"W
C71	100.94'	864.50'	6°32'19"	100.88'	N18°09'41"W
C72	52.87'	628.50'	4°49'13"	52.86'	N72°18'56"E
C73	49.95'	708.00'	4°02'33"	49.94'	S87°40'53"W
EC1	51.41'	671.50'	4°23'12"	51.40'	S2°43'31"E



- LEGEND**
- ▲ Found section corner 5/8" IR with red cap #18530 unless otherwise noted
 - Found monument 1/2" IR with yellow cap #18643 unless otherwise noted
 - Set monument 5/8" IR with red cap #18530 unless otherwise noted
 - Round iron rebar
 - Round iron pipe
 - Subject boundary line
 - Section line
 - Proposed boundary line
 - Proposed easement line
 - Existing boundary line
 - Existing easement line
 - Setback line
 - Underlying boundary line

PROPRIETOR / DEVELOPER
 DRA Properties, LC
 1525 NE 36th Street
 Ankeny, Iowa 50021
 (515) 965-5248

- SURVEY NOTES**
- Land area : 10.18 acres
 - Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions)
 Restrictions (i.e., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
 - The south line of the Southeast Quarter of Section 23-80-24 is assumed to bear North 89°59'16" West.
 - Lots A, B, C, D and E are to be dedicated to the City of Ankeny for right-of-way purposes.
 - No part of any structure shall extend into or over the 40' MidAmerican Company Electric Transmission Line Easement.
 - Area by Quarter-Quarter of Sections 26, Township 80 North, Range 24 West
 SE 1/4 of the SW 1/4 of Section 23: 2.71 Acres
 SW 1/4 of the SE 1/4 of Section 23: 7.47 Acres

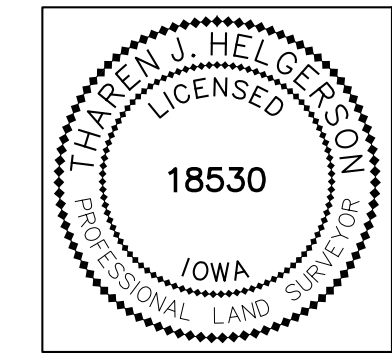
HERITAGE AT PRAIRIE TRAIL PLAT 1 LEGAL DESCRIPTION
 A tract of land located in that part of Parcel "1" of the South Half of Section 23, Township 80 North, Range 24 West of the Fifth Principal Meridian, City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674, and being more particularly described as follows:

Commencing at the southeast corner of said Section 23; thence North 89 degrees 59 minutes 16 seconds West, along the south line of the Southeast Quarter of said Section 23, a distance of 2217.58 feet, to the west line of ANKENY HIGH SCHOOL PLAT 1, an official plat in the City of Ankeny, Polk County, Iowa; thence North 00 degrees 47 minutes 41 seconds East, along said west line of ANKENY HIGH SCHOOL PLAT 1, a distance of 55.01 feet, to the Point of Beginning; thence North 89 degrees 59 minutes 16 seconds West, a distance of 376.53 feet; thence southwesterly 239.80 feet along a curve to the left, tangent to the last described curve, having a radius of 708.00 feet, a delta angle of 19 degrees 24 minutes 22 seconds and a chord distance of 238.65 feet which bears South 80 degrees 18 minutes 34 seconds West, to a point of cusp; thence northeasterly 36.08 feet along a curve to the left, having a radius of 25.00 feet, a delta angle of 82 degrees 41 minutes 59 seconds and a chord distance of 33.03 feet which bears North 29 degrees 15 minutes 23 seconds East; thence northwesterly 182.05 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 728.50 feet, a delta angle of 14 degrees 19 minutes 05 seconds and a chord distance of 181.58 feet which bears North 04 degrees 56 minutes 04 seconds West; thence northwesterly 420.46 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 2363.19 feet, a delta angle of 10 degrees 11 minutes 39 seconds and a chord distance of 419.91 feet which bears North 02 degrees 52 minutes 21 seconds West, to the south right-of-way line of SW 11th Street; thence North 82 degrees 41 minutes 46 seconds East, not tangent to the last described curve, along said south right-of-way line of SW 11th Street, a distance of 57.00 feet; thence northeasterly 39.29 feet along a curve to the right, not tangent to the last described line, continuing along said south right-of-way line of SW 11th Street, having a radius of 25.00 feet, a delta angle of 90 degrees 02 minutes 16 seconds and a chord distance of 35.37 feet which bears North 37 degrees 03 minutes 54 seconds East; thence North 82 degrees 05 minutes 01 second East, tangent to the last described curve, continuing along said south right-of-way line of SW 11th Street, a distance of 49.59 feet; thence northeasterly 216.48 feet along a curve to the left, tangent to the last described line, continuing along said south right-of-way line of SW 11th Street, having a radius of 628.50 feet, a delta angle of 19 degrees 44 minutes 06 seconds and a chord distance of 215.41 feet which bears North 72 degrees 12 minutes 58 seconds East; thence northeasterly 191.80 feet along a reverse curve to the right, tangent to the last described curve, continuing along said south right-of-way line of SW 11th Street, having a radius of 409.81 feet, a delta angle of 26 degrees 48 minutes 55 seconds and a chord distance of 190.05 feet which bears North 75 degrees 45 minutes 22 seconds East; thence South 86 degrees 20 minutes 01 second East, not tangent to the last described curve, continuing along said south right-of-way line of SW 11th Street, a distance of 106.14 feet, to the west right-of-way line of SW Cherry Street; thence southeasterly 8.21 feet along a curve to the right, tangent to the last described line, along said west right-of-way line of SW Cherry Street, having a radius of 8.00 feet, a delta angle of 58 degrees 48 minutes 12 seconds and a chord distance of 7.85 feet which bears South 56 degrees 55 minutes 55 seconds East; thence southeasterly 24.41 feet along a reverse curve to the left, tangent to the last described curve, continuing along said west right-of-way line of SW Cherry Street, having a radius of 82.00 feet, a delta angle of 17 degrees 03 minutes 16 seconds and a chord distance of 24.32 feet which bears South 36 degrees 03 minutes 27 seconds East; thence southeasterly 30.57 feet along a reverse curve to the right, tangent to the last described curve, continuing along said west right-of-way line of SW Cherry Street, having a radius of 50.00 feet, a delta angle of 35 degrees 02 minutes 04 seconds and a chord distance of 30.10 feet which bears South 27 degrees 04 minutes 03 seconds East; thence southeasterly 29.38 feet along a compound curve to the right, tangent to the last described curve, continuing along said west right-of-way line of SW Cherry Street, having a radius of 383.00 feet, a delta angle of 04 degrees 23 minutes 40 seconds and a chord distance of 29.37 feet which bears South 07 degrees 21 minutes 11 seconds East; thence South 05 degrees 09 minutes 21 seconds East, tangent to the last described curve, continuing along said west right-of-way line of SW Cherry Street, a distance of 48.68 feet; thence South 00 degrees 33 minutes 17 seconds West, continuing along said west right-of-way line of SW Cherry Street, a distance of 412.90 feet; thence South 04 degrees 22 minutes 08 seconds West, continuing along said west right-of-way line of SW Cherry Street, a distance of 75.17 feet; thence South 00 degrees 33 minutes 17 seconds West, continuing along said west right-of-way line of SW Cherry Street, a distance of 97.15 feet; thence South 45 degrees 17 minutes 01 second West, continuing along said west right-of-way line of SW Cherry Street, a distance of 30.91 feet; thence South 00 degrees 47 minutes 41 seconds West, continuing along said west right-of-way line of SW Cherry Street, a distance of 2.00 feet, to the Point of Beginning. Containing 10.18 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

Street Lot Areas

Name	Square Feet	Acres
Lot A	35,601	0.82
Lot B	32,573	0.75
Lot C	19,346	0.44
Lot D	8,241	0.19
Lot E	11,131	0.26



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 Land Surveyor under the laws of the State of Iowa.

Signature: **Tharen J. Helgerston**, P.L.S. No. 18530 Date: **2011-02-11**
 My license expires on **December 31, 2012** Date of survey: **2011-02-11**
 Pages or sheets covered by this seal: **Sheet FP-1**

2525 N ANKENY BLVD., SUITE 121
 ANKENY, IOWA - 50025-4703
 (515) 965-0123 voice - (515) 965-3322 fax
NILLES ASSOCIATES
 Civil Engineering - Land Surveying
 Landscape Architecture

REVISIONS:

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE FOUND IN THESE PLANS, SPECIFICATIONS, AND SCHEDULES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION TO MAKE ANY MODIFICATIONS TO THE PLANS. OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS IN THESE PLANS SHALL BE THE USER'S RESPONSIBILITY.

HERITAGE AT PRAIRIE TRAIL PLAT 1
 ANKENY, IOWA
FINAL PLAT

PROJECT: **11011**
 DATE: **2011-03-04**
 DRAWN BY: **ADS**
 CHECKED BY: **TJH**
 SCALE: **AS NOTED**
 DWG NO.: **1/1**
 SHEET NO.: **FP-1**