

POINTES WEST AT PRAIRIE TRAIL PLAT 2

LEGEND

- ▲ Found section corner monument as noted
- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- MPE Minimum Protection Elevation
- (R) Record dimension
- P.U.E. Public utility easement
- S.W.F.E. Surface water flowage easement
- 1234 Street address
- Subject boundary line
- - - Proposed boundary line
- - - Proposed easement line
- Existing section line
- Existing boundary line
- Existing easement line

****SEE SHEET A.03 FOR DETAIL OF LOTS****

OWNER: CITY OF ANKENY

POINTES WEST AT PRAIRIE TRAIL PLAT 2 LEGAL DESCRIPTION

Outlot Z, POINTES WEST AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa.
Containing 44.78 acres more or less.
Said parcel is subject to any and all restrictions, covenants and easements of record.

OWNERS/DEVELOPERS

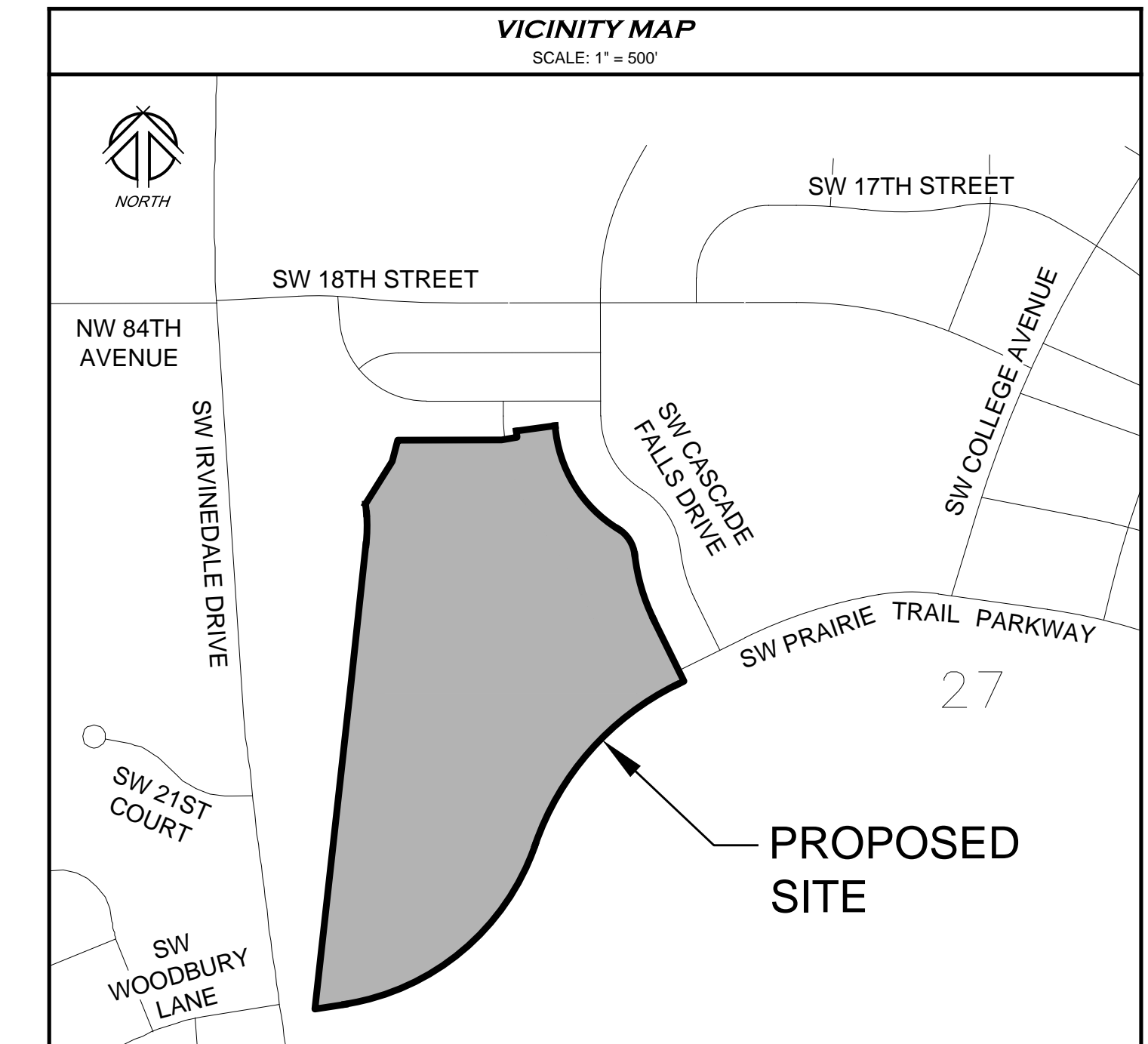
DRA Properties, LC
1525 NE 36th Street
Ankeny, Iowa 50021
(515) 964-9444

GENERAL NOTES

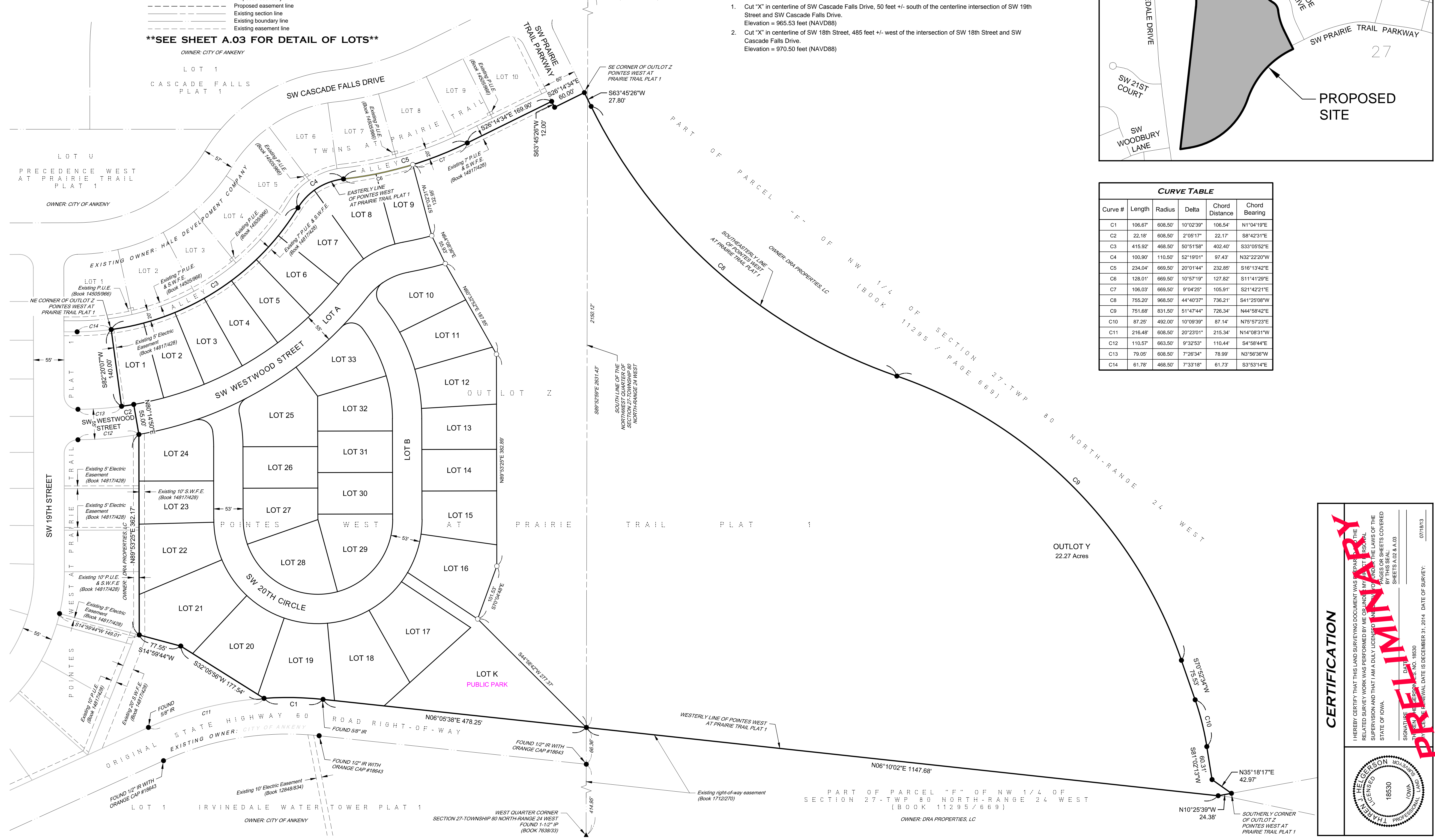
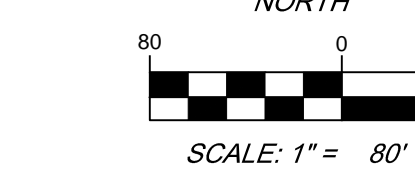
- Land area : 34.49 acres
- Lots A and B shall be dedicated to the City of Ankeny for right-of-way purposes.
- Lot K shall be dedicated to the City of Ankeny for open space and public park purposes.
- Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development 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.
- Outlot Y cannot be further developed without being replatted.
- The south line of the Northwest Quarter of Section 27-80-24 is assumed to bear South 89°52'59" East.

BENCHMARKS

- Cut "X" in centerline of SW Cascade Falls Drive, 50 feet +/- south of the centerline intersection of SW 19th Street and SW Cascade Falls Drive.
Elevation = 965.53 feet (NAVD88)
- Cut "X" in centerline of SW 18th Street, 485 feet +/- west of the intersection of SW 18th Street and SW Cascade Falls Drive.
Elevation = 970.50 feet (NAVD88)



Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	106.67	608.50	10°02'39"	106.54	N1°04'19"E
C2	22.18	608.50	2°05'17"	22.17	S8°42'31"E
C3	415.92	468.50	50°51'58"	402.40	S3°05'52"E
C4	100.90	110.50	52°19'01"	97.43	N32°22'20"W
C5	234.04	669.50	20°01'44"	232.85	S16°13'42"E
C6	128.01	669.50	10°57'19"	127.82	S11°41'29"E
C7	106.03	669.50	9°04'25"	105.91	S21°42'21"E
C8	755.20	968.50	44°40'37"	736.21	S41°25'08"W
C9	751.68	831.50	51°47'44"	726.34	N44°58'42"E
C10	87.25	492.00	10°09'39"	87.14	N75°57'23"E
C11	216.48	608.50	20°23'01"	215.34	N14°08'31"W
C12	110.57	663.50	9°32'53"	110.44	S4°58'44"E
C13	78.05	608.50	7°26'34"	78.99	N3°56'36"W
C14	61.78	468.50	7°33'18"	61.73	S3°53'14"E



CERTIFICATION

HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY THE SURVEYOR AND THAT THE SURVEYOR HAS PERSONALLY CONDUCTED THE SURVEY AND THAT HE OR SHE IS A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____ DATE: _____

EXPIRES: _____

NO. 18530

STATE OF IOWA

PROFESSIONAL LAND SURVEYOR

REVISIONS:

1	08/20/13	TECH-REVIEW COMMENTS
2		
3		
4		
5		
6		
7		

NOTE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE FOUND IN THIS SURVEYING DOCUMENT. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING THE RELEVANT ORDINANCES, REGULATIONS, AND STANDARDS OR CONTACTS WHICH ARE APPLICABLE TO THIS PROJECT.

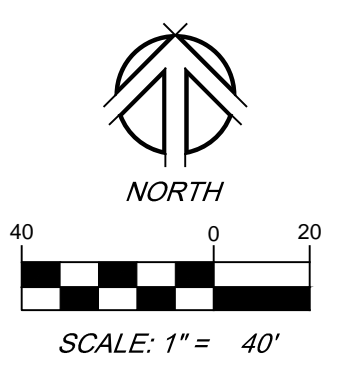
2525 N ANKENY BLVD., SUITE 121
ANKENY, IOWA - 50023-4703
(515) 965-0123 voice • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

NILES ASSOCIATES

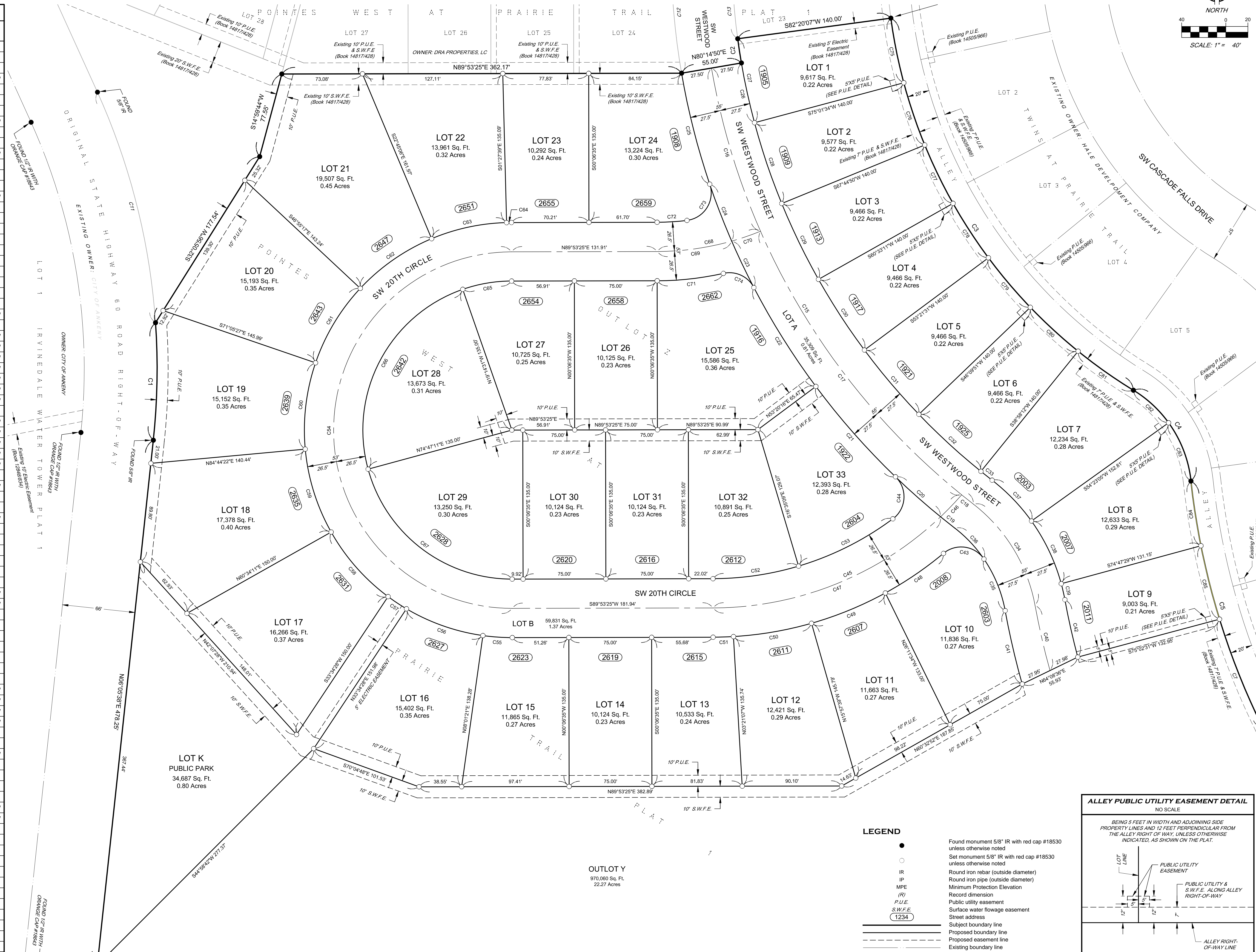
PROJECT NAME: POINTES WEST AT PRAIRIE TRAIL PLAT 2
ANKENY, IOWA
DESCRIPTION: FINAL PLAT

PLAN NO.: 13084
DATE: 07/22/13
DRAWN BY: TJH
CHECKED BY: GMP
SCALE: AS NOTED
SHEET TITLE: A.02
SHEET NO.: 2/12

POINTES WEST AT PRAIRIE TRAIL PLAT 2

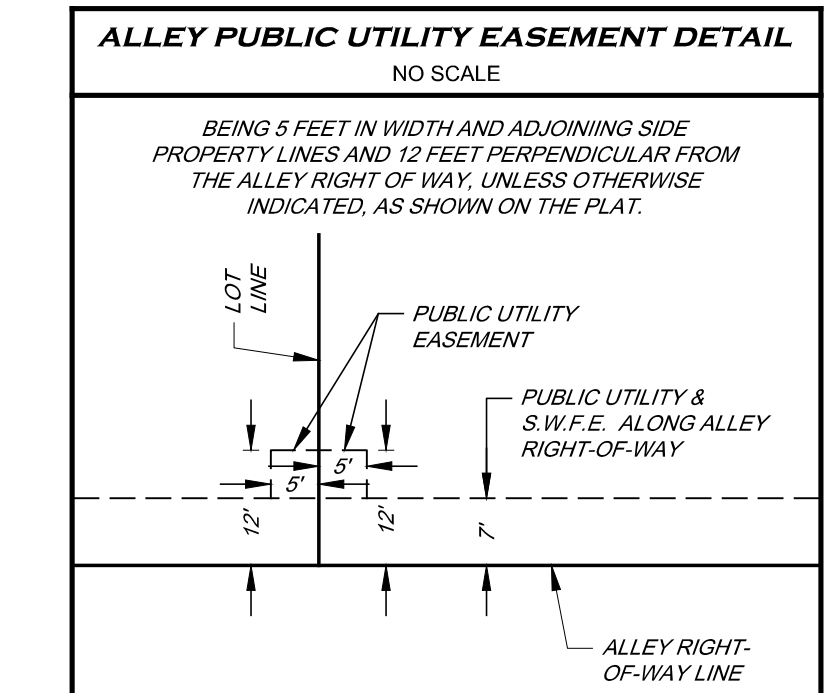


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C1	106.67	608.50	10°02'39"	106.54	N1°04'19"E
C2	22.18	608.50	2°05'17"	22.17	S8°42'31"E
C3	415.92	468.50	50°51'58"	402.40	S33°05'52"E
C4	100.90	110.50	52°19'01"	97.43	N32°22'20"W
C5	234.04	669.50	20°01'44"	232.85	S16°13'42"E
C6	128.01	669.50	10°57'19"	127.82	S11°41'29"E
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C8	755.20	968.50	44°40'37"	736.21	S41°25'08"W
C9	751.68	831.50	51°47'44"	726.34	N44°58'42"E
C10	87.25	492.00	10°09'38"	87.14	N75°57'23"E
C11	216.48	608.50	20°23'01"	215.34	N14°08'31"W
C12	110.57	663.50	9°32'53"	110.44	S4°58'44"E
C13	79.05	608.50	7°26'34"	78.99	N3°58'36"W
C14	61.78	468.50	7°33'18"	61.73	S3°53'14"E
C15	471.70	636.00	42°29'41"	460.97	N31°00'00"W
C16	154.71	636.00	13°56'15"	154.33	S16°43'17"E
C17	303.26	636.00	27°19'12"	300.39	S37°21'01"E
C18	13.73	636.00	1°14'14"	13.73	S51°37'44"E
C19	16.64	663.50	1°28'14"	16.64	S51°31'43"E
C20	54.80	663.50	4°42'52"	54.58	S48°27'10"E
C21	109.24	663.50	9°26'00"	109.12	S41°22'44"E
C22	105.86	663.50	9°08'28"	105.74	S32°05'30"E
C23	46.84	663.50	4°01'39"	46.83	S25°30'26"E
C24	55.32	663.50	4°46'38"	55.31	S21°06'18"E
C25	103.80	663.50	8°57'49"	103.69	S14°14'04"E
C26	55.45	608.50	5°13'16"	55.43	N12°21'48"W
C27	77.62	608.50	7°18'33"	77.57	S11°19'09"E
C28	77.30	608.50	7°16'44"	77.25	N18°36'48"W
C29	76.41	608.50	7°11'40"	76.36	N25°50'59"W
C30	76.41	608.50	7°11'40"	76.36	N33°02'39"W
C31	76.41	608.50	7°11'40"	76.36	N40°14'19"W
C32	76.41	608.50	7°11'40"	76.36	N47°25'59"W
C33	12.93	608.50	1°13'02"	12.93	N51°38'20"W
C34	109.51	150.00	41°49'52"	107.10	N31°19'55"W
C35	50.94	122.50	23°49'32"	50.57	S22°19'45"E
C36	38.50	122.50	18°00'20"	38.34	N43°14'41"W
C37	51.53	177.50	16°37'56"	51.34	N43°55'53"W
C38	63.22	177.50	20°24'24"	62.89	N25°24'43"W
C39	14.85	177.50	4°47'32"	14.84	N12°48'45"W
C40	60.78	700.00	4°58'29"	60.76	N12°54'13"W
C41	68.24	727.50	5°22'28"	68.22	S13°06'13"E
C42	53.31	672.50	4°32'30"	53.29	N12°41'14"W
C43	41.73	25.00	95°38'00"	37.05	S82°03'30"E
C44	43.37	25.00	99°23'16"	38.13	S3°35'54"W
C45	255.09	300.00	48°43'08"	247.48	S65°31'51"W
C46	27.60	300.00	5°16'19"	27.59	N43°48'27"E
C47	227.49	300.00	43°26'49"	222.08	N68°10'00"E
C48	63.80	326.50	11°11'47"	63.70	N55°43'23"E
C49	72.47	326.50	12°43'05"	72.32	N67°40'49"E
C50	71.85	326.50	12°36'31"	71.71	N80°20'37"E
C51	18.48	326.50	3°14'33"	18.47	N88°16'09"E
C52	78.65	273.50	16°28'34"	78.38	S81°39'08"W
C53	96.05	273.50	20°07'19"	95.56	S63°21'11"W
C54	507.37	161.50	180°00'00"	323.00	N0°06'35"W
C55	26.68	188.00	8°07'56"	26.66	S86°02'37"E
C56	73.84	188.00	22°30'10"	73.36	S70°43'33"E
C57	20.01	188.00	6°05'53"	20.00	S56°25'32"E
C58	78.57	188.00	23°56'46"	78.00	S41°24'12"E
C59	79.31	188.00	24°10'11"	78.72	S17°20'43"E
C60	79.31	188.00	24°10'11"	78.72	S6°49'27"W
C61	79.31	188.00	24°10'11"	78.72	S30°59'38"W
C62	79.31	188.00	24°10'11"	78.72	S55°09'49"W
C63	69.86	188.00	21°17'26"	69.46	S77°53'37"W
C64	4.43	188.00	1°21'05"	4.43	S89°12'53"W
C65	45.08	135.00	19°07'56"	44.87	N80°19'27"E
C66	202.57	135.00	85°58'18"	184.09	N27°46'20"E
C67	176.47	135.00	74°53'46"	164.17	N52°39'42"W
C68	96.03	250.00	22°00'30"	95.44	N78°53'10"E
C69	68.43	250.00	15°40'55"	68.21	N82°02'58"E
C70	27.60	250.00	6°19'35"	27.59	N71°02'43"E
C71	60.44	276.50	12°31'26"	60.32	N83°37'42"E
C72	27.16	223.50	6°57'48"	27.15	S86°24'31"W
C73	44.35	25.00	101°38'36"	38.76	S32°06'19"W
C74	32.77	25.00	75°08'46"	30.48	S65°04'39"E
C75	59.77	468.50	7°18'33"	59.72	S11°19'09"E
C76	59.52	468.50	7°16'44"	59.48	S18°36'48"E
C77	58.83	468.50	7°11'40"	58.79	S25°50'59"E
C78	58.83	468.50	7°11'40"	58.79	S33°02'39"E
C79	58.83	468.50	7°11'40"	58.79	S40°14'19"E
C80	58.83	468.50	7°11'40"	58.79	S47°25'59"E
C81	61.33	468.50	7°30'02"	61.29	S54°46'50"E
C82	43.72	110.50	22°40'12"	43.44	S47°11'45"E
C83	57.18	110.50	29°38'49"	56.54	S21°02'14"E
C84	59.32	669.50	5°04'36"	59.30	S8°45'08"E
C85	68.69	669.50	5°52'43"	68.66	S14°13'47"E



LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- MPE Minimum Protection Elevation
- RI Record dimension
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2525 ANKENY BLVD., SUITE 121
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NILLES ASSOCIATES

REVISIONS:

1	08/20/13	TECH REVIEW COMMENTS
2		
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POINTES WEST AT PRAIRIE TRAIL PLAT 2
ANKENY, IOWA

FINAL PLAT

PROJECT NAME: _____
DESCRIPTION: _____
DATE: 07/22/13
DRAWN BY: TJH
CHECKED BY: GMP
SCALE: AS NOTED
SHEET TITLE: A.03
SHEET NO.: 3/12