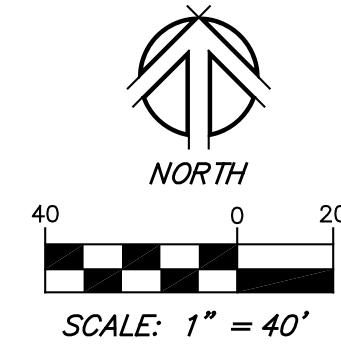
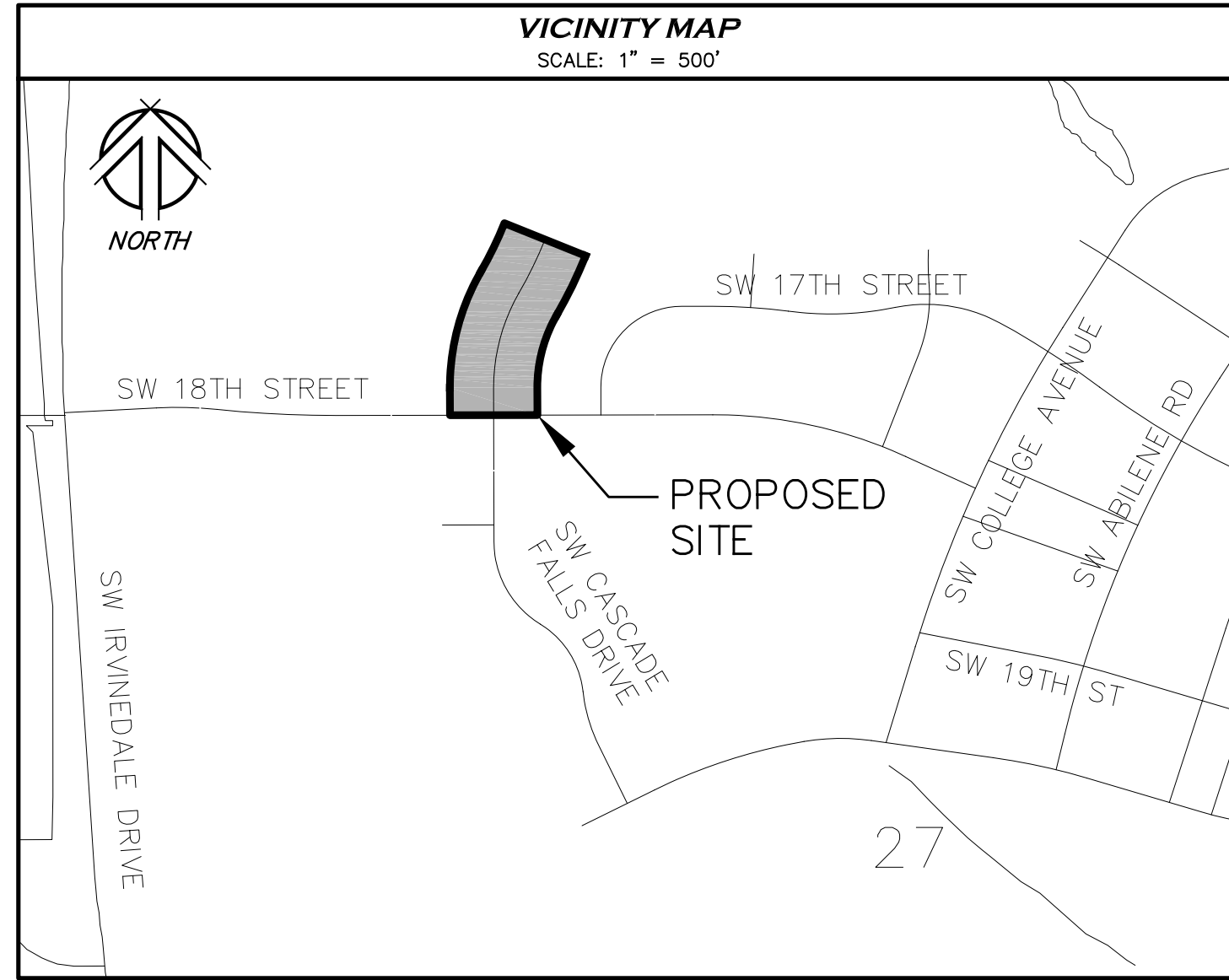


# PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 2



### 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
- (R) Record dimension
- P.U.E. Public utility easement
- S.W.F.E. Surface water flowage easement
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line

### OWNERS / DEVELOPERS

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

### PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1 LEGAL DESCRIPTION

Outlot S, PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 4.15 acres more or less.

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

### GENERAL NOTES

- Land area : 4.15 acres
- Lots A, B, and C shall be dedicated to the City of Ankeny for right-of-way 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.
- The west line of Lots 5, 6, and 7, PRECEDENCE
- WEST AT PRAIRIE TRAIL PLAT 2, is assumed to bear North 25°59'30" East.

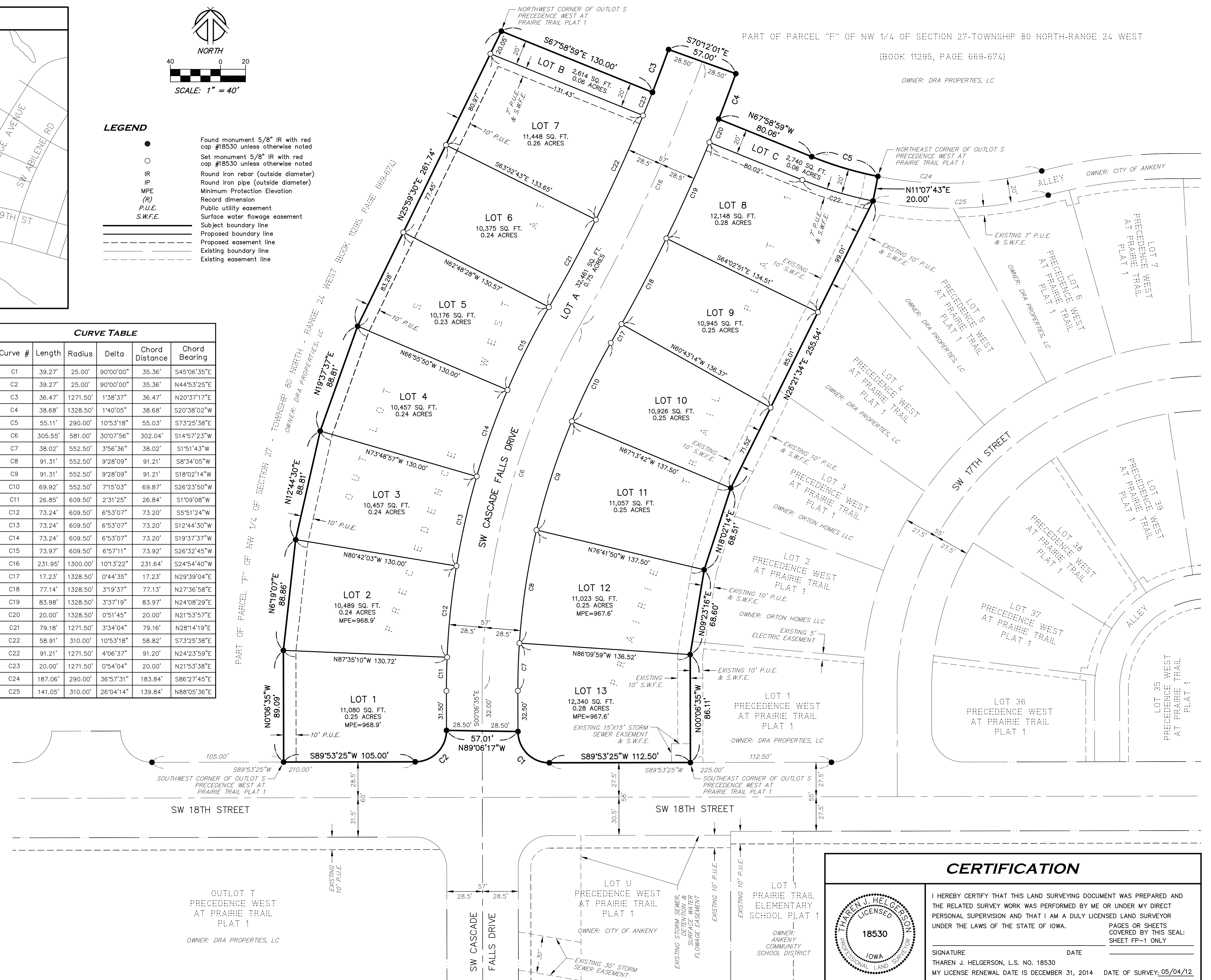
### ADDRESSES

- Lot 1: 2504 SW 18th Street / 1714 SW Cascade Falls Drive
- Lot 2: 1710 SW Cascade Falls Drive
- Lot 3: 1706 SW Cascade Falls Drive
- Lot 4: 1702 SW Cascade Falls Drive
- Lot 5: 1624 SW Cascade Falls Drive
- Lot 6: 1620 SW Cascade Falls Drive
- Lot 7: 1616 SW Cascade Falls Drive
- Lot 8: 1615 SW Cascade Falls Drive
- Lot 9: 1619 SW Cascade Falls Drive
- Lot 10: 1623 SW Cascade Falls Drive
- Lot 11: 1705 SW Cascade Falls Drive
- Lot 12: 1709 SW Cascade Falls Drive
- Lot 13: 1713 SW Cascade Falls Drive / 2406 SW 18th Street

### MINIMUM PROTECTION ELEVATION

- Lot 1: 967.60 feet
- Lot 2: 967.60 feet
- Lot 12: 967.60 feet
- Lot 13: 967.60 feet

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	39.27'	25.00'	90°00'00"	35.36'	S45°06'35"E
C2	39.27'	25.00'	90°00'00"	35.36'	N44°53'25"E
C3	36.47'	1271.50'	1°38'37"	36.47'	N20°37'17"W
C4	38.68'	1328.50'	1°40'05"	38.68'	S20°38'02"W
C5	55.11'	290.00'	10°53'18"	55.03'	S73°25'38"E
C6	305.55'	581.00'	30°07'56"	302.04'	S14°57'23"W
C7	38.02'	552.50'	3°56'36"	38.02'	S1°51'43"W
C8	91.31'	552.50'	9°28'09"	91.21'	S8°34'05"W
C9	91.31'	552.50'	9°28'09"	91.21'	S18°02'14"W
C10	69.92'	552.50'	7°15'03"	69.87'	S26°23'50"W
C11	26.85'	609.50'	2°31'25"	26.84'	S1°09'08"W
C12	73.24'	609.50'	6°53'07"	73.20'	S5°51'24"W
C13	73.24'	609.50'	6°53'07"	73.20'	S12°44'30"W
C14	73.24'	609.50'	6°53'07"	73.20'	S19°37'37"W
C15	73.97'	609.50'	6°57'11"	73.92'	S26°32'45"W
C16	231.95'	1300.00'	10°13'22"	231.64'	S24°54'40"W
C17	17.23'	1328.50'	0°44'35"	17.23'	N29°39'04"E
C18	77.14'	1328.50'	3°19'37"	77.13'	N27°36'58"E
C19	83.98'	1328.50'	3°37'19"	83.97'	N24°08'29"E
C20	20.00'	1328.50'	0°51'45"	20.00'	N21°53'57"E
C21	79.18'	1271.50'	3°34'04"	79.16'	N28°14'19"E
C22	58.91'	310.00'	10°53'18"	58.82'	S73°25'38"E
C22	91.21'	1271.50'	4°06'37"	91.20'	N24°23'59"E
C23	20.00'	1271.50'	0°54'04"	20.00'	N21°53'38"E
C24	187.06'	290.00'	36°57'31"	183.84'	S86°27'45"E
C25	141.05'	310.00'	26°04'14"	139.84'	N88°05'36"E



### CERTIFICATION

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.

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET FP-1 ONLY

SIGNATURE: THAREN J. HELGERSON, L.S. NO. 18530  
DATE: 05/04/12

DATE OF SURVEY: 05/04/12

2825 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

REVISIONS:

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PROJECT NAME: PRECEDENCE WEST AT PRAIRIE TRAIL PLAT 2  
ANKENY, IOWA

DRAWN BY: ADS  
CHECKED BY: TJH  
SCALE: AS NOTED  
SHEET TITLE: A.02  
SHEET NO.: 2/9