

HERITAGE PARK AT PRAIRIE TRAIL PLAT 1

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 Kind: PLAT
 Recorded: 08/12/2016 at 11:02:09 AM
 Fee Amt: \$117.00 Page 1 of 13
 Polk County Iowa
 JULIE M. HAGERITY RECORDER
 111 W 2016-00013774
 BK 16132 PG 158-170

HERITAGE PARK AT PRAIRIE TRAIL PLAT 1 LEGAL DESCRIPTION

That part of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, AND that part of Outlot X, HERITAGE AT PRAIRIE TRAIL PLAT 2, an Official Plat now included in and forming a part of the City of Ankeny, Polk County, Iowa, AND a tract of land located in part of Parcel "I" of the North Half of Section 26, Township 80 North, Range 24 West of the Fifth Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674, now being more particularly described as Parcel N on the Plat of Survey filed September 24, 2015 in Book 15745, Page 156 in the Office of the Polk County Recorder, Polk County, Iowa.

Containing 10.20 acres more or less.

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

GENERAL NOTES

- Land area : 10.20 acres
- Heritage Park at Prairie Trail Plat 1 is part of the Heritage Park at Prairie Trail Neighborhood Plan approved by the City of Ankeny.
- The developer will be responsible for street light installation.
- 8' sidewalks will be installed on the west side of SW School Street and 5' sidewalks will be required on all other public streets.
- Lots A, B, C, and D 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 east line of the Northeast Quarter of Section 26, Township 80 North, Range 24 West is assumed to bear South 00 degrees 08 minutes 51 seconds West.
- No franchise utility transformers, switch gears, pedestals or other cabinetry will be situated within a Public Utility Easement within the front or side yard of any residential lot. The intent for said easement is for distribution purposes only. All such above-ground cabinetry shall be placed within the provided Public Utility Easements located in the rear yards of the residential lots or in future easements created in office or commercial parcels.
- Area by Quarter - Quarter of Section 26 - Township 80 North - Range 24 West
 NE 1/4 of the NE 1/4 of Section 26 - 80 - 24 : 5.65 Acres
 NW 1/4 of the NE 1/4 of Section 26 - 80 - 24 : 0.59 Acres
 Portion of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1: 3.79 Acres
 Portion of Outlot X, HERITAGE AT PRAIRIE TRAIL PLAT 2: 0.17 Acres

OWNERS & DEVELOPERS

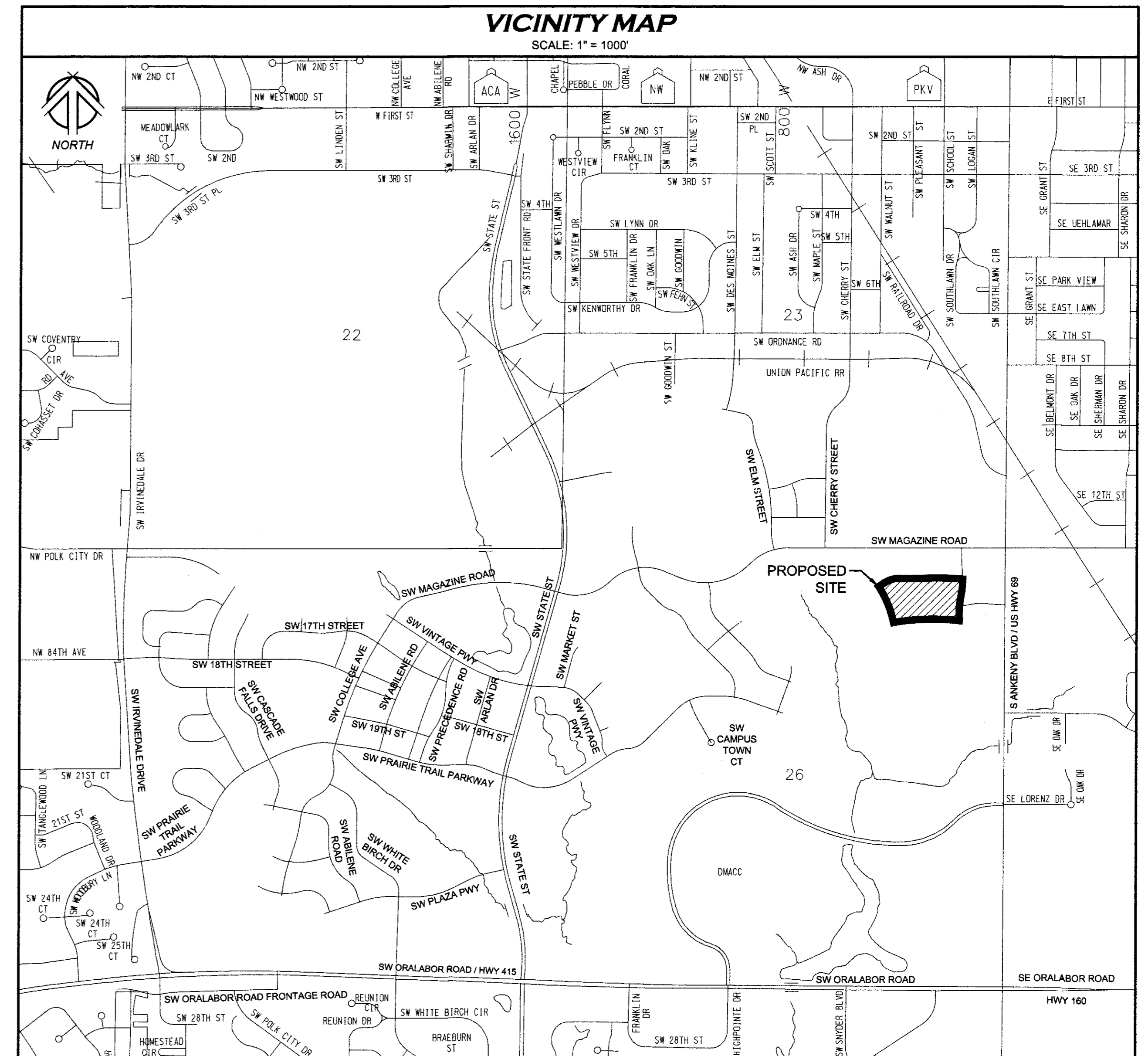
HERITAGE PARK ESTATES, LLC
 6900 Westown Parkway
 West Des Moines, IA 50266
 (515)280-2059

BENCHMARKS

- Cut 'X' in the top of curb located in the southwest quadrant of SW Cherry Street and SW Magazine Road at the midpoint of radius.
 Elevation=973.05' (NAVD88)
- Cut 'X' in the top of curb located in the northwest quadrant of SW School Street and SW 16th Street at the midpoint of radius.
 Elevation=961.98' (NAVD88)

LEGEND

●	Found monument 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
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
MPE	Minimum Protection Elevation
E.E.	Electric Easement
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
W.E.	Water main Easement
G.E.	Gas Easement
(R)	Record dimension
1234	Lot Address
— — — — —	Subject boundary line
— — — — —	Proposed boundary line
- - - - -	Proposed easement line
- - - - -	Existing boundary line
- - - - -	Existing easement line



State of Iowa, Polk County ss
 I certify that the attached plat name has been approved as being unique to Polk County and the plat has been entered of record in the office of the Polk County Auditor this 1st day of 8-16-2016.
 JAMIE FITZGERALD, County Auditor
 By: *John Dupps*

APPROVED
 ANKENY CITY COUNCIL
 Date: 8/1/16
 2016-276
P. Demuth City Clerk

I hereby grant administrative approval of the final plat for Heritage Park at Prairie Trail Plat 1 as set forth on the Heritage Park at Prairie Trail Neighborhood Plan Planned Unit Development
 CITY OF ANKENY, IA
 Date: 7/23/2016
 Planning & Building Department

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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
SIGNATURE: <i>Tharen J. Helgerson</i>	DATE: 06/27/16
THAREN J. HELGERSON, L.S. NO. 18530	DATE OF SURVEY: 04/15/16
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016	SHEETS FP-1 & FP-2 ONLY

1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

REVISIONS:
 1) 07/27/15 - TECH REVIEW REVISIONS
 2) 08/04/15 - TECH REVIEW REVISIONS
 3) 08/11/15 - TECH REVIEW REVISIONS
 4) 10/27/15 - REVISION TO REFLECT PARCEL N & O
 5) 02/09/16 - REVISION PUE LOCATIONS/BOUNDARY FOR COULC APPROVAL
 6) 02/17/16 - FINAL PUE PARCEL
 7)

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PROJECT NAME: HERITAGE PARK AT PRAIRIE TRAIL PLAT 1
 ANKENY, IOWA
 DESCRIPTION: FINAL PLAT

PROJECT NO.: 15065
 DATE: 07/06/15
 DRAWN BY: TJH
 CHECKED BY: RJS
 SCALE: AS NOTED
 SHEET TITLE: FP-1
 SHEET NO.: 1/2

