

## INDEX LEGEND

COUNTY: POLK COUNTY, IOWA CITY: ANKENY

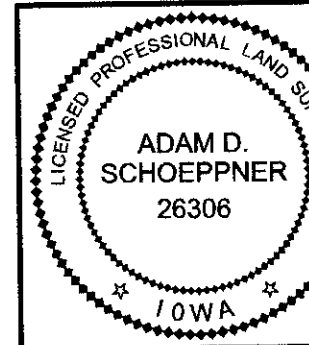
LOCATION:  
OUTLOTS A, D, E AND LOT V, PRAIRIE TRAIL PARK PLAT 1REQUESTED BY: DRA PROPERTIES, LC  
& PROPRIETOR: c/o TARA MEREDITH  
1515 NE 36TH STREET  
ANKENY, IOWA 50021  
PHONE: (515) 965-5251DEVELOPER: HUBBELL LAND DEVELOPMENT  
c/o STEVE MOSELEY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
PHONE: (515) 283-5190

SURVEYOR: ADAM D. SCHOEPPNER, PLS #26306

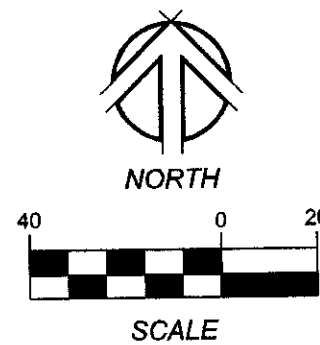
SURVEY COMPANY: NILLES ASSOCIATES, INC.

RETURN TO: ADAM D. SCHOEPPNER, PLS  
NILLES ASSOCIATES, INC.  
1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023 PH: (515) 965-0123Doc ID: 038245920017 Type: PLT  
Kind: PLAT  
Recorded: 09/23/2022 at 09:11:40 AM  
Fee Amt: \$87.00 Page 1 of 17  
Polk County Iowa  
JULIE N. HARGETY RECORDER  
FILE# 2022-00075500  
BX 19274 PO 558-574

## 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 Professional Land Surveyor under the laws of the State of Iowa.

Signature: *Adam D. Schoeppner* Date: 7/15/22  
Name: Adam D. Schoeppner, P.L.S. No. 26306  
My license renewal date is December 31, 2023 Date of survey: 04/10/22  
Pages or sheets covered by this seal: Sheets FP-1 and FP-2 only

I hereby grant administrative approval of the final plat for Heritage Park at Prairie Trail Plat 3 as set forth in the Prairie Trail Planned Unit Development Heritage Park at Prairie Trail Amended Neighborhood Plan and Prairie Trail Southeast Amended Neighborhood Plan.

CITY OF ANKENY, IA  
Eric Jensen, Director  
Community Development Department

ATTEST:

*Brenda Hughes* 8-29-2022  
Brenda Hughes, City Clerk  
Administrative AssistantHERITAGE PARK AT PRAIRIE TRAIL PLAT 3  
FINAL PLAT

## LEGEND

●	Found monument 5/8" IR with red cap #18530
⊙	Found monument 1/2" IR with yellow cap #15980 unless otherwise noted
○	Set monument 5/8" IR with blue cap #26306
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
MPE	Minimum Protection Elevation
A.E.	Access Easement
E.E.	Electric Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
P.U.E.	Public Utility Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
W.E.	Water main Easement
D.E.	Drainage Easement
S.W.M.F.C.	Storm Water Management Facility Maintenance Covenant And Permanent Easement
S.W.E.	Sidewalk Easement
S.W.F.E.	Surface Water Flowage Easement
I.E.E.	Ingress / Egress Easement
(R)	Record dimension
R.O.W.	Right - of - way

—————	Subject boundary line
—————	Proposed boundary line
—————	Proposed easement line
—————	Existing boundary line
—————	Existing easement line

## SURVEY NOTES

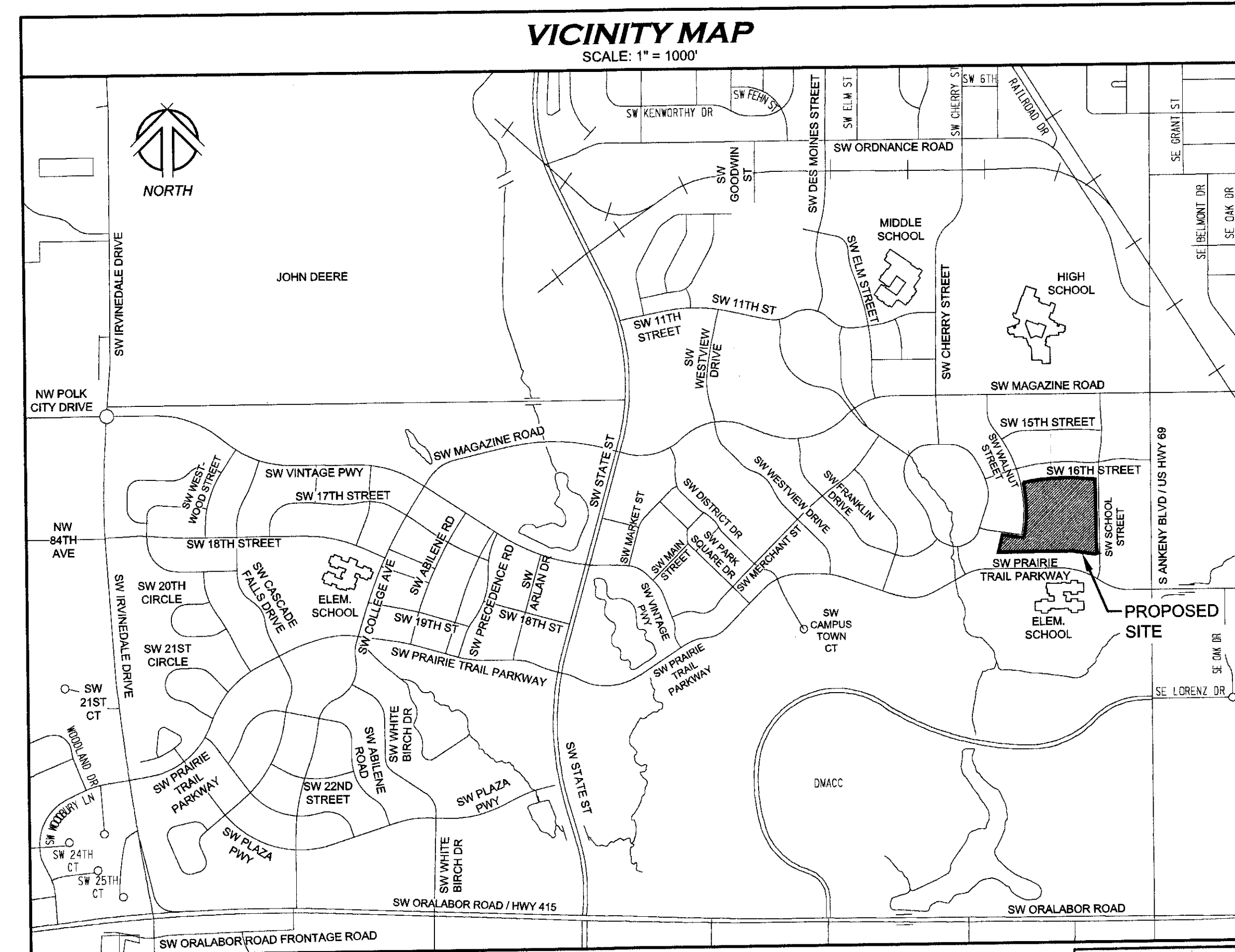
- Land area : 12.71 acres
- Heritage Park at Prairie Trail Plat 3 is part of the amended Heritage Park at Prairie Trail Neighborhood Plan and part of the amended Prairie Trail Southeast Neighborhood Plan, approved by the City of Ankeny.
- Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (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.
- The south line of Outlot E, Prairie Trail Park Plat 1, is assumed to bear South 00 degrees 02 minutes 52 seconds East.
- Street Lots A and B are to be dedicated to the City of Ankeny for public right-of-way purposes.
- Lot P is to be dedicated to the City of Ankeny for public park and open space purposes.
- Street lights to be provided by developer.
- 8' sidewalks are required along the west side of SW School Street.
- 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 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.

## BENCHMARK

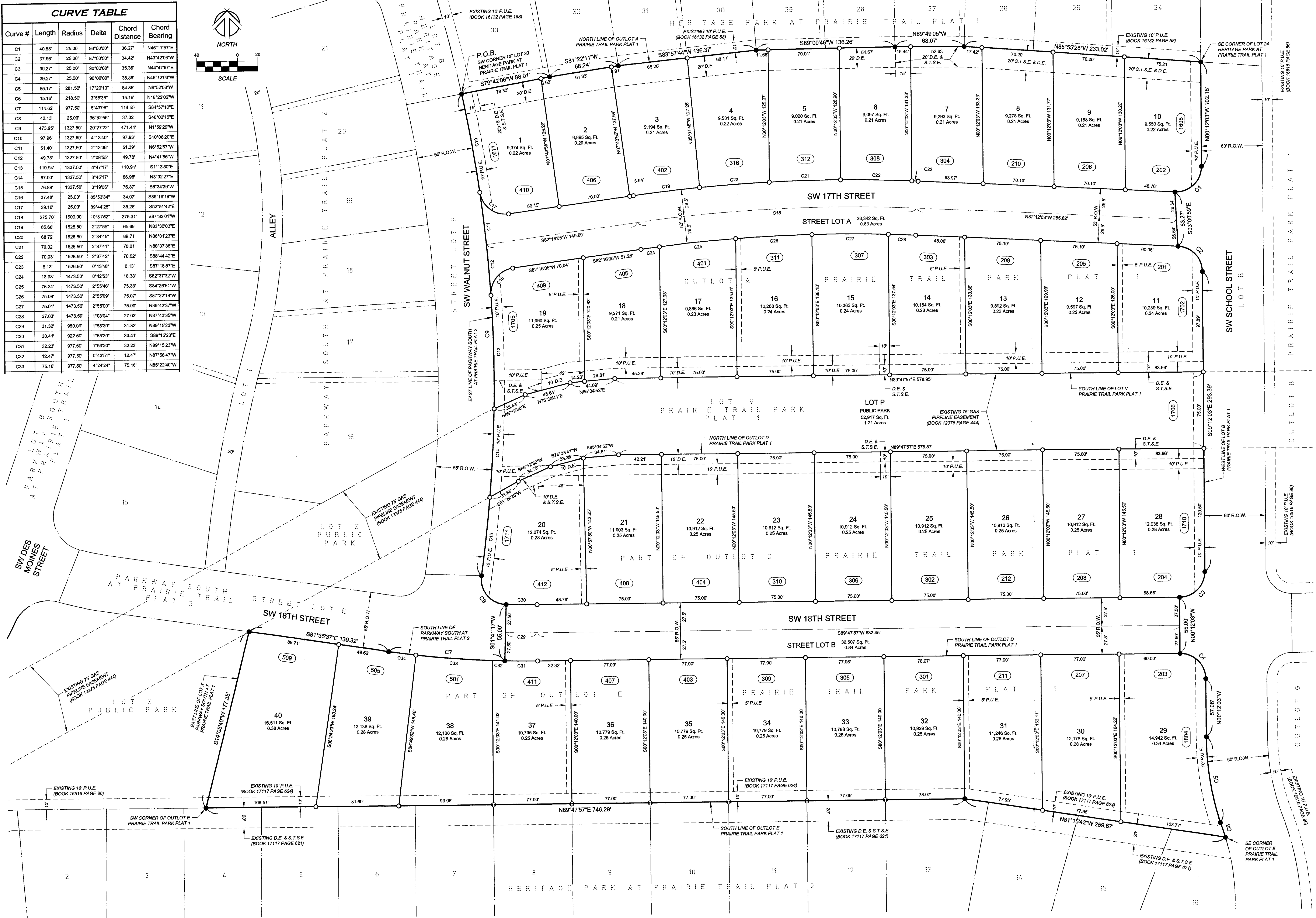
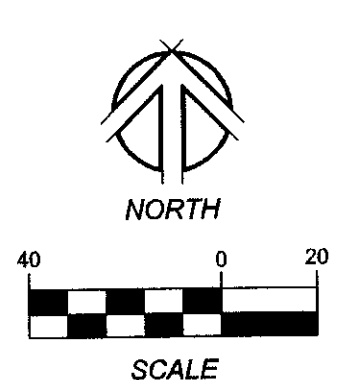
- Top of rim of the sanitary sewer manhole located at the intersection of SW 18th Street and SW Walnut Street. Elevation = 957.64 feet (NAVD88)
- Top of rim of the sanitary sewer manhole located at the intersection of SW 18th Street and SW School Street. Elevation = 954.35 feet (NAVD88)

## VICINITY MAP

SCALE: 1"= 1000'



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	40.58'	25.00'	93°00'00"	36.27'	N46°17'57"E
C2	37.96'	25.00'	87°00'00"	34.42'	N43°42'03"W
C3	39.27'	25.00'	90°00'00"	35.36'	N44°47'57"E
C4	39.27'	25.00'	90°00'00"	35.36'	N45°12'03"W
C5	85.17'	281.50'	17°20'10"	84.85'	N8°52'08"W
C6	15.16'	218.50'	3°58'36"	15.16'	N18°22'02"W
C7	114.62'	977.50'	6°43'06"	114.55'	S84°57'10"E
C8	42.13'	25.00'	96°32'55"	37.32'	S40°02'15"E
C9	473.95'	1327.50'	20°27'22"	471.44'	N1°59'29"W
C10	97.96'	1327.50'	4°13'40"	97.93'	S10°06'20"E
C11	51.40'	1327.50'	2°13'06"	51.39'	N6°52'57"W
C12	49.78'	1327.50'	2°08'55"	49.78'	N4°41'56"W
C13	110.94'	1327.50'	4°47'17"	110.91'	S11°35'09"E
C14	87.00'	1327.50'	3°45'17"	86.98'	N3°02'27"E
C15	76.89'	1327.50'	3°19'06"	76.87'	S6°34'39"W
C16	37.48'	25.00'	85°53'34"	34.07'	S39°19'18"W
C17	39.16'	25.00'	89°44'25"	35.28'	S52°51'42"E
C18	275.70'	1500.00'	10°31'52"	275.31'	S87°32'01"W
C19	65.68'	1526.50'	2°27'55"	65.66'	N83°30'03"E
C20	68.72'	1526.50'	2°34'45"	68.71'	N86°01'23"E
C21	70.02'	1526.50'	2°37'41"	70.01'	N88°37'36"E
C22	70.03'	1526.50'	2°37'42"	70.02'	S88°44'42"E
C23	6.13'	1526.50'	0°13'48"	6.13'	S87°18'57"E
C24	18.38'	1473.50'	0°42'53"	18.38'	S82°37'32"W
C25	76.34'	1473.50'	2°55'46"	75.33'	S84°26'51"W
C26	75.08'	1473.50'	2°55'09"	75.07'	S87°22'19"W
C27	75.01'	1473.50'	2°55'00"	75.00'	N89°42'37"W
C28	27.03'	1473.50'	1°03'04"	27.03'	N87°43'35"W
C29	31.32'	950.00'	1°53'20"	31.32'	N89°15'23"W
C30	30.41'	922.50'	1°53'20"	30.41'	S89°15'23"E
C31	32.23'	977.50'	1°53'20"	32.23'	N89°15'23"W
C32	12.47'	977.50'	0°43'51"	12.47'	N87°56'47"W
C33	75.18'	977.50'	4°24'24"	75.16'	N85°22'40"W



PROJECT NAME:  
HERITAGE PARK AT PRAIRIE TRAIL PLAT 3  
ANKENY, IOWA

FINAL PLAT

PROJECT NO.:  
22084

DATE:  
05/20/2022

DRAWN BY:  
TJH

CHECKED BY:  
ADS

SHEET SIZE:  
24" X 36"

SHEET TITLE:  
FP-2

SHEET NO.:  
2/2

NOTICE: NILES ASSOCIATES, INC. WARRANTS ANY AND ALL INFORMATION CONTAINED HEREIN TO BE TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF. IT IS THE POLICY OF NILES ASSOCIATES, INC. TO MAINTAIN THE HIGHEST STANDARDS OF PROFESSIONAL CONDUCT AND ETHICS. IT IS THE POLICY OF NILES ASSOCIATES, INC. TO MAINTAIN THE HIGHEST STANDARDS OF PROFESSIONAL CONDUCT AND ETHICS. IT IS THE POLICY OF NILES ASSOCIATES, INC. TO MAINTAIN THE HIGHEST STANDARDS OF PROFESSIONAL CONDUCT AND ETHICS.

REVISIONS:  
1. 06/02/22 CITY OF ANKENY FOR REVIEW REVISIONS  
2. 06/02/22 CITY OF ANKENY FOR REVIEW REVISIONS  
3. 07/02/22 PUE REVISIONS LOTS 1 & 11  
4. 07/02/22 PUE REVISIONS LOTS 1 & 11  
5. 07/02/22 PUE REVISIONS LOTS 1 & 11

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

NILES ASSOCIATES

87  
RETURN TO:

Prepared by, and when recorded return to: Ashley N. Mleynek, Hubbell Realty Company, 6900 Westown Parkway,  
West Des Moines, Iowa 50266, (515) 280-2013

*SPACE ABOVE THIS LINE FOR RECORDER*

**OWNER'S CERTIFICATE**

**KNOW ALL PERSONS BY THESE PRESENTS:** That **DRA Properties, LC**, an Iowa limited company, the property owner, caused the real estate described on Exhibit "A" attached hereto, to be subdivided into lots, to be known as "**Heritage Park at Prairie Trail Plat 3**". The undersigned further acknowledges and certifies that the subdivision of said **Heritage Park at Prairie Trail Plat 3** is with its consent and in accordance with its desires.

**DRA Properties, LC** does hereby dedicate to the electric company or companies, the natural gas company or companies, the telephone company or companies, the cable television company or companies and the data transmission company or companies serving the **City of Ankeny, Iowa**, the perpetual public utility easements for underground electrical, natural gas, telephone, cable television utility services, and data transmission utility services that are shown on the recorded Final Plat of **Heritage Park at Prairie Trail Plat 3**.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Signed this 9<sup>th</sup> day of August, 2022.

Grantor:

By: Tara Meredith

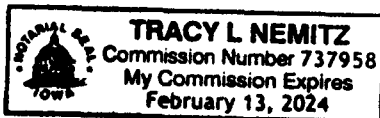
Name: Tara Meredith

Title: Secretary

Company: DRA Properties, LC

STATE OF IOWA, COUNTY OF POLK, ss:

On this 9 day of August, 2022, before me, the undersigned, a Notary Public in and for said County and State personally appeared Tara Meredith, to me personally known, who being by me duly sworn, did say that she is the Secretary, executing the within and foregoing instrument and acknowledged that she executed the same as her voluntary act and deed of the DRA Properties, LC, by it and by her voluntarily executed.



Tracy L. Nemitz

Notary Public in and for the State of Iowa

**EXHIBIT A**  
**Heritage Park at Prairie Trail Plat 3**

Those parts of Outlots A, D, E and Lot V, PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the southwest corner of Lot 33, HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 79 degrees 42 minutes 06 seconds East, along the north line of said Outlot A, a distance of 88.01 feet; thence North 81 degrees 22 minutes 11 seconds East, continuing along said north line of Outlot A, a distance of 68.24 feet; thence North 83 degrees 57 minutes 44 seconds East, continuing along said north line of Outlot A, a distance of 136.37 feet; thence North 89 degrees 00 minutes 46 seconds East, a distance of 136.26 feet; thence South 89 degrees 49 minutes 05 seconds East, continuing along said north line of Outlot A, a distance of 68.07 feet; thence South 85 degrees 55 minutes 28 seconds East, continuing along said north line of Outlot A, a distance of 233.02 feet, to the west line of Lot B, said PRAIRIE TRAIL PARK PLAT 1; thence South 00 degrees 12 minutes 03 seconds East, along said west line of Lot B, a distance of 102.18 feet; thence southwesterly 40.58 feet along a curve to the right, tangent to the last described line, continuing along said west line of Lot B, having a radius of 25.00 feet, a delta angle of 93 degrees 00 minutes 00 seconds and a chord distance of 36.27 feet which bears South 46 degrees 17 minutes 57 seconds West; thence South 03 degrees 00 minutes 59 seconds East, not tangent to the last described curve, continuing along said west line of Lot B, a distance of 53.27 feet; thence southeasterly 37.96 feet along a curve to the right, not tangent to the last described line, continuing along said west line of Lot B, having a radius of 25.00 feet, a delta angle of 87 degrees 00 minutes 00 seconds and a chord distance of 34.42 feet which bears South 43 degrees 42 minutes 03 seconds East; thence South 00 degrees 12 minutes 03 seconds East, continuing along said west line of Lot B, a distance of 293.39 feet; thence southwesterly 39.27 feet along a curve to the right, tangent to the last described line, continuing along said west line of Lot B, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 44 degrees 47 minutes 57 seconds West; thence South 00 degrees 12 minutes 03 seconds East, not tangent to the last described curve, continuing along said west line of Lot B, a distance of 55.00 feet; thence southeasterly 39.27 feet along a curve to the right, not tangent to the last described line, continuing along said west line of Lot B, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 45 degrees 12 minutes 03 seconds East; thence South 00 degrees 12 minutes 03 seconds East, tangent to the last described curve, continuing along said west line of Lot B, a distance of 57.06 feet; thence southeasterly 85.17 feet along a curve to the left, tangent to the last described line, continuing along said west line of Lot B, having a radius of 281.50 feet, a delta angle of 17 degrees 20 minutes 10 seconds and a chord distance of 84.85 feet which bears South 08 degrees 52 minutes 08 seconds East; thence southeasterly 15.16 feet along a reverse curve to the right, not tangent to the last described curve, continuing along said west line of Lot B, having a radius of 218.50 feet, a delta angle of 03 degrees 58 minutes 36 seconds and a chord distance of 15.16 feet which bears South 18 degrees 22 minutes 02 seconds East, to the south line of said Outlot E; thence North 81 degrees 15 minutes 42 seconds West, not tangent to the last described curve, along said south line of Outlot E, a distance of 259.67 feet; thence South 89 degrees 47 minutes 57 seconds West, continuing along said south line of Outlot E, a distance of 746.29 feet, to the east line of Lot X, PARKWAY SOUTH AT PRAIRIE TRAIL

PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 14 degrees 05 minutes 40 seconds East, along said east line of Lot X, a distance of 177.35 feet, to the south line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 81 degrees 35 minutes 37 seconds East, along said south line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, a distance of 139.32 feet; thence southeasterly 114.62 feet along a curve to the left, tangent to the last described line, continuing along said south line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, having a radius of 977.50 feet, a delta angle of 06 degrees 43 minutes 06 seconds and a chord distance of 114.55 feet which bears South 84 degrees 57 minutes 10 seconds East, to the east line of said PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2; thence North 01 degree 41 minutes 17 seconds East, not tangent to the last described curve, along said east line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, a distance of 55.00 feet; thence northwesterly 42.13 feet along a curve to the right, not tangent to the last described line, continuing along said east line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, having a radius of 25.00 feet, a delta angle of 96 degrees 32 minutes 55 seconds and a chord distance of 37.32 feet which bears North 40 degrees 02 minutes 15 seconds West; thence northwesterly 473.95 feet along a curve to the left, not tangent to the last described line, continuing along said east line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, having a radius of 1327.50 feet, a delta angle of 20 degrees 27 minutes 22 seconds and a chord distance of 471.44 feet which bears North 01 degree 59 minutes 29 seconds West, to the Point of Beginning.

Containing 12.71 acres more or less.

Said parcel is subject to all easements and restrictions.

Mayor and City Council  
City of Ankeny  
City Hall  
410 W. 1st St.  
Ankeny, IA 50023

***RE: Platting Opinion - Heritage Park at Prairie Trail Plat 3***

July 7, 2022

Ladies and Gentlemen:

***I***

We have examined an Abstract of Title commencing with the Root of Title and ending with Abstract No. 112286-77 prepared by Iowa Title Company and certified that it reflects all matters up to June 29, 2022 at 6:00 A.M. and relating to the following property:

**See legal description set forth on Exhibit “A” attached hereto.**

**TO BE KNOWN AS HERITAGE PARK AT PRAIRIE TRAIL PLAT  
3.**

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

**DRA PROPERTIES LC A/K/A D.R.A. PROPERTIES, L.C.**

EXCEPT THAT we also find certain matters which could affect the right of the titleholder to sell the property or your right to keep it. Such matters are listed below and must be satisfactorily resolved before closing:

1. **REAL ESTATE TAXES.** Real estate taxes for fiscal year 2020-2021 (payable in 2021-2022) are as follows:

a. Parcel No. 802426230004 (Outlot A): 1st installment of \$124.00, paid; 2nd installment of \$124.00, paid.

b. Parcel No. 802426230002 (Lot V): 1st installment of \$21.00, paid; 2nd installment of \$21.00, paid.

c. Parcel No. 802426230005 (Outlot D): 1st installment of \$78.00, paid; 2nd installment of \$78.00, paid.

d. Parcel No. 802426277013 (Outlot E): 1st installment of \$82.00, paid; 2nd installment of \$82.00, paid.

2. **MORTGAGE**. There appears in the abstract the following mortgages:

a. None.

3. **EASEMENT, COVENANTS, AND AGREEMENTS**. The following easements, covenants and restrictions are shown in the Polk County Recorder's Office:

a. Agreement for Restrictive Covenants in favor of Hy-Vee, Inc., filed September 14, 2007 in Book 12373, Page 391.

b. Gas Pipeline Easement to Northern Natural Gas Company filed September 18, 2007 in Book 12376, Page 444.

c. Amended and Restated Declaration of Covenants, Conditions and Restrictions Regarding the Prairie Trail Scholarship Fund, filed December 27, 2011 in Book 14103, Page 853.

d. Declaration of Covenants, Conditions and Restrictions filed September 19, 2007 in Book 12379, Page 370, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Trail Properties, filed January 24, 2013 in Book 14627, Page 98.

e. Declaration of Reciprocal Easements, Restrictions and Covenants filed March 6, 2015 in Book 12379, Page 391.

f. Plat of Survey of Parcel "O", filed September 24, 2015 in Book 15745, Page 156.

g. Declaration of Covenants, Conditions, and Restrictions filed October 2, 2015 in Book 15757, Page 22.

h. Surface Water Flowage Easement to City of Ankeny, Iowa, filed October 12, 2015 in Book 15766, Page 835.



- i. Permanent Public Utility Easement to City of Ankeny, Iowa, filed April 13, 2016 in Book 15959, Page 244.
  - j. Easements, setbacks, and development notes set forth on Prairie Trail Park Plat 1, filed June 9, 2017 in Book 16516, Page 86.
  - k. Encroachment Agreement between Northern Natural Gas Company and D.R.A. Properties, L.C., filed June 16, 2017 in Book 16524, Page 679.
  - l. Encroachment Agreement between Northern Natural Gas Company and DRA Properties, LC, filed September 26, 2017 in Book 16659, Page 522.
  - m. Public Utility Easement to City of Ankeny, Iowa, filed October 19, 2018 in Book 17117, Page 624.
  - n. Encroachment Agreement between Northern Natural Gas Company and DRA Properties, LC, filed September 6, 2019 in Book 17483, Page 155.
4. **SEARCHES.** The abstracter has conducted ten-year judgment lien searches against DRA Properties, L.C. from June 9, 2017, and no liens are shown.

#### **GENERAL MATTERS.**

- a. This Opinion is prepared for purposes of complying with Section 354.11 of the Iowa Code (2021).
- b. This opinion does not cover matters which are not included in the abstract:
  - (1) Plat and boundary lines;
  - (2) Parties in possession;
  - (3) Special assessments not yet certified with the County Treasurer;
  - (4) Liens for charges for municipal services not yet certified with the County Auditor;
  - (5) Zoning ordinances;
  - (6) Personal property taxes against the titleholder in the county where the property is located, which are not assessed in the taxing district where the property is located; and

- (7) Labor or material furnished on the property within the last ninety (90) days which might become subject to mechanic's liens.
- (8) Utility easements.

Respectfully submitted,

**DENTONS DAVIS BROWN P.C.**

A handwritten signature in black ink, appearing to read 'S. M. Raisch', with a stylized flourish at the end.

Sean M. Raisch  
Title Guaranty No. 10692

**EXHIBIT "A"**  
**Legal Description**

Those parts of Outlots A, D, E and Lot V, PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

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89 degrees 47 minutes 57 seconds West, continuing along said south line of Outlot E, a distance of 746.29 feet, to the east line of Lot X, PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 14 degrees 05 minutes 40 seconds East, along said east line of Lot X, a distance of 177.35 feet, to the south line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa; thence South 81 degrees 35 minutes 37 seconds East, along said south line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, a distance of 139.32 feet; thence southeasterly 114.62 feet along a curve to the left, tangent to the last described line, continuing along said south line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, having a radius of 977.50 feet, a delta angle of 06 degrees 43 minutes 06 seconds and a chord distance of 114.55 feet which bears South 84 degrees 57 minutes 10 seconds East, to the east line of said PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2; thence North 01 degree 41 minutes 17 seconds East, not tangent to the last described curve, along said east line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, a distance of 55.00 feet; thence northwesterly 42.13 feet along a curve to the right, not tangent to the last described line, continuing along said east line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, having a radius of 25.00 feet, a delta angle of 96 degrees 32 minutes 55 seconds and a chord distance of 37.32 feet which bears North 40 degrees 02 minutes 15 seconds West; thence northwesterly 473.95 feet along a curve to the left, not tangent to the last described line, continuing along said east line of PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 2, having a radius of 1327.50 feet, a delta angle of 20 degrees 27 minutes 22 seconds and a chord distance of 471.44 feet which bears North 01 degree 59 minutes 29 seconds West, to the Point of Beginning.

Containing 12.71 acres more or less.

Said parcel is subject to all easements and restrictions.

**RESOLUTION 2022-403**

**RESOLUTION ACCEPTING FINAL PLAT, PLATTED EASEMENTS, WARRANTY DEED TO STREETS AND PARK, SUBDIVISION BOND FOR SEEDING AND EROSION CONTROL, PERFORMANCE AND MAINTENANCE BONDS FOR PAVING AND UNDERGROUND IMPROVEMENTS AND AUTHORIZING COST PARTICIPATION FOR SIDEWALK WIDENING FOR HERITAGE PARK AT PRAIRIE TRAIL PLAT 3**

**WHEREAS**, the Director of Community Development of the City of Ankeny, Iowa, administratively approved the final plat for Heritage Park at Prairie Trail Plat 3 on the 29th day of August, 2022; and

**WHEREAS**, the attorney's title opinion, platted easements, warranty deed to streets and park, subdivision bond for seeding and erosion control, and performance and maintenance bonds for paving and underground improvements, have been submitted and approved by the Director of Community Development of the City of Ankeny, Iowa.

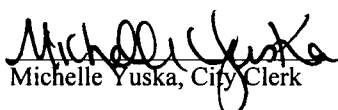
**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:**

1. That the final plat Heritage Park at Prairie Trail Plat 3 is hereby approved; and
2. That the Public Utility Easement and Public Drainage Easement and Public Storm Sewer and Drainage Easement are hereby accepted; and
3. That the Warranty Deed to streets and park is hereby accepted; and
4. That the subdivision bond for seeding and erosion control are hereby accepted; and
5. That the performance and maintenance bonds for paving and underground improvements are hereby accepted; and
6. That the cost participation request for the widening of sidewalk and ramps along the west side of SW School Street to an 8' sidewalk in the amount of \$4,725 (450 LF x \$10.50/LF, no domes) is hereby approved.

**PASSED AND APPROVED** this 6<sup>th</sup> day of September 2022.

  
Mark Holm, Mayor



  
Michelle Yuska, City Clerk

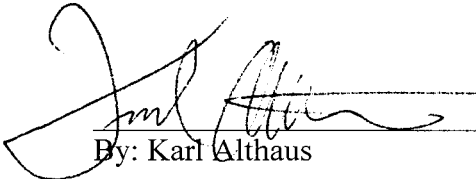
### **Approval of Subdivision Plat Name**

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

HERITAGE PARK AT PRAIRIE TRAIL PLAT 3

  
\_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

July 12, 2022  
Date

  
\_\_\_\_\_  
By: Karl Althaus



# CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA                     )  
  ) SS:  
COUNTY OF POLK                 )

I, Mary L. Wells, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

## HERITAGE PARK AT PRAIRIE TRAIL PLAT 3 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,  
special assessments and special rates and charges.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain,  
Utilities or Buildings on Leased Land against

## DRA PROPERTIES LC A/K/A D.R.A. PROPERTIES, L.C.,

who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Monday, September 19, 2022 .

MARY L. WELLS  
POLK COUNTY TREASURER

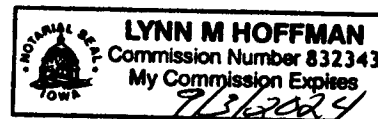
Subscribed and sworn to before me on this  
19 day of Sept., 2022.

by Mary L. Wells

(Treasurer's Seal)  
TREASURER

by Lynn M. Hoffman  
Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

## EXHIBIT A

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