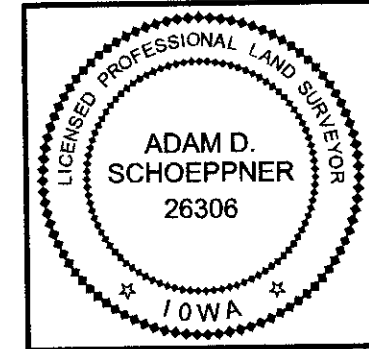


INDEX LEGEND

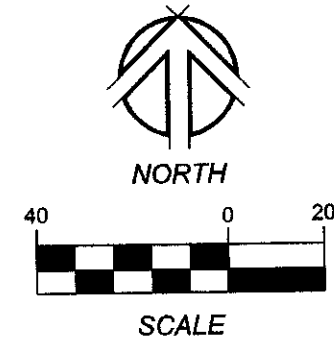
COUNTY: POLK COUNTY, IOWA CITY: ANKENY
LOCATION: OUTLOTS A, D, E AND LOT V, PRAIRIE TRAIL PARK PLAT 1
REQUESTED BY: DRA PROPERTIES, LC
& PROPRIETOR: c/o TARA MEREDITH
1515 NE 38TH STREET
ANKENY, IOWA 50021
PHONE: (515) 965-5251
DEVELOPER: HUBBELL LAND DEVELOPMENT
c/o STEVE MOSELEY
6900 WESTOWN PARKWAY
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) 965-0123

Doc 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. HAGGERTY RECORDER
FILE# 2022-00375009
BR 19274 PD 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 Jenken, Director
Community Development Department
ATTEST:
Brenda Hulsberg 8-29-2022
Brenda Hulsberg, City Clerk
Administrative Assistant

**HERITAGE PARK AT PRAIRIE TRAIL PLAT 3
FINAL PLAT**

**HERITAGE PARK AT PRAIRIE TRAIL PLAT 3
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:
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 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, 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.

LEGEND

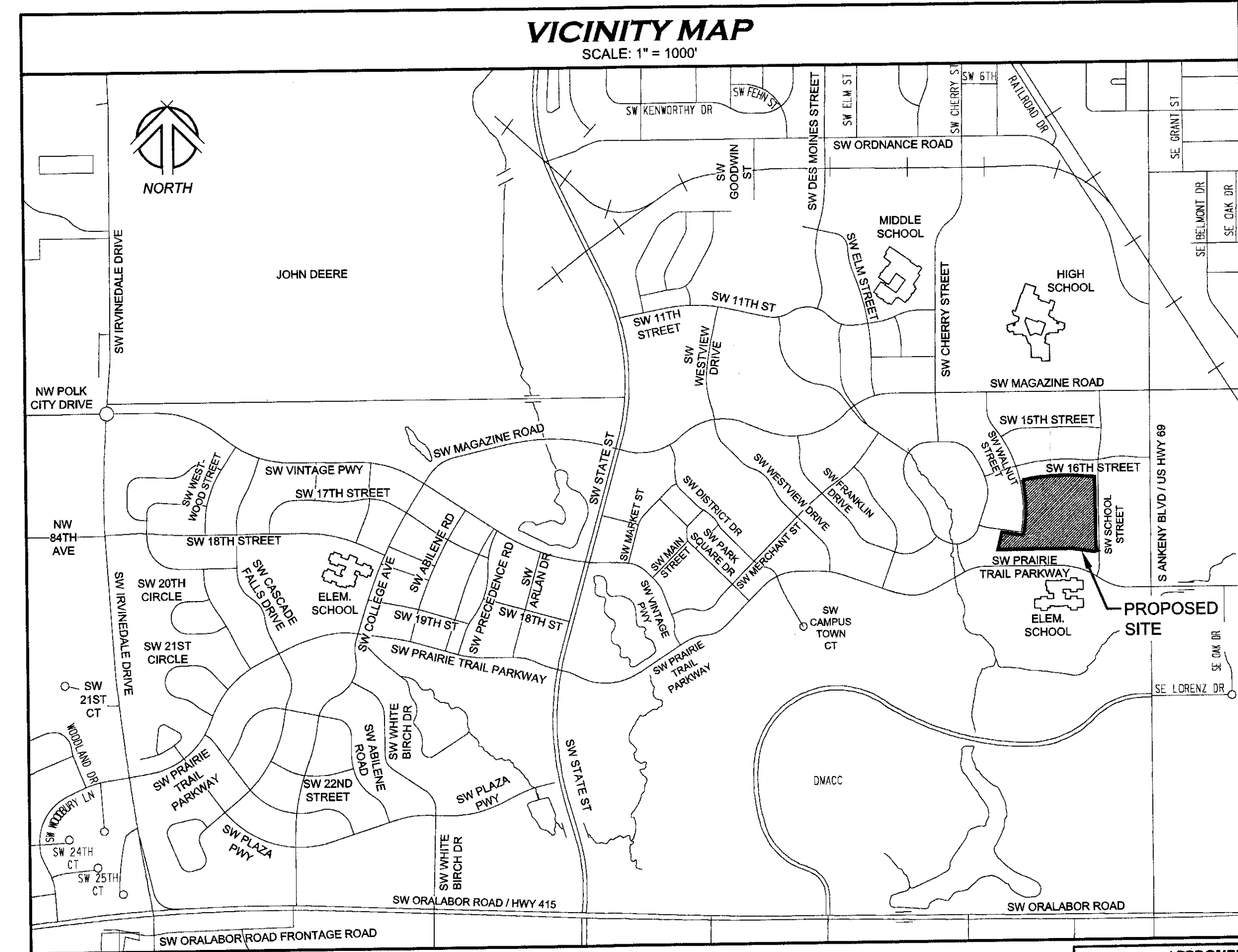
- - ⊙
 -
 - IR
 - IP
 - MPE
 - A.E.
 - E.E.
 - M.E.C.
 - P.U.E.
 - S.S.E.
 - S.T.S.E.
 - W.E.
 - D.E.
 - S.W.M.F.C.
 - S.W.E.
 - S.W.F.E.
 - I.E.E.
 - (R)
 - R.O.W.
- Found monument 5/8" IR with red cap #18530
Found monument 1/2" IR with yellow cap #15980 unless otherwise noted
Set monument 5/8" IR with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

SURVEY NOTES

1. Land area : 12.71 acres
2. 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.
3. 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.
4. The south line of Outlot E, Prairie Trail Park Plat 1, is assumed to bear South 00 degrees 02 minutes 52 seconds East.
5. Street Lots A and B are to be dedicated to the City of Ankeny for public right-of-way purposes.
6. Lot P is to be dedicated to the City of Ankeny for public park and open space purposes.
7. Street lights to be provided by developer.
8. 8' sidewalks are required along the west side of SW School Street.
9. 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

1. 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)
2. 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)



APPROVED ANKENY CITY COUNCIL
Date: 9/16/22
Res./Ord. No. 2022-403
Michael J. Gaska, City Clerk

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2655
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILLES ASSOCIATES

REVISIONS:
1. 10/10/22 CITY OF ANKENY TECH REVIEW REVISIONS
2. 10/10/22 CITY OF ANKENY TECH REVIEW REVISIONS
3. 10/11/22 CITY OF ANKENY TECH REVIEW REVISIONS
4. 10/11/22 CITY OF ANKENY TECH REVIEW REVISIONS
5. 10/11/22 CITY OF ANKENY TECH REVIEW REVISIONS
6. 10/11/22 CITY OF ANKENY TECH REVIEW REVISIONS
7. 10/11/22 CITY OF ANKENY TECH REVIEW REVISIONS

HERITAGE PARK AT PRAIRIE TRAIL PLAT 3
RECEIVED
OCT 9 2022
CITY OF ANKENY

PROJECT NAME: HERITAGE PARK AT PRAIRIE TRAIL PLAT 3
DESCRIPTION: FINAL PLAT
DATE: 05/20/2022
DRAWN BY: T.J.H.
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: FP-1
SHEET VOL: 1/2

