

HERITAGE PARK AT PRAIRIE TRAIL PLAT 1
LEGAL DESCRIPTION

That part of Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, an official plat, located in 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, City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674, all of which being more particularly described as follows:

Beginning at the northwest corner of Lot A, said HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence South 03 degrees 07 minutes 10 seconds East, along the west line of said Lot A, a distance of 55.00 feet;

thence southeasterly 433.68 feet along a curve to the right, not tangent to the last described line, along the south line of said Lot A, having a radius of 3472.50 feet, a delta angle of 07 degrees 09 minutes 20 seconds and a chord distance of 433.40 feet which bears South 89 degrees 32 minutes 30 seconds East;

thence southeasterly 38.82 feet along a compound curve to the right, tangent to the last described curve, continuing along said south line of Lot A, having a radius of 25.00 feet, a delta angle of 88 degrees 58 minutes 26 seconds and a chord distance of 35.04 feet which bears South 41 degrees 28 minutes 36 seconds East, to the west line of Lot K, HERITAGE AT PRAIRIE TRAIL PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa;

thence southwesterly 137.10 feet along a compound curve to the right, tangent to the last described curve, along said west line of Lot K, having a radius of 971.50 feet, a delta angle of 08 degrees 05 minutes 08 seconds and a chord distance of 136.99 feet which bears South 07 degrees 03 minutes 11 seconds West;

thence southwesterly 91.54 feet along a reverse curve to the left, tangent to the last described curve, continuing along said west line of Lot K, having a radius of 1058.50 feet, a delta angle of 04 degrees 57 minutes 17 seconds and a chord distance of 91.51 feet which bears South 08 degrees 37 minutes 06 seconds West;

thence southwesterly 36.22 feet along a reverse curve to the right, tangent to the last described curve, continuing along said west line of Lot K, having a radius of 25.00 feet, a delta angle of 83 degrees 00 minutes 59 seconds and a chord distance of 33.14 feet which bears South 47 degrees 38 minutes 57 seconds West; to the west line of Lot L, said HERITAGE AT PRAIRIE TRAIL PLAT 2

thence South 06 degrees 51 minutes 07 seconds West, not tangent to the last described curve, along said west line of Lot L, a distance of 55.46 feet;

thence southeasterly 39.61 feet along a curve to the right, not tangent to the last described line, continuing along said west line of Lot L, having a radius of 25.00 feet, a delta angle of 90 degrees 46 minutes 09 seconds and a chord distance of 35.59 feet which bears South 44 degrees 48 minutes 39 seconds East, to the south line of said Lot L;

thence North 80 degrees 28 minutes 38 seconds East, not tangent to the last described curve, along said south line of Lot L, a distance of 57.95 feet;

thence southwesterly 23.70 feet along a curve to the left, not tangent to the last described line, having a radius of 1001.50 feet, a delta angle of 01 degree 21 minutes 21 seconds and a chord distance of 23.70 feet which bears South 00 degrees 28 minutes 38 seconds West;

thence South 00 degrees 12 minutes 03 seconds East, tangent to the last described curve, a distance of 593.91 feet;

thence southeasterly 39.27 feet along a curve to the left, tangent to the last described line, 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, not tangent to the last described curve, a distance of 55.00 feet;

thence southwesterly 39.27 feet along a curve to the left, not tangent to the last described line, 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 89 degrees 47 minutes 57 seconds West, not tangent to the last described curve, a distance of 57.00 feet;

thence northwesterly 39.27 feet along a curve to the left, not tangent to the last described line, 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 North 45 degrees 12 minutes 03 seconds West;

thence South 89 degrees 47 minutes 57 seconds West, tangent to the last described curve, a distance of 635.45 feet;

thence northwesterly 146.84 feet along a curve to the right, tangent to the last described line, having a radius of 977.50 feet, a delta angle of 08 degrees 36 minutes 26 seconds and a chord distance of 146.71 feet which bears North 85 degrees 53 minutes 50 seconds West;

thence North 08 degrees 24 minutes 23 seconds East, not tangent to the last described curve, a distance of 55.00 feet;

thence northeasterly 39.23 feet along a curve to the left, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 89 degrees 54 minutes 04 seconds and a chord distance of 35.32 feet which bears North 53 degrees 27 minutes 21 seconds East;

thence northwesterly 557.16 feet along a compound curve to the left, tangent to the last described curve, having a radius of 1272.50 feet, a delta angle of 25 degrees 05 minutes 12 seconds and a chord distance of 552.72 feet which bears North 04 degrees 02 minutes 16 seconds West;

thence northwesterly 38.74 feet along a compound curve to the left, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 88 degrees 46 minutes 52 seconds and a chord distance of 34.98 feet which bears North 60 degrees 58 minutes 18 seconds West;

thence North 22 degrees 11 minutes 58 seconds West, not tangent to the last described curve, a distance of 55.38 feet;

thence northeasterly 41.83 feet along a curve to the left, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 95 degrees 52 minutes 29 seconds and a chord distance of 37.12 feet which bears North 26 degrees 31 minutes 23 seconds East, to the southerly extension of the west line of said Outlot U, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1;

thence northwesterly 303.49 feet along a compound curve to the left, tangent to the last described curve, along said southerly extension of the west line of Outlot U and said west line of Outlot U, having a radius of 1272.50 feet, a delta angle of 13 degrees 39 minutes 53 seconds and a chord distance of 302.77 feet which bears North 28 degrees 14 minutes 48 seconds West;

thence North 54 degrees 55 minutes 15 seconds East, not tangent to the last described curve, a distance of 55.00 feet;

thence southeasterly 38.30 feet along a curve to the left, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 87 degrees 46 minutes 31 seconds and a chord distance of 34.66 feet which bears South 78 degrees 58 minutes 00 seconds East;

thence North 57 degrees 08 minutes 44 seconds East, tangent to the last described curve, a distance of 35.58 feet;

thence northeasterly 187.53 feet along a curve to the right, tangent to the last described line, having a radius of 327.50 feet, a delta angle of 32 degrees 48 minutes 29 seconds and a chord distance of 184.98 feet which bears North 73 degrees 32 minutes 58 seconds East;

thence North 89 degrees 57 minutes 13 seconds East, tangent to the last described curve, a distance of 205.60 feet;

thence northeasterly 70.26 feet along a curve to the left, tangent to the last described line, having a radius of 1310.00 feet, a delta angle of 03 degrees 04 minutes 23 seconds and a chord distance of 70.25 feet which bears North 88 degrees 25 minutes 01 second East, to said west line of Lot A, HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 1, and the Point of Beginning.

Containing 21.32 acres more or less.

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

OWNERS

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

DEVELOPERS

HUBBELL REALTY COMPANY
6900 Westown Parkway
West Des Moines, IA 50266
(515)280-2059

GENERAL NOTES

- Land area : 21.32 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.
- Outlot Z cannot be further developed without being replatted.
- Lots A, B, C, and D shall be dedicated to 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. 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.

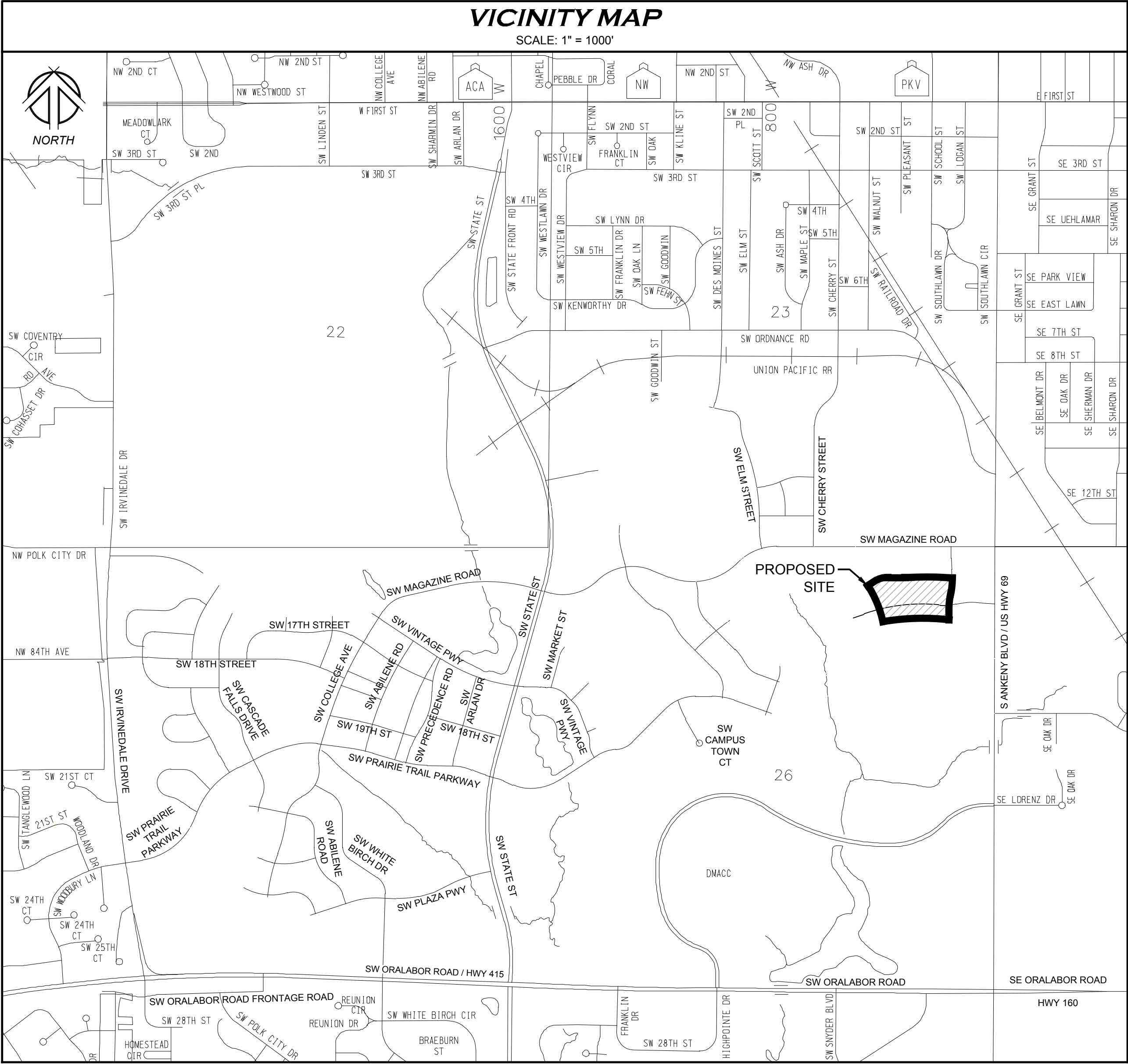
BENCHMARKS

- 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)

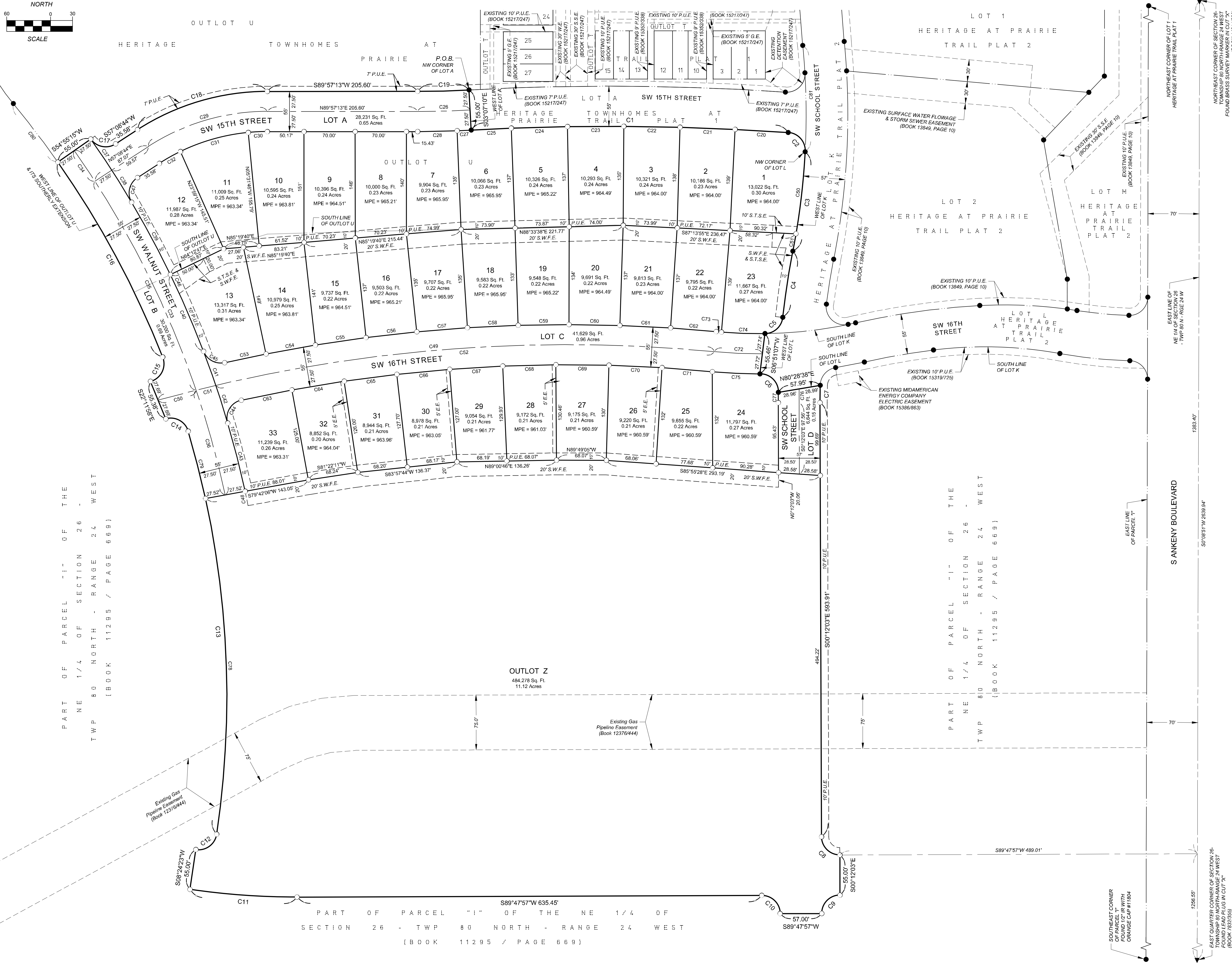
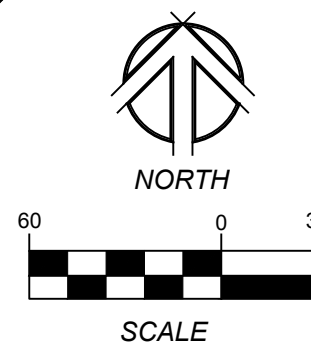
LEGEND

●	Found monument 5/8" IR with red cap #18530 or 1" copper monument stamped "PLS 18530" in paved surface
⊙	Found monument 1/2" IR with yellow cap #18643 unless otherwise noted Set monument 5/8" IR with red cap #18530 or 1" copper monument stamped "PLS 18530" in paved surface
○	Round iron rebar (outside diameter)
IR	Round iron pipe (outside diameter)
IP	Minimum Protection Elevation
MPE	Electric Easement
E.E.	Public Utility Easement
P.U.E.	Surface Water Flowage Easement
S.W.F.E.	Sanitary Sewer Easement
S.S.E.	Storm Sewer Easement
S.T.S.E.	Water main Easement
W.E.	Gas Easement
G.E.	Record dimension
(R)	Subject boundary line
=====	Proposed boundary line
-----	Proposed easement line
=====	Existing boundary line
-----	Existing easement line

HERITAGE PARK AT PRAIRIE TRAIL PLAT 1



HERITAGE PARK AT PRAIRIE TRAIL PLAT 1



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	433.68'	3472.50'	7°09'20"	433.40'	S89°32'30"E
C2	38.82'	25.00'	88°58'26"	35.04'	S41°28'38"E
C3	137.10'	971.50'	8°05'08"	136.99'	S7°03'11"W
C4	91.54'	1058.50'	4°57'17"	91.51'	S8°37'06"W
C5	36.22'	25.00'	83°00'59"	33.14'	S47°38'57"W
C6	39.61'	25.00'	90°46'09"	35.59'	S44°48'39"E
C7	23.70'	1001.50'	1°21'21"	23.70'	S0°28'38"W
C8	39.27'	25.00'	90°00'00"	35.36'	S45°12'03"E
C9	39.27'	25.00'	90°00'00"	35.36'	S44°47'57"W
C10	39.27'	25.00'	90°00'00"	35.36'	N45°12'03"W
C11	146.84'	977.50'	8°36'26"	146.71'	N85°53'50"W
C12	39.23'	25.00'	89°54'04"	35.32'	N53°27'21"E
C13	557.16'	1272.50'	25°05'12"	552.72'	N4°02'16"W
C14	38.74'	25.00'	88°46'52"	34.88'	N60°58'18"W
C15	41.83'	25.00'	95°52'29"	37.12'	N26°31'23"E
C16	303.49'	1272.50'	13°39'53"	302.77'	N28°14'48"W
C17	38.30'	25.00'	87°46'31"	34.66'	S78°58'00"E
C18	187.53'	327.50'	32°48'29"	184.98'	N73°32'58"E
C19	70.26'	1310.00'	3°04'23"	70.25'	N86°25'01"E
C20	72.73'	3472.50'	1°12'00"	72.73'	N86°33'50"W
C21	75.16'	3472.50'	1°14'24"	75.16'	N87°47'02"W
C22	76.98'	3472.50'	1°16'13"	76.98'	N89°02'21"W
C23	77.01'	3472.50'	1°18'14"	77.00'	S89°41'26"W
C24	76.90'	3472.50'	1°16'08"	76.90'	S88°25'15"W
C25	54.90'	3472.50'	0°54'21"	54.90'	S87°20'00"W
C26	71.74'	1337.50'	3°04'23"	71.73'	N88°25'01"E
C27	19.23'	1365.00'	0°48'26"	19.23'	N87°17'03"E
C28	53.98'	1365.00'	2°15'57"	53.97'	N88°49'14"E
C29	171.78'	300.00'	32°48'29"	169.44'	N73°32'58"E
C30	26.08'	272.50'	5°28'59"	26.07'	S87°12'43"W
C31	96.84'	272.50'	20°21'44"	96.33'	S74°17'22"W
C32	33.11'	272.50'	6°57'46"	33.09'	S60°37'37"W
C33	517.74'	1300.00'	22°49'08"	514.33'	S23°40'11"E
C34	50.47'	1300.00'	2°13'29"	50.47'	N33°58'00"W
C35	318.41'	1300.00'	14°02'00"	317.61'	N25°50'16"W
C36	148.86'	1300.00'	6°33'39"	148.78'	N15°32'28"W
C37	51.54'	1327.50'	2°13'29"	51.54'	N33°58'00"W
C38	51.54'	1327.50'	2°13'29"	51.54'	N31°44'32"W
C39	112.21'	1327.50'	4°50'34"	112.17'	N28°12'30"W
C40	114.47'	1327.50'	4°56'27"	114.44'	N23°19'00"W
C41	49.43'	1327.50'	2°08'00"	49.43'	N19°46'46"W
C42	54.23'	1327.50'	2°20'26"	54.23'	N17°32'33"W
C43	96.21'	1327.50'	4°09'10"	96.19'	N14°17'45"W
C44	40.99'	25.00'	93°57'06"	36.55'	S30°36'13"W
C45	35.73'	25.00'	81°52'38"	32.76'	S61°47'06"E
C46	26.66'	1327.50'	1°14'13"	26.66'	S25°10'07"E
C47	38.30'	25.00'	87°46'31"	34.66'	S13°15'28"W
C48	20.01'	1327.50'	0°51'49"	20.01'	N11°47'16"W
C49	767.56'	2100.00'	20°56'31"	763.30'	N85°01'08"E
C50	53.72'	2100.00'	1°27'56"	53.71'	S75°16'51"W
C51	27.61'	2100.00'	0°45'12"	27.61'	S76°23'25"W
C52	886.23'	2100.00'	18°43'23"	883.18'	S86°07'42"W
C53	57.88'	2127.50'	1°33'31"	57.87'	S78°03'21"W
C54	68.51'	2127.50'	1°50'42"	68.51'	S79°45'27"W
C55	69.97'	2127.50'	1°53'04"	69.97'	S81°37'20"W
C56	69.98'	2127.50'	1°53'04"	69.97'	S83°30'25"W
C57	69.38'	2127.50'	1°52'07"	69.38'	S85°23'00"W
C58	69.51'	2127.50'	1°52'19"	69.51'	S87°15'13"W
C59	69.51'	2127.50'	1°52'19"	69.51'	S89°07'32"W
C60	69.51'	2127.50'	1°52'19"	69.51'	N89°00'08"W
C61	69.51'	2127.50'	1°52'19"	69.51'	N87°07'49"W
C62	62.53'	2127.50'	1°41'03"	62.53'	N85°21'08"W
C63	70.42'	2072.50'	1°56'49"	70.42'	S78°33'10"W
C64	72.63'	2072.50'	2°00'29"	72.63'	S80°31'49"W
C65	72.63'	2072.50'	2°00'29"	72.63'	S82°32'18"W
C66	72.63'	2072.50'	2°00'29"	72.63'	S84°32'46"W
C67	72.63'	2072.50'	2°00'29"	72.63'	S86°33'15"W
C68	72.63'	2072.50'	2°00'29"	72.63'	S88°33'44"W
C69	72.63'	2072.50'	2°00'29"	72.63'	N89°25'48"W
C70	72.63'	2072.50'	2°00'29"	72.63'	N87°25'19"W
C71	69.01'	2072.50'	1°54'28"	69.01'	N85°27'51"W
C72	65.91'	630.00'	5°59'40"	65.88'	S87°30'27"E
C73	7.21'	602.50'	0°41'08"	7.21'	S84°51'11"E
C74	59.38'	602.50'	5°38'48"	59.35'	S88°01'09"E
C75	65.24'	657.50'	5°41'07"	65.22'	S87°21'10"E
C76	19.00'	1030.00'	1°03'25"	19.00'	S0°19'40"W
C77	14.31'	1058.50'	0°46'29"	14.31'	S0°11'11"W
C78	462.13'	1272.50'	20°48'29"	459.60'	N1°53'55"W
C79	95.02'	1272.50'	4°16'43"	95.00'	N14°26'31"W
C80	100.67'	1272.50'	4°31'56"	100.65'	N3°20'44"W
C81	145.49'	971.50'	8°34'51"	145.36'	N1°16'49"W

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

NILLES ASSOCIATES

REVISIONS:
1)
2)
3)
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PROJECT NAME:
HERITAGE PARK AT PRAIRIE TRAIL PLAT 1

PROJECT NO.:
15065

DATE:
07/06/15

DRAWN BY:
TJH

CHECKED BY:
RJS

SCALE:
AS NOTED

SHEET TITLE:
FP-2

SHEET NO.:
2/3