

**INDEX LEGEND**

LOCATION: PT OUTLOT 'F' - PRAIRIE TRAIL PARK PLAT 1  
 REQUESTOR: DRA PROPERTIES LC  
 PROPRIETOR: DRA PROPERTIES LC  
 1525 NE 36TH ST  
 ANKENY IA 50021-6754  
 SURVEYOR: MICHAEL A. BROONER  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

# HERITAGE PARK AT PRAIRIE TRAIL PLAT 2

## FINAL PLAT

**OWNER / DEVELOPER**

DRA PROPERTIES LC  
 1525 NE 36TH ST  
 ANKENY IA 50021-6754

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

**DATE OF SURVEY**

JULY 10, 2018

**NOTES**

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- REFER TO APPROVED CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATIONS.
- 5' SIDEWALKS REQUIRED ON THE NORTH SIDE OF SW PRAIRIE TRAIL PARKWAY.

**ZONING**

PRAIRIE TRAIL MIXED USE NEIGHBORHOOD P.U.D.

**BULK REGULATIONS**

**SETBACKS**  
**LOTS 1-15 (VILLAGE LOTS)**  
 FRONT: 15'  
 FRONT FACADE ZONE: 10'  
 SIDE: 5'  
 REAR: 7'  
**LOT 16 (ESTATE LOT)**  
 FRONT: 25'  
 FRONT FACADE ZONE: 15'  
 SIDE: 5'  
 STREET SIDE: 10'  
 STREET SIDE FACADE ZONE: 15'  
 REAR: 15'

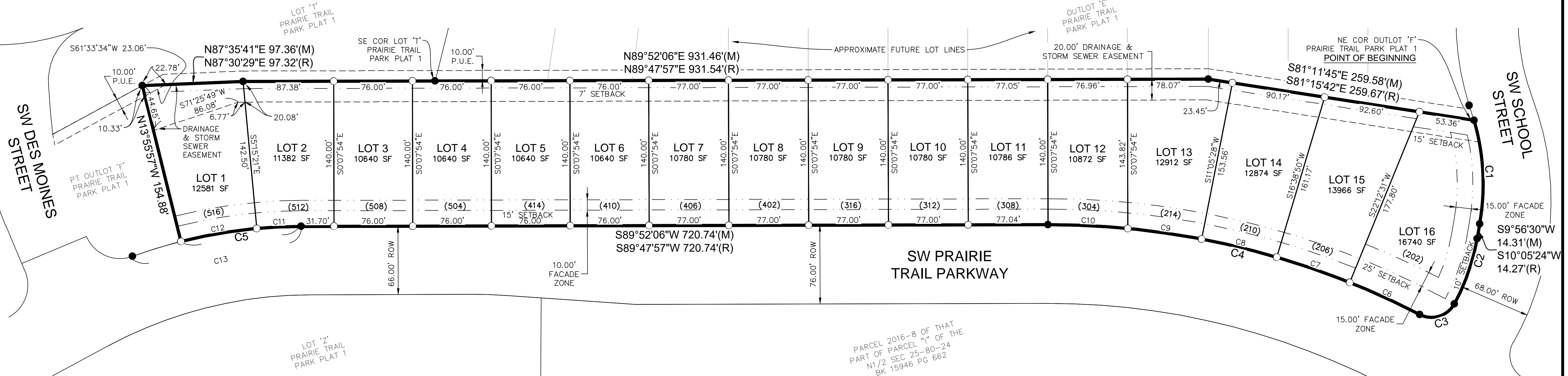
**PLAT DESCRIPTION**

A PART OF OUTLOT 'F', PRAIRIE TRAIL PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F'; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'F' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 218.50 FEET, WHOSE ARC LENGTH IS 100.97 FEET AND WHOSE CHORD BEARS SOUTH 03°05'52" EAST, 100.07 FEET; THENCE SOUTH 09°56'30" WEST CONTINUING ALONG SAID EASTERLY LINE, 14.31 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 210.50 FEET, WHOSE ARC LENGTH IS 67.00 FEET AND WHOSE CHORD BEARS SOUTH 19°15'24" WEST, 66.72 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.67 FEET AND WHOSE CHORD BEARS SOUTH 72°56'21" WEST, 34.93 FEET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'F' AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 779.50 FEET, WHOSE ARC LENGTH IS 372.61 FEET AND WHOSE CHORD BEARS NORTH 76°25'32" WEST, 369.08 FEET; THENCE SOUTH 89°52'06" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 720.74 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 479.50 FEET, WHOSE ARC LENGTH IS 117.19 FEET AND WHOSE CHORD BEARS SOUTH 82°51'31" WEST, 116.90 FEET; THENCE NORTH 13°55'57" WEST, 154.88 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'F'; THENCE NORTH 87°35'41" EAST ALONG SAID NORTHERLY LINE, 97.36 FEET; THENCE NORTH 89°52'06" EAST CONTINUING ALONG SAID NORTHERLY LINE, 931.46 FEET; THENCE SOUTH 81°11'45" EAST CONTINUING ALONG SAID NORTHERLY LINE, 259.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.31 ACRES (187,794 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**CURVE DATA**

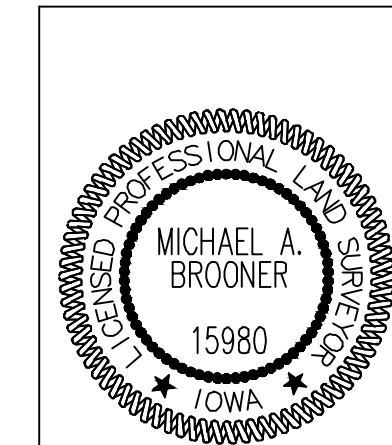
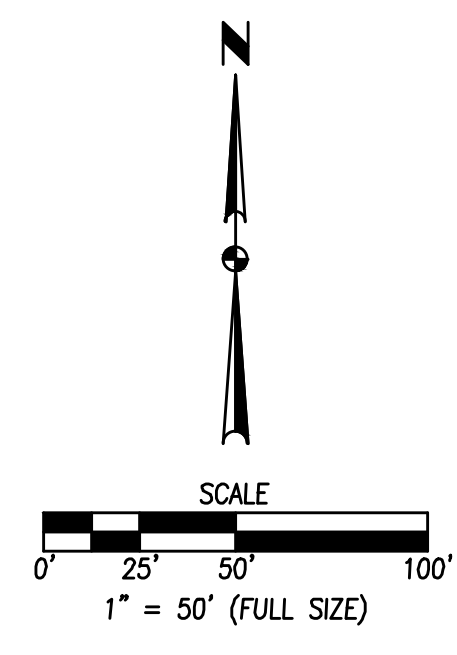
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M) C1	26°28'36"	218.50'	100.97'	S3°05'52"E	100.07'
(R) C2	26°28'08"	218.50'	100.94'	S3°08'40"E	100.05'
(M) C3	18°14'10"	210.50'	67.00'	S19°15'24"W	66.72'
(R) C4	18°12'29"	210.50'	66.90'	S19°11'38"W	66.61'
(M) C5	88°37'48"	25.00'	38.67'	S72°56'21"W	34.93'
(R) C6	88°53'39"	25.00'	38.79'	S72°44'43"W	35.01'
(M) C7	27°23'18"	779.50'	372.61'	N76°25'32"W	369.08'
(R) C8	27°23'35"	779.50'	372.68'	N76°30'15"W	369.14'
(M) C9	14°00'13"	479.50'	117.19'	S82°51'31"W	116.90'
C10	5°27'16"	779.50'	74.21'	S65°27'31"E	74.18'
C11	5°28'58"	779.50'	74.59'	S70°55'38"E	74.56'
C12	5°28'59"	779.50'	74.60'	S76°24'36"E	74.57'
C13	5°18'09"	779.50'	72.14'	S81°48'10"E	72.11'
(M) C14	5°39'57"	779.50'	77.08'	S87°17'13"E	77.05'
(R) C15	5°08'24"	479.50'	43.02'	N87°17'25"E	43.00'
(M) C16	8°51'48"	479.50'	74.18'	N80°17'19"E	74.10'
(R) C17	19°52'04"	479.50'	166.27'	S79°55'35"W	165.44'
(M) C18	19°51'49"	479.50'	166.24'	S79°52'02"W	165.40'



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 DATE: 9/20/18 DATE PLOTTED: 9/21/2018 7:22 AM

**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	●	△
5/8" REBAR, YELLOW CAP#18530 (UNLESS OTHERWISE NOTED)	●	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	○	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



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.

MICHAEL A. BROONER, P.L.S. DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

**HERITAGE PARK AT PRAIRIE TRAIL PLAT 2 FINAL PLAT**  
 ANKENY, IOWA  
 CIVIL DESIGN ADVANTAGE  
 3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECOND SUBMITTAL: \_\_\_\_\_  
 FIRST SUBMITTAL: \_\_\_\_\_  
 1806.357