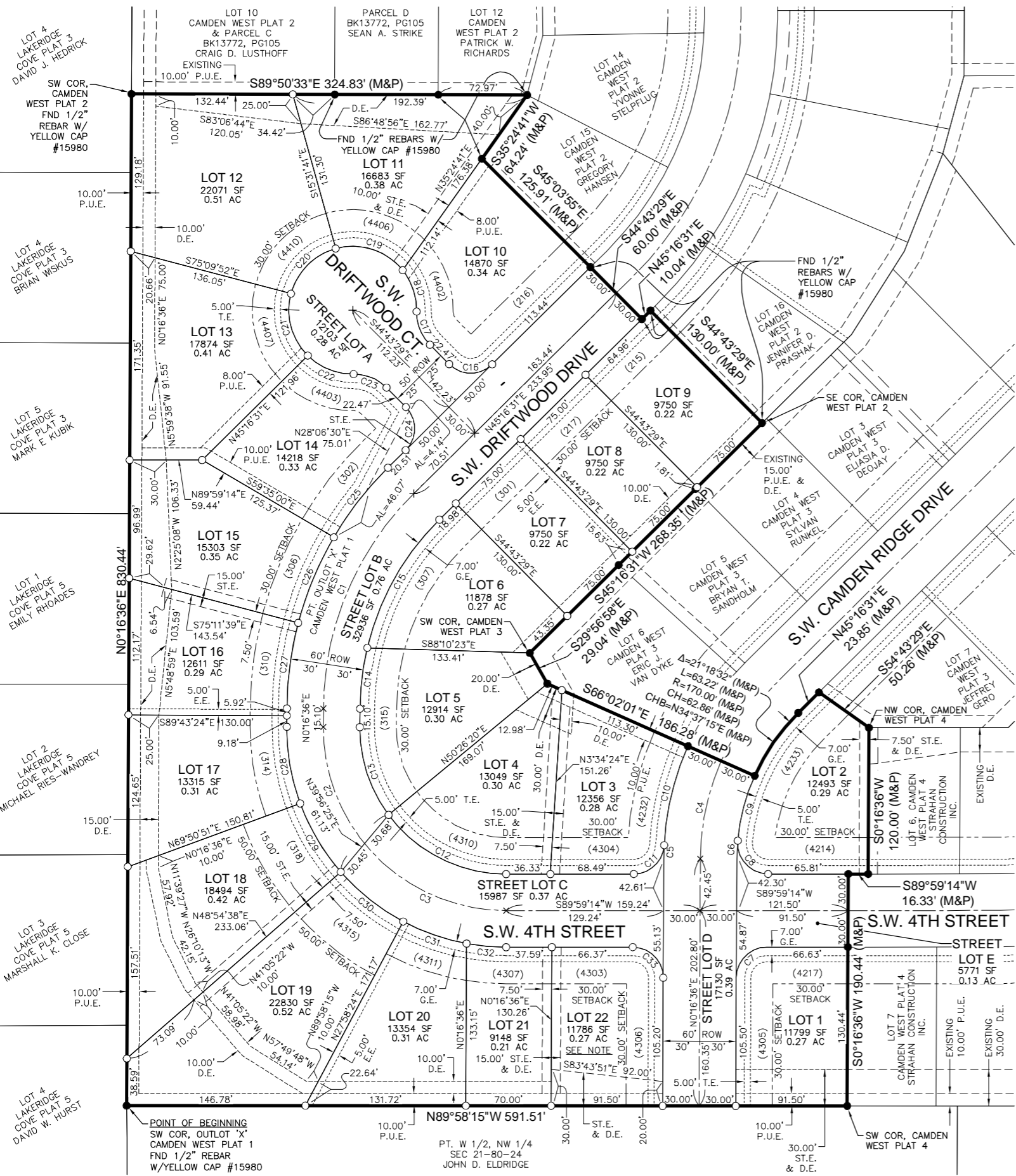


CAMDEN WEST PLAT 5

FINAL PLAT



OWNER / DEVELOPER

STRAHAN CONSTRUCTION, INC.
204 S.W. CAMDEN DRIVE
ANKENY, IOWA 50023
PH: 515-964-1419

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	44°59'54"	250.00'	196.34'	S22°46'33"W	191.34'
C2	39°33'09"	150.00'	103.55'	S19°29'59"E	101.50'
C3	50°44'13"	150.00'	132.83'	S64°38'40"E	128.53'
C4	23°41'23"	200.00'	82.69'	S12°07'17"W	82.10'
C5	2°45'28"	230.00'	11.07'	S1°39'20"W	11.07'
C6	5°04'29"	170.00'	15.06'	S2°48'51"W	15.05'
C7	89°42'37"	25.00'	39.14'	S45°07'55"W	35.27'
C8	95°21'52"	25.00'	41.61'	S42°19'50"E	36.97'
C9	18°36'53"	170.00'	55.23'	S14°39'32"W	54.99'
C10	20°55'55"	230.00'	84.03'	N13°30'01"E	83.56'
C11	86°57'10"	25.00'	37.94'	N46°30'39"E	34.40'
C12	53°28'44"	120.00'	112.01'	S63°16'25"E	107.98'
C13	36°48'39"	120.00'	77.10'	S18°07'43"E	75.78'
C14	13°08'25"	220.00'	50.45'	S6°50'48"W	50.34'
C15	31°51'30"	220.00'	122.33'	S29°20'46"W	120.76'
C16	90°00'00"	25.00'	39.27'	S89°43'29"E	35.36'
C17	46°01'01"	37.50'	30.12'	S21°42'59"E	29.32'
C18	39°58'19"	52.50'	36.63'	S18°41'37"E	35.89'
C19	66°50'54"	52.50'	61.25'	S72°06'14"E	57.84'
C20	59°38'11"	52.50'	54.64'	N44°39'14"E	52.21'
C21	60°00'31"	52.50'	54.99'	N15°10'07"W	52.51'
C22	45°34'08"	52.50'	41.75'	N67°57'27"W	40.66'
C23	46°01'01"	37.50'	30.12'	N67°44'00"W	29.32'
C24	90°00'00"	25.00'	39.27'	N0°16'31"E	35.36'
C25	14°51'31"	280.00'	72.61'	N37°50'45"E	72.41'
C26	15°36'39"	280.00'	76.29'	N22°36'40"E	76.05'
C27	14°31'45"	280.00'	71.00'	N7°32'28"E	70.81'
C28	20°25'45"	180.00'	64.18'	N9°56'17"W	63.84'
C29	20°56'13"	180.00'	65.78'	N30°37'16"W	65.41'
C30	20°56'13"	180.00'	65.78'	N51°33'29"W	65.41'
C31	17°37'05"	180.00'	55.35'	N70°50'08"W	55.13'
C32	10°22'06"	180.00'	32.57'	N84°49'44"W	32.53'
C33	90°17'23"	25.00'	39.40'	N44°52'05"W	35.44'

PLAT DESCRIPTION

A PART OF OUTLOT 'X', CAMDEN WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 0°16'36" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 830.44 FEET TO THE SOUTHWEST CORNER OF CAMDEN WEST PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°50'33" EAST ALONG THE SOUTHERLY LINE OF SAID CAMDEN WEST PLAT 2, A DISTANCE OF 324.83 FEET; THENCE SOUTH 35°24'41" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 64.24 FEET; THENCE SOUTH 45°03'55" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 125.91 FEET; THENCE SOUTH 44°43'29" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 45°16'31" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 10.04 FEET; THENCE SOUTH 44°43'29" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 130.00 FEET TO THE SOUTHEAST CORNER OF SAID CAMDEN WEST PLAT 2; SAID POINT ALSO BEING ON THE WESTERLY LINE OF CAMDEN WEST PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 29°56'58" EAST ALONG THE SOUTHERLY LINE OF SAID CAMDEN WEST PLAT 3, A DISTANCE OF 29.04 FEET; THENCE SOUTH 66°02'01" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 186.28 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 170.00 FEET, WHOSE ARC LENGTH IS 63.22 FEET AND WHOSE CHORD BEARS NORTH 34°37'15" EAST, 62.86 FEET; THENCE NORTH 45°16'31" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 23.85 FEET; THENCE SOUTH 54°43'29" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 50.26 FEET TO THE NORTHWEST CORNER OF CAMDEN WEST PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 0°16'36" WEST ALONG THE WESTERLY LINE OF SAID CAMDEN WEST PLAT 4, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°59'14" WEST CONTINUING ALONG SAID WESTERLY LINE, 16.33 FEET; THENCE SOUTH 0°16'36" WEST CONTINUING ALONG SAID WESTERLY LINE, 190.44 FEET TO THE SOUTHWEST CORNER OF SAID CAMDEN WEST PLAT 4, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID OUTLOT 'X'; THENCE NORTH 89°58'15" WEST ALONG SAID SOUTH LINE, 591.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.96 ACRES (390,222 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT (WITH CONDITIONS)

CONDITIONS:

- RESTRICTED TO SINGLE-FAMILY
- MINIMUM 85' LOT WIDTH ALONG WEST BOUNDARY.

BENCHMARK

- SANITARY SEWER MANHOLE RIM LOCATED ON THE SOUTH SIDE OF S.W. 4TH STREET AT THE N.E. CORNER OF LOT 9, CAMDEN WEST PLAT 4. MANHOLE IS 20'+/- SOUTH OF CURBLINE. ELEVATION = 999.89.
- SANITARY SEWER MANHOLE RIM LOCATED ON THE S.E. SIDE OF S.W. DRIFTWOOD DRIVE AT THE MIDPOINT OF N.W. LOT LINE OF LOT 16, CAMDEN WEST PLAT 2. MANHOLE IS 10'+/- S.E. OF CURBLINE. ELEVATION = 1003.57.

DATE OF SURVEY

MARCH, 2012

LEGEND

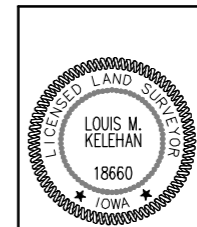
SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	▲	△
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
ELECTRIC LINE EASEMENT	E.E.	
GAS EASEMENT	G.E.	
TREE EASEMENT	T.E.	
DRAINAGE EASEMENT	D.E.	
SANITARY SEWER EASEMENT	S.E.	
STORM SEWER EASEMENT	ST.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	---	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

MPE'S

LOT 1 = 998.50	LOT 12 = 1004.00
LOT 2 = 1000.05	LOT 13 = 1000.10
LOT 3 = 1000.85	LOT 14 = 1000.10
LOT 4 = 1000.85	LOT 15 = 1000.10
LOT 5 = 1000.85	LOT 16 = 1000.10
LOT 6 = 1000.85	LOT 17 = 1000.10
LOT 7 = 1000.85	LOT 18 = 998.70
LOT 8 = 1000.85	LOT 19 = 998.70
LOT 9 = 1000.85	LOT 20 = 996.20
LOT 10 = 1004.00	LOT 21 = 996.20
LOT 11 = 1004.00	LOT 22 = 996.20

NOTE

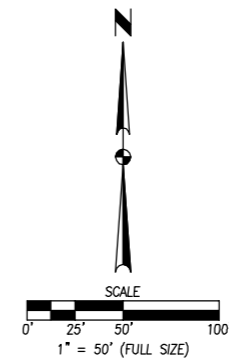
LOT 22
A BUILDING PERMIT FOR LOT 22 WILL NOT BE ISSUED UNTIL AN IMPROVED STORM SEWER OUTLET APPROVED BY THE CITY IS PROVIDED.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LOUIS M. KELEHAN, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET



FILE: N:\2012\2012\2012\2012\2012\FINAL-PLATING... PLOTTED BY: TAYLOR ANDERSON TECH. DATE: 5/23/2012 10:39 AM

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

DATE

08/29/12

05/11/12

04/20/12

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: LMK

ENGINEER: RDR

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

CAMDEN WEST PLAT 5

FINAL PLAT

2

13

1203.092