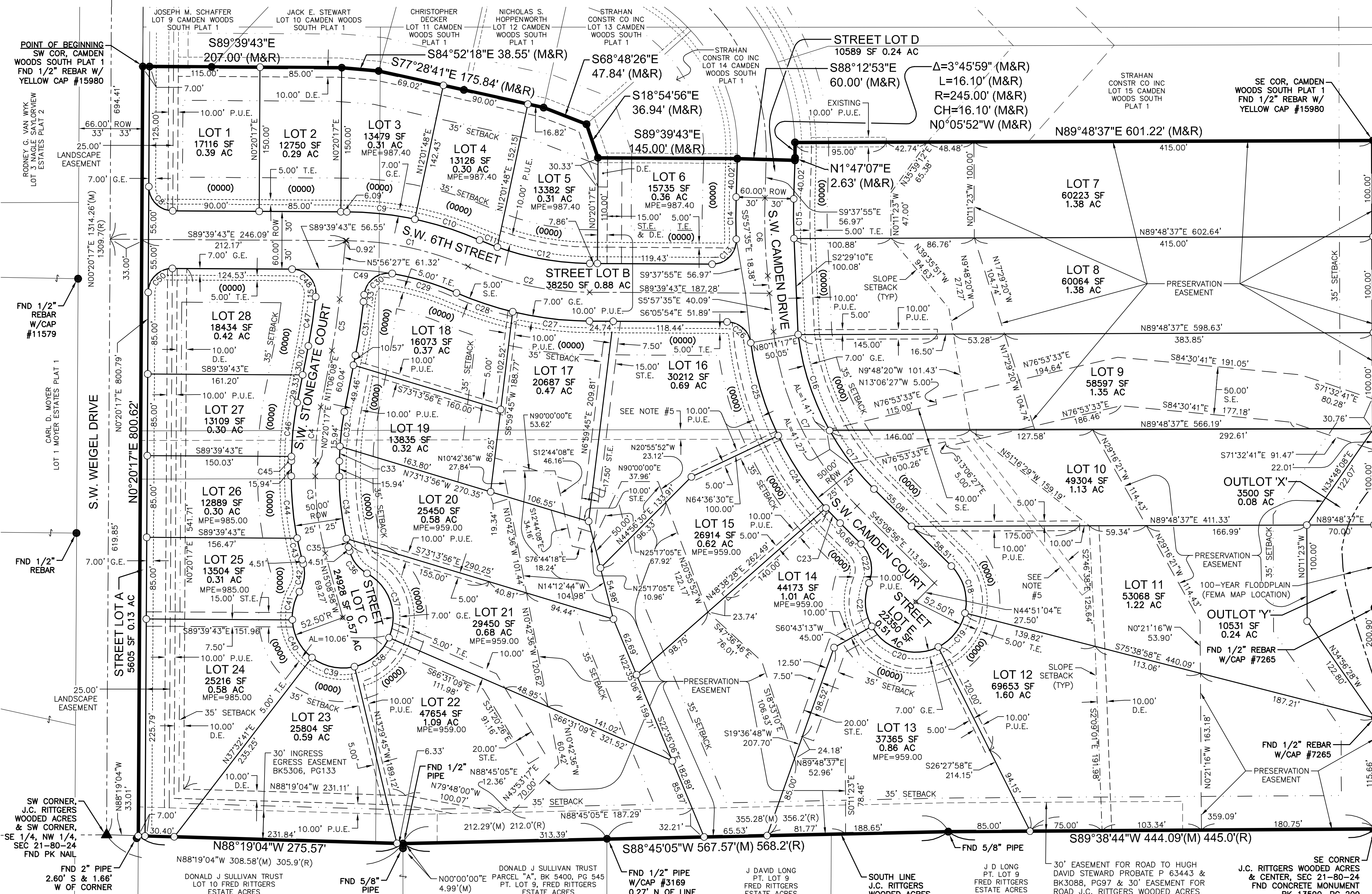


CAMDEN WOODS SOUTH PLAT 2

FINAL PLAT



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	23°18'30"	320.0'	130.18'	S78°00'28"E	129.28'
C2	23°18'30"	320.0'	130.18'	S78°00'28"E	129.28'
C3	15°29'15"	300.0'	81.09'	N72°42'21"W	80.85'
C4	10°45'51"	300.0'	56.36'	N5°43'12"E	56.28'
C5	5°09'41"	600.0'	54.05'	N8°31'18"E	54.03'
C6	7°44'42"	600.0'	81.11'	S2°05'14"E	81.04'
C7	39°11'21"	300.0'	205.19'	S25°33'15"E	201.22'
C8	90°00'00"	25.00'	39.27'	S44°39'43"E	35.36'
C9	11°41'31"	350.0'	71.42'	S83°48'58"E	71.30'
C10	11°36'59"	350.0'	70.96'	S72°09'43"E	70.84'
C11	3°54'50"	290.0'	19.81'	S68°18'38"E	19.81'
C12	19°23'40"	290.0'	98.16'	S79°57'53"E	97.70'
C13	92°32'41"	25.00'	40.38'	N44°03'56"E	36.13'
C14	3°59'31"	630.0'	43.90'	N01°23'38"W	43.89'
C15	4°08'58"	570.0'	41.28'	S01°7'22"E	41.27'
C16	22°02'21"	275.00'	105.78'	S18°09'45"E	105.13'
C17	15°58'01"	275.00'	76.64'	S37°09'56"E	76.39'
C18	58°04'08"	52.50'	53.21'	S16°06'52"E	50.96'
C19	50°36'50"	52.50'	46.38'	S38°13'37"W	44.88'
C20	87°11'11"	52.50'	79.89'	N72°52'23"W	72.40'
C21	51°14'44"	52.50'	46.96'	N39°29'25"W	45.41'
C22	67°06'53"	37.50'	43.93'	N11°35'30"W	41.46'
C23	3°47'24"	325.00'	21.50'	N43°15'14"W	21.49'
C24	15°58'02"	325.00'	90.57'	N33°22'31"W	90.28'
C25	17°50'17"	325.00'	101.18'	N16°28'22"W	100.77'
C26	82°06'30"	25.00'	35.83'	N48°36'28"W	32.84'
C27	13°11'41"	350.00'	80.60'	N83°03'53"W	80.42'
C28	10°06'49"	350.00'	61.78'	N71°24'38"W	61.70'
C29	13°50'40"	290.00'	70.07'	N73°16'33"W	69.90'
C30	93°51'40"	25.00'	40.95'	S52°52'17"W	36.53'
C31	5°09'41"	625.00'	56.30'	S8°31'18"W	56.28'
C32	7°33'44"	275.00'	36.30'	S71°16'16"W	36.27'
C33	31°27'07"	275.00'	15.37'	S1°56'20"W	15.37'
C34	13°36'11"	275.00'	65.29'	S62°27'49"E	65.14'
C35	15°30'47"	275.00'	9.04'	S14°12'26"E	9.04'
C36	46°01'01"	37.50'	30.12'	S38°09'29"E	29.32'
C37	84°38'51"	52.50'	77.56'	S18°50'34"E	70.70'
C38	53°01'23"	52.50'	48.59'	S49°59'33"W	46.87'
C39	51°02'27"	52.50'	46.77'	N77°58'32"W	45.24'
C40	49°52'18"	52.50'	45.70'	N27°31'10"W	44.27'
C41	32°27'03"	52.50'	30.65'	N14°08'31"E	30.22'
C42	46°01'01"	37.50'	30.12'	N7°51'32"E	29.32'
C43	4°01'59"	325.00'	22.88'	N13°07'59"W	22.87'
C44	11°27'16"	325.00'	64.97'	N5°23'21"W	64.87'
C45	0°47'47"	325.00'	4.52'	N0°44'10"E	4.52'
C46	9°58'04"	325.00'	56.54'	N67°06'58"E	56.47'
C47	5°09'41"	575.00'	51.80'	N8°31'18"E	51.78'
C48	95°36'10"	25.00'	41.71'	N41°51'38"W	37.04'
C49	90°00'00"	25.00'	39.27'	S45°20'17"W	35.36'

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	P	M
DEEDED BEARING & DISTANCE	R	D
CURVE ARC LENGTH	AL	
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.	
ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT 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.

PRELIMINARY
FOR CONSTRUCTION

DATE: _____

THIS SHEET

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

ZONING
R-1: ONE-FAMILY RESIDENCE DISTRICT

BENCHMARK

- SANITARY SEWER MANHOLE RIM AT NORTHEAST CORNER OF SW CAMDEN RIDGE DRIVE & SW 5TH COURT LOCATED ON THE WESTERLY SIDE OF LOT 17, CAMDEN WOODS SOUTH PLAT 1. ELEVATION = 993.39.
- SANITARY SEWER MANHOLE RIM LOCATED ON THE EAST SIDE OF SW CAMDEN RIDGE DRIVE IN FRONT OF LOT 15, CAMDEN WOODS SOUTH PLAT 1. ELEVATION = 989.45.

NOTES

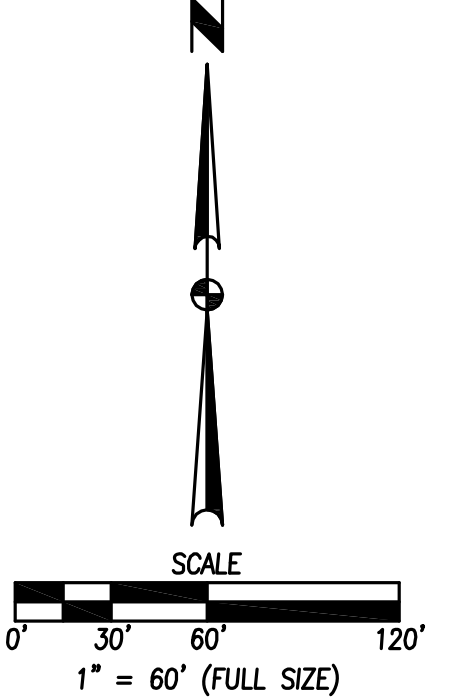
- NO LOTS WILL BE ALLOWED TO HAVE DRIVEWAY ACCESS TO S.W. WEIGEL DRIVE.
- THE DEVELOPER IS RESPONSIBLE FOR THE SIDEWALK AND STREET LIGHTING ALONG THE S.W. WEIGEL DRIVE FRONTAGE ON THE EAST SIDE OF THE STREET.
- NO STRUCTURES OR FENCES ARE ALLOWED WITHIN THE 25' LANDSCAPE EASEMENT ALONG S.W. WEIGEL DRIVE.
- OUTLOTS 'X' & 'Y' TO BE DEEDED AND OWNERSHIP TIED TO RESPECTIVE ADJACENT LOTS 10 & 11.
- EXISTING 10' IOWA POWER AND LIGHT ELECTRIC EASEMENT (BK3055, PG513) TO BE VACATED.

PLAT DESCRIPTION

LOTS 1, 2 AND PART OF LOTS 3 AND 4, J.C. RITTIGERS WOODED ACRES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF CAMDEN WOODS SOUTH PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 89°39'43" EAST ALONG THE SOUTHERLY LINE OF SAID CAMDEN WOODS SOUTH PLAT 1, A DISTANCE OF 207.00 FEET; THENCE SOUTH 84°52'18" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 38.55 FEET; THENCE SOUTH 77°28'41" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 175.84 FEET; THENCE SOUTH 68°48'26" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 47.84 FEET; THENCE SOUTH 18°54'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 36.94 FEET; THENCE SOUTH 89°39'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 145.00 FEET; THENCE SOUTH 88°12'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 1°47'07" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 2.63 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 245.00 FEET, WHOSE ARC LENGTH IS 16.10 FEET AND WHOSE CHORD BEARS NORTH 0°05'52" WEST, 16.10 FEET; THENCE NORTH 89°48'37" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 601.22 FEET TO THE SOUTHEAST CORNER OF SAID CAMDEN WOODS SOUTH PLAT 1; THENCE SOUTH 0°11'23" EAST ALONG THE EAST LINE OF SAID J.C. RITTIGERS WOODED ACRES, 716.56 FEET TO THE SOUTHEAST CORNER OF SAID J.C. RITTIGERS WOODED ACRES; THENCE SOUTH 89°38'44" WEST ALONG THE SOUTH LINE OF SAID J.C. RITTIGERS WOODED ACRES, 444.09 FEET; THENCE SOUTH 88°45'05" WEST CONTINUING ALONG SAID SOUTH LINE, 567.57 FEET; THENCE NORTH 88°19'04" EAST CONTINUING ALONG SAID SOUTH LINE, 275.57 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, J.C. RITTIGERS WOODED ACRES; THENCE NORTH 0°20'17" EAST ALONG THE EAST RIGHT OF WAY LINE OF S.W. WEIGEL DRIVE, 800.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.88 ACRES (953,017 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



CAMDEN WOODS SOUTH PLAT 2
FINAL PLAT

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

TECH: LMK
ENGINEER: RDR

ANKENY, IOWA

DATE: 06/28/13

REVISIONS:

DATE: _____

BY: _____

DESCRIPTION: _____

1304.146