

# CENTENNIAL ESTATES PLAT 3

## FINAL PLAT

<b>INDEX LEGEND</b>	
<b>COUNTY:</b> POLK COUNTY, IOWA	<b>CITY:</b> ANKENY
<b>LOCATION:</b> CENTENNIAL ESTATES PLAT 2, OUTLOT N	
<b>REQUESTED BY &amp; PROPRIETOR:</b> DRA PROPERTIES, LC 1525 NE 36TH STREET ANKENY, IOWA 50021 c/o TARA MEREDITH PH: (515) 964-9444	
<b>SURVEYOR:</b> THAREN J. HELGERSON, PLS #18530	
<b>SURVEY COMPANY:</b> NILLES ASSOCIATES, INC.	
<b>RETURN TO:</b> THAREN J. HELGERSON, NILLES ASSOCIATES, INC. 1250 SW STATE STREET, SUITE A ANKENY, IOWA 50023 PH: (515) 965-0123	

### ZONING

R-3, Multiple-family Residence District Restricted to One Family Residences

Bulk Regulations:

- Front Yard Setback - 30 feet
- Rear Yard Setback - 35 feet
- Side Yard Setback (1 story)  
Total side yard - 15 feet
- Minimum on one side - 7 feet
- Minimum for an attached dwelling open side yard - 7 feet
- Side Yard Setback (more than 1 story)  
Total side yard - 17 feet
- Minimum on one side - 8 feet
- Minimum for an attached dwelling open side yard - 8 feet

### BENCHMARKS

1. Top of rim of existing sanitary manhole, located at the north end of NW Beechwood Street (Street Lot A of Centennial Ridge Plat 1). Elevation = 956.41' (NAVD88)
2. Top of rim of existing sanitary manhole, located at the south end of NW Westwood Street (Street Lot D of 36 West Plat 1). Elevation = 963.62' (NAVD88)

### GENERAL NOTES

1. There shall be no driveway access onto NW Irvinedale Drive.
2. Street lighting within the development shall be the responsibility of the developer, including NW Irvinedale Drive.
3. Street Lot A and B shall be dedicated to the City of Ankeny for public right-of-way purposes.
4. An 8' sidewalk is required in the sidewalk easement along NW Irvinedale Drive.
5. Driveway locations for lots 17, 18, 19, 29, 33, 34, 55 shall be placed to avoid intake & manhole locations.
6. The landscape buffer easement on Lots 38-40 will be owned and maintained by Centennial Estates Plat 1 Owners Association.
7. The south line of Outlot N, CENTENNIAL ESTATES PLAT 2, is assumed to bear South 89 degrees 34 minutes 37 seconds West.
8. The site lies within Zone X with areas of minimal flood hazard; Zone X with areas of 0.2% annual chance flood hazard, as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019.
9. The existing field entrance on NW Irvinedale Drive shall be removed once the area is platted and developed.

### LEGEND

▲	Found section corner monument as noted
●	Found monument 5/8" IR with red cap #18530 unless otherwise noted
○	Set monument 5/8" IR with red cap #18530 unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
E.E.	Electric Easement
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
L.E.	Landscape Buffer Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
S.E.	Sidewalk Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.F.E.	Surface Water Flowage Easement
W.E.	Water main Easement
G.E.	Gas Easement
(R)	Record dimension
1234	Lot Address
—————	Subject boundary line
—————	Proposed boundary line
- - - - -	Proposed easement line
—————	Proposed road centerline
—————	Section line
- - - - -	Existing boundary line
- - - - -	Existing easement line


### LEGAL DESCRIPTION

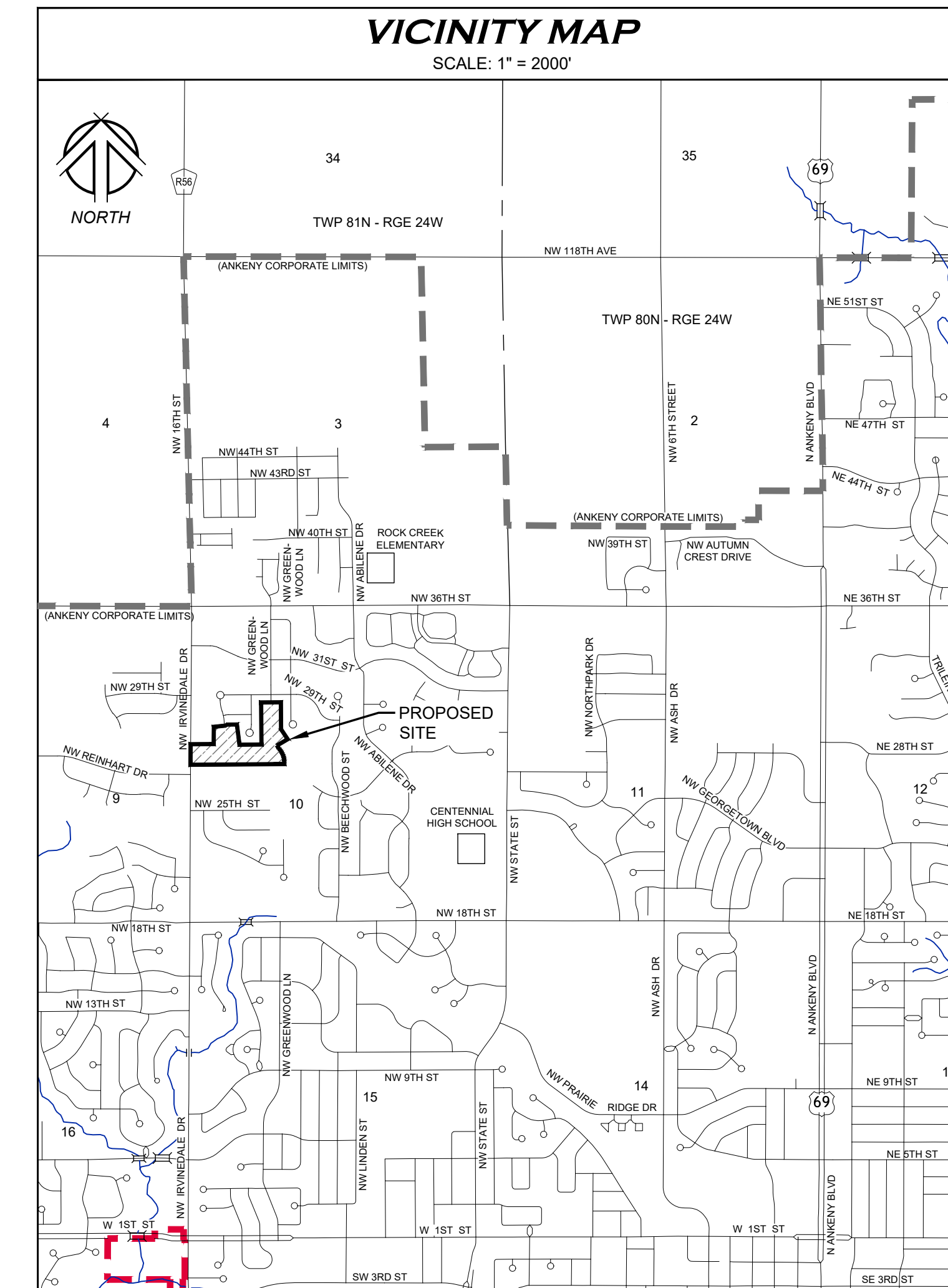
Outlot N, CENTENNIAL ESTATES PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 20.31 acres more or less.

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

### 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	SIGNATURE THAREN J. HELGERSON, L.S. NO. 18530 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022	DATE _____



1250 SW STATE STREET, SUITE A  
 ANKENY, IOWA 50023-2555  
 (515) 965-0123 phone - (515) 965-3322 fax  
 Civil Engineering - Land Surveying  
 Landscape Architecture

**NILLES ASSOCIATES**  
 11/15/2021 CITY TECH REVIEW COMMENTS  
 12/02/2021 CITY TECH REVIEW COMMENTS  
 02/27/21 CITY TECH REVIEW COMMENTS  
 05/11/21 CITY TECH REVIEW COMMENTS  
 06/01/21 CITY TECH REVIEW COMMENTS  
 06/01/21 CITY TECH REVIEW COMMENTS

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE ENGINEERING INTENT OF THIS PLAT, OR THE FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERING INTENT OF THIS PLAT, OR THE FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERING INTENT OF THIS PLAT, OR THE FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERING INTENT OF THIS PLAT, OR THE FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEERING INTENT OF THIS PLAT.

PROJECT NAME: CENTENNIAL ESTATES PLAT 3  
 OUTLOT N, CENTENNIAL ESTATES PLAT 2, ANKENY, POLK COUNTY, IOWA  
 FINAL PLAT

PROJECT NO.: 21114  
 DATE: 05/21/21  
 DRAWN BY: TJH  
 CHECKED BY: JHP  
 SHEET SIZE: 24" X 36"  
 SHEET TITLE: FP-1  
 SHEET NO.: 1/2

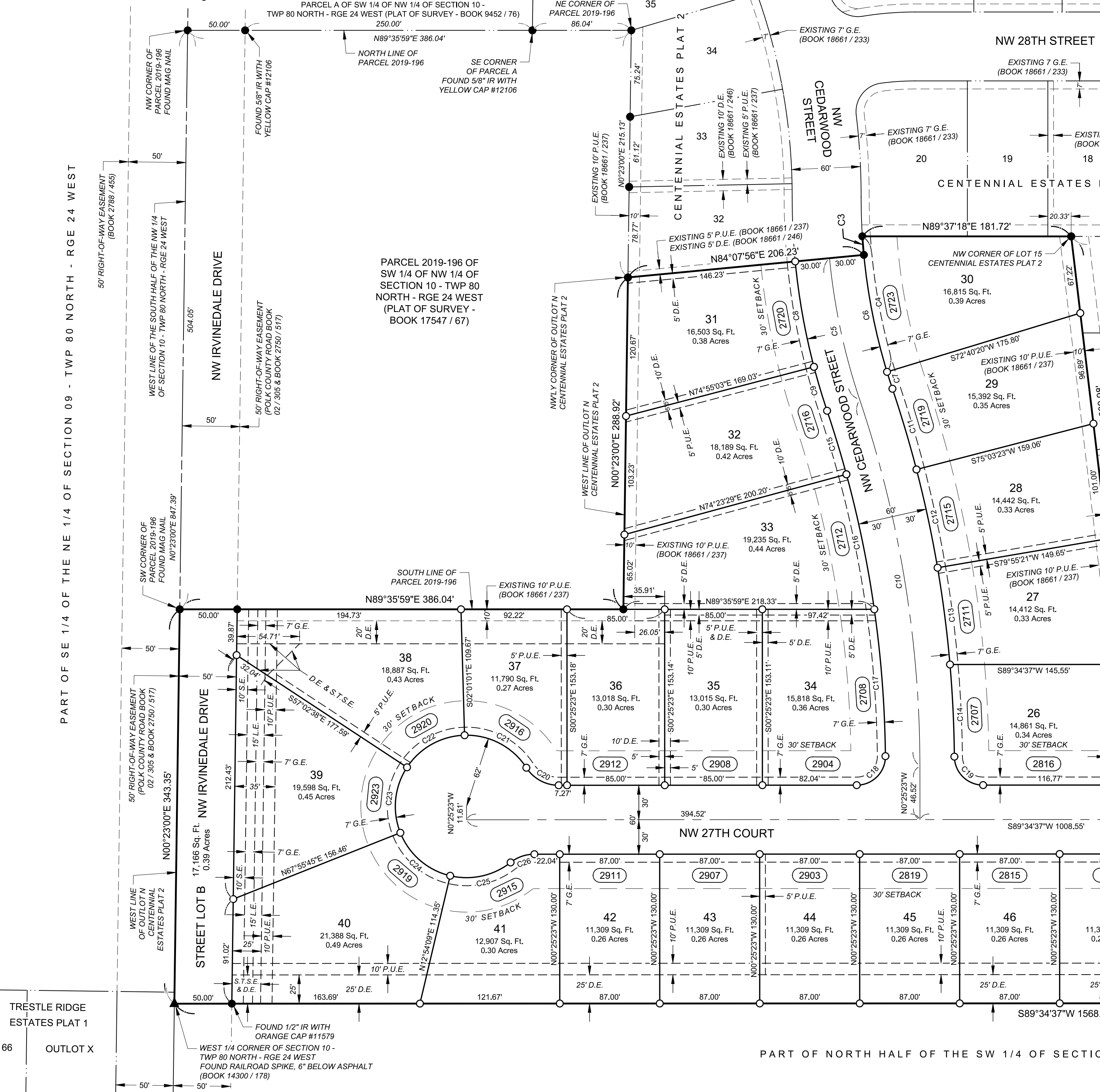
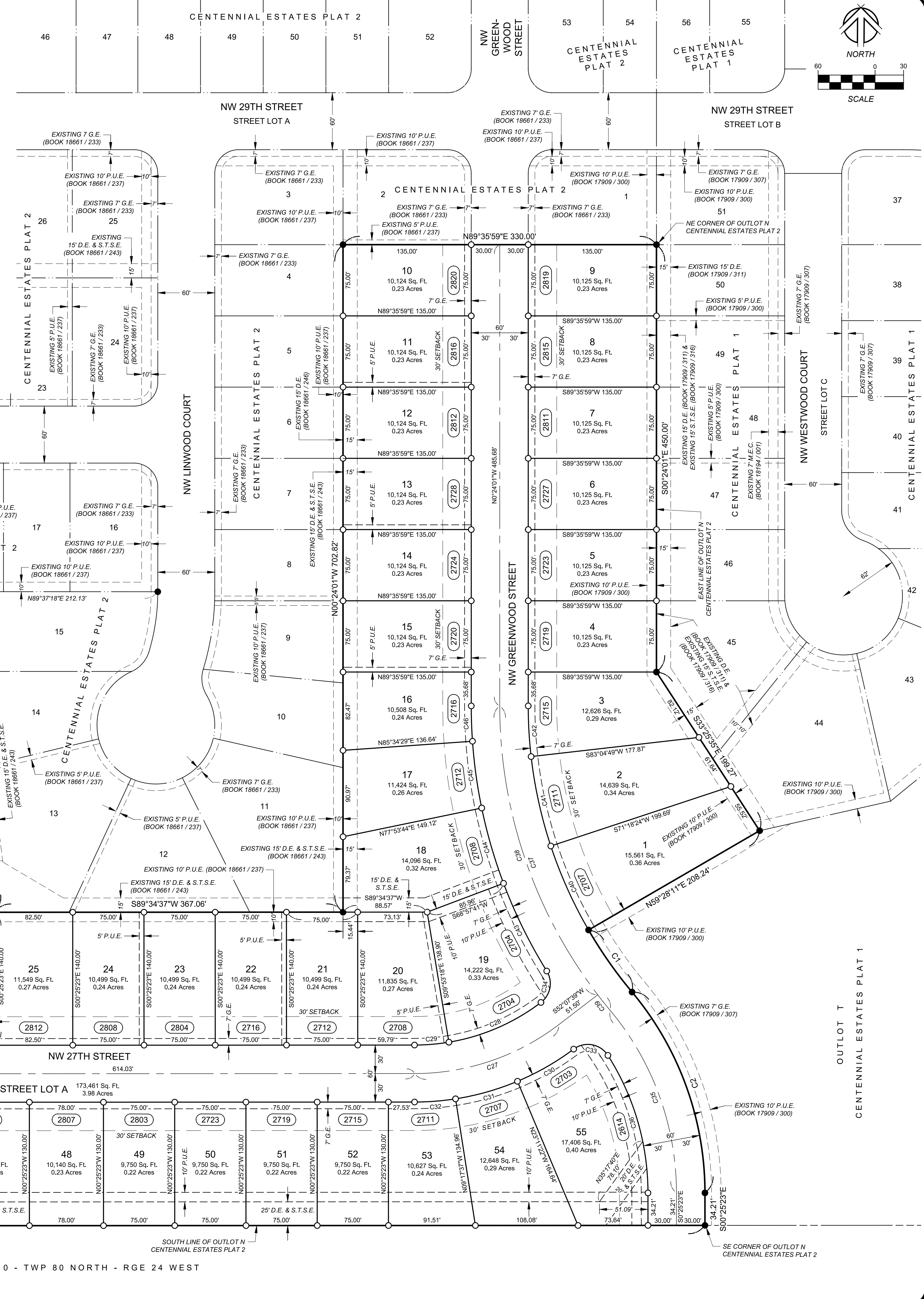


**LEGEND**

- ▲ Found section corner monument as noted
- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- E.E. Electric Easement
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- L.E. Landscape Buffer Easement
- M.E.C. MidAmerican Energy Company Underground Electric Easement
- S.E. Sidewalk Easement
- S.S.E. Sanitary Sewer Easement
- S.T.S.E. Storm Sewer Easement
- S.W.F.E. Surface Water Flowage Easement
- W.E. Water main Easement
- G.E. Gas Easement
- (R) Record dimension
- 1234 Lot Address
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Proposed road centerline
- Section line
- Existing boundary line
- Existing easement line

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance
C1	79.95	470.00	9°44'49"	79.86
C2	229.54	330.00	39°51'15"	224.94
C3	16.20	520.00	1°47'07"	16.20
C4	120.21	520.00	13°14'43"	119.94
C5	126.30	550.00	13°09'25"	126.02
C6	104.01	520.00	11°27'36"	103.84
C7	15.40	520.00	1°41'49"	15.40
C8	93.28	580.00	9°12'53"	93.18
C9	39.91	580.00	3°56'32"	39.90
C10	324.66	1000.00	18°36'06"	323.24
C11	73.37	1030.00	4°04'53"	73.35
C12	87.48	1030.00	4°51'58"	87.45
C13	84.97	1030.00	4°43'35"	84.94
C14	80.31	1030.00	4°28'03"	80.29
C15	57.83	970.00	3°24'58"	57.83
C16	120.08	970.00	7°05'35"	120.01
C17	128.30	970.00	7°34'43"	128.21
C18	39.49	25.00	90°30'51"	35.51
C19	39.07	25.00	89°32'22"	35.21
C20	33.38	33.50	57°05'07"	32.01
C21	63.50	62.00	58°40'45"	60.78
C22	59.54	62.00	55°01'37"	57.28
C23	59.54	62.00	55°01'37"	57.28

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance
C24	59.54	62.00	55°01'37"	57.28
C25	55.70	62.00	51°28'13"	53.84
C26	22.30	33.50	38°08'41"	21.89
C27	163.40	250.00	37°26'58"	160.51
C28	106.59	220.00	27°45'35"	105.55
C29	36.34	220.00	9°27'55"	36.30
C30	68.33	280.00	13°58'57"	68.16
C31	67.91	280.00	13°53'45"	67.74
C32	43.35	280.00	8°52'14"	43.31
C33	41.15	25.00	94°18'47"	36.66
C34	36.89	25.00	84°32'13"	33.63
C35	208.68	300.00	39°51'15"	204.49
C36	152.85	270.00	32°26'09"	150.82
C37	347.99	500.00	39°52'37"	341.01
C38	327.01	500.00	37°28'20"	321.21
C39	20.99	500.00	2°24'17"	20.98
C40	97.10	470.00	11°50'13"	96.93
C41	96.58	470.00	11°46'25"	96.41
C42	53.48	470.00	6°31'10"	53.45
C43	103.11	530.00	11°08'47"	102.94
C44	82.64	530.00	8°56'03"	82.56
C45	71.04	530.00	7°40'45"	70.98
C46	37.23	530.00	4°01'30"	37.23



**CENTENNIAL ESTATES PLAT 3**  
 OUTLOT N CENTENNIAL ESTATES PLAT 2, ANKENY, POLK COUNTY, IOWA

**FINAL PLAT**

PROJECT NAME: 21114  
 DATE: 05/21/21  
 DRAWN BY: TJH  
 CHECKED BY: JHP  
 SHEET NO.: 2/2  
 SHEET TITLE: FP-2  
 SHEET SIZE: 24" X 36"

NILES ASSOCIATES  
 1250 SW STATE STREET, SUITE A  
 ANKENY, IOWA 50023-2555  
 (515) 965-0123 phone - (515) 965-3322 fax  
 (515) 965-0123 phone - (515) 965-3322 fax  
 Civil Engineering - Land Surveying  
 Landscape Architecture

REVISIONS:  
 1) NILES ASSOCIATES, INC. WANTED ANY  
 2) NILES ASSOCIATES, INC. WANTED ANY  
 3) 10/22/21 CITY TECH REVIEW COMMENTS  
 4) 10/22/21 CITY TECH REVIEW COMMENTS  
 5) 10/22/21 CITY TECH REVIEW COMMENTS  
 6) 10/22/21 CITY TECH REVIEW COMMENTS  
 7) 10/22/21 CITY TECH REVIEW COMMENTS  
 OR CONFLICTS WHICH ARE ALLEGED.