

LITTLE BEAVER CREEK COUNTRY ESTATES PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

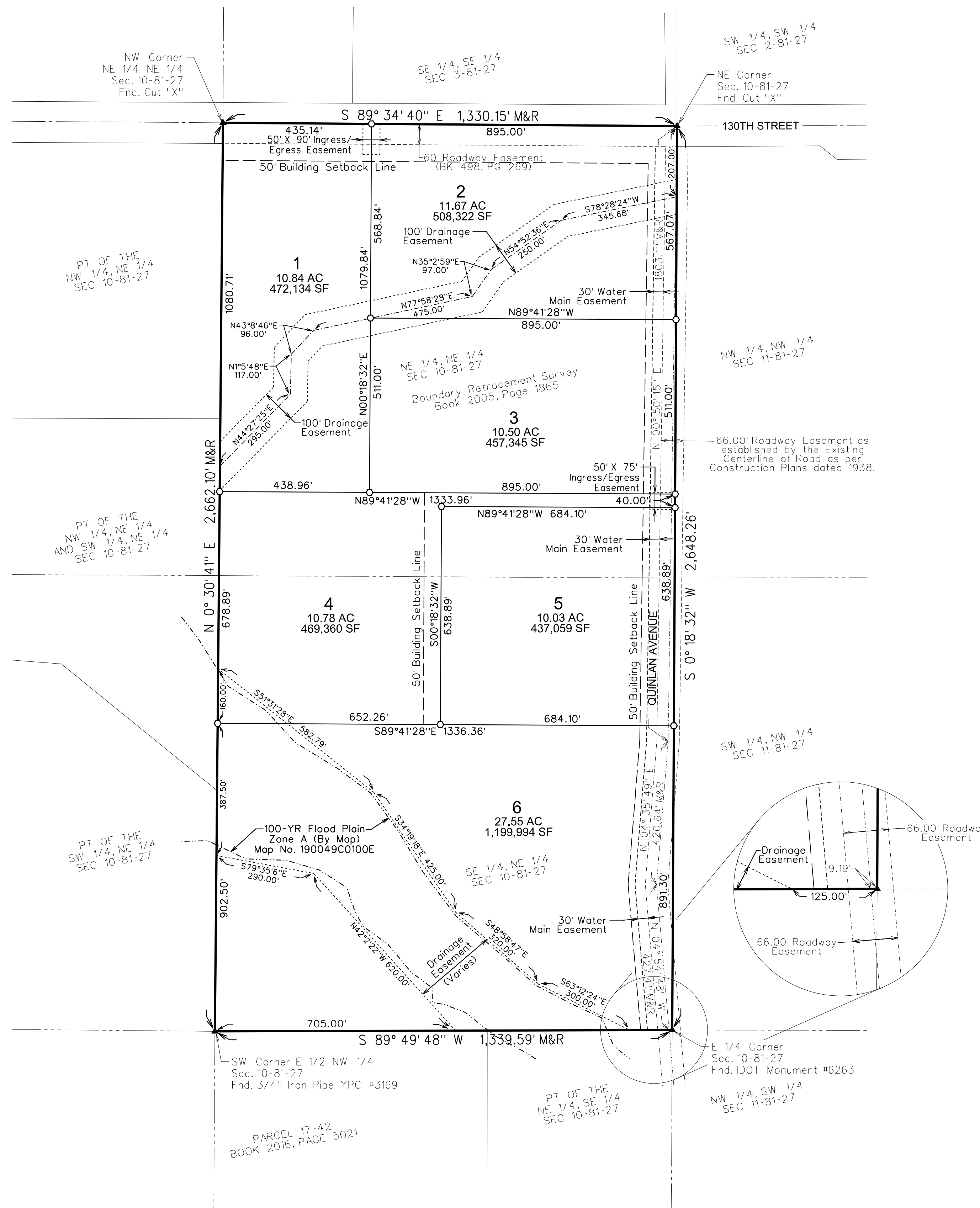
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED FOR:
TRIPLE J OF ANKENY, L.C.

SURVEY LOCATED:
E 1/2, NE 1/4
SECTION 10-81N-27W

REQUESTED BY:
TRIPLE J OF ANKENY, L.C.

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



PLAT DESCRIPTION

THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 81 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

OWNER/DEVELOPER

TRIPLE J OF ANKENY, L.C.
3625 NW ASH DRIVE
ANKENY, IA 50023
(515) 480-8025

ZONING

A-1: AGRICULTURAL DISTRICT

BULK REGULATIONS

MINIMUM LOT AREA = 10.0 AC
MINIMUM LOT WIDTH = 150'
FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50', EXCEPT ACCESSORY
NONAGRICULTURAL BUILDINGS = 15'
SIDE YARD SETBACK = TOTAL=50', MIN. 25' EACH SIDE,
EXCEPT ACCESSORY NONAGRICULTURAL BUILDINGS = 15'
MAXIMUM HEIGHT = 35'

NOTES

SOURCE OF WATER SUPPLY - XENIA RURAL WATER DISTRICT
ON-SITE SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM

TABLE OF CLOSURE

Start Coordinates, North: 159084.42 East: 120522.19
S 89° 34' 40" E Dist.: 1330.15
S 0° 18' 32" W Dist.: 2648.26
S 89° 49' 48" W Dist.: 1339.59
N 0° 30' 41" E Dist.: 2662.10
End Coordinates, North: 159084.42 East: 120522.20
North: -0.00 Error East: 0.01
Error Direction: N 71° 48' 22" W Total Distance Error: 0.01
Error of Closure: 1/593030.51

ACREAGE

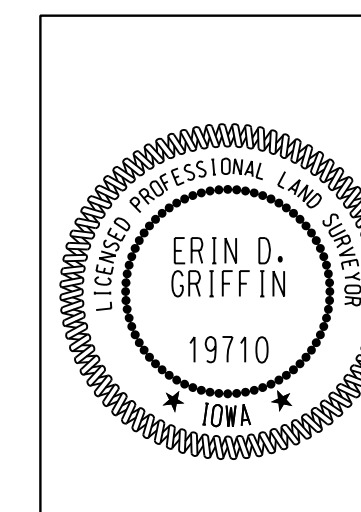
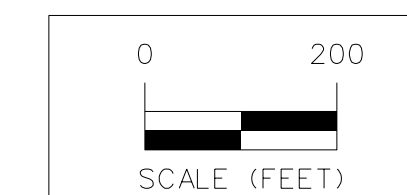
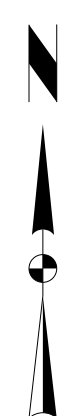
GROSS AREA = 81.36 AC
ROADWAY EASEMENT = 4.67 AC
NET AREA = 76.69 AC

LOT ACCESS NOTES

- LOT 1 ACCESS FROM 130TH STREET TO BE AT THE 50' INGRESS/EGRESS EASEMENT ON THE COMMON PROPERTY LINE WITH LOT 2.
- LOT 2 ACCESS FROM 130TH STREET TO BE AT THE 50' INGRESS/EGRESS EASEMENT ON THE COMMON PROPERTY LINE WITH LOT 1. LOT 2 ACCESS FROM QUINLAN AVENUE TO BE WITHIN THE SOUTH 50 FEET OF THE LOT.
- LOT 3, LOT 4, AND LOT 5 ACCESS FROM QUINLAN AVENUE TO BE AT THE 50' INGRESS/EGRESS EASEMENT CENTERED ON THE FRONTAGE OF LOT 4.
- LOT 6 ACCESS FROM QUINLAN AVENUE TO BE LOCATED IN THE NORTH 300' OF THE LOT.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	○ C/P	—
Bench Mark	•	—
Platted Distance	P	—
Measured Bearing & Distance	M	—
Recorded As	R	—
Deed Distance	D	—
Calculated Distance	C	—
Minimum Protection Elevation	MPE	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—



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.

Erin D. Griffin, PLS Date _____
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheet 1 of 1

LITTLE BEAVER CREEK COUNTRY ESTATES PLAT 1

DALLAS COUNTY, IOWA

FINAL PLAT

SNYDER & ASSOCIATES, INC.



Project No: 1170302

Sheet 1 of 1

MARK	REVISION	DATE	BY
1	REVISED PER COUNTY COMMENTS	06/16/17	ANS

Engineer: BKC Checked By: EDG Scale: 1"=200'
Technician: RMM Date: 05-25-17 Field Bk: Pg: _____
Project No: 1170302

Sheet 1 of 1

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com