

OTTER CREEK GOLF COURSE PLAT 8

FINAL PLAT

PLAT DESCRIPTION

A PART OF OUTLOT "X" OTTER CREEK REDEVELOPMENT PLAT 2, BEING AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, OTTER CREEK GOLF COURSE PLAT 2, AN OFFICIAL PLAT AND BEING A CORNER ON THE WEST LINE OF SAID OUTLOT "X"; THENCE NORTH 81° 32' 23" EAST ALONG THE WEST LINE OF SAID OUTLOT "X" 223.10 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 88° 41' 11" EAST CONTINUING ALONG SAID WEST LINE, 216.03 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 60° 13' 59" EAST CONTINUING ALONG SAID WEST LINE, 711.36 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 65° 14' 19" EAST CONTINUING ALONG SAID WEST LINE, 157.67 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 78° 30' 08" EAST CONTINUING ALONG SAID WEST LINE, 238.23 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 02° 08' 32" WEST CONTINUING ALONG SAID WEST LINE, 59.02 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 10° 32' 42" WEST CONTINUING ALONG SAID WEST LINE, 97.45 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE EASTERLY CONTINUING ALONG SAID WEST LINE AND ALONG SAID WEST LINE EXTENDED EASTERLY AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 930.00 FEET, WHOSE ARC LENGTH IS 150.16 FEET AND WHOSE CHORD BEARS SOUTH 75° 18' 48" EAST, 150.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.07 FEET AND WHOSE CHORD BEARS NORTH 61° 06' 20" EAST, 37.28 FEET; THENCE SOUTH 77° 06' 03" EAST, 60.00 FEET TO THE SOUTH LINE OF SAID OUTLOT "X"; THENCE SOUTHERLY ALONG THE SOUTH LINE OF SAID OUTLOT "X" AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 85.10 FEET AND WHOSE CHORD BEARS SOUTH 17° 29' 57" WEST, 85.01 FEET TO A CORNER OF SAID OUTLOT "X" AND BEING THE NORTHERLY CORNER OF LOT 17, OTTER CREEK GOLF COURSE PLAT 6, AN OFFICIAL PLAT; THENCE NORTH 67° 54' 02" WEST ALONG THE NORTH LINE OF SAID OTTER CREEK GOLF COURSE PLAT 6, A DISTANCE OF 60.00 FEET TO A CORNER OF SAID OTTER CREEK GOLF COURSE PLAT 6; THENCE SOUTHERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 470.00 FEET, WHOSE ARC LENGTH IS 30.43 FEET AND WHOSE CHORD BEARS SOUTH 23° 57' 15" WEST, 30.42 FEET TO A CORNER OF SAID OTTER CREEK GOLF COURSE PLAT 6; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 9.71 FEET AND WHOSE CHORD BEARS SOUTH 25° 28' 25" WEST, 9.71 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OUTLOT "X" AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.49 FEET AND WHOSE CHORD BEARS NORTH 22° 24' 11" WEST, 36.89 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE WESTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 870.00 FEET, WHOSE ARC LENGTH IS 192.65 FEET AND WHOSE CHORD BEARS NORTH 77° 05' 08" WEST, 192.25 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE WESTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 416.99 FEET AND WHOSE CHORD BEARS NORTH 71° 49' 52" WEST, 414.15 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE NORTH 60° 13' 59" WEST CONTINUING ALONG SAID SOUTH LINE, 9.02 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 29° 46' 01" WEST CONTINUING ALONG SAID SOUTH LINE, 155.00 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE NORTH 60° 13' 59" WEST CONTINUING ALONG SAID SOUTH LINE, 618.33 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 87° 51' 07" WEST CONTINUING ALONG SAID SOUTH LINE, 138.38 FEET TO A CORNER OF SAID OUTLOT "X"; THENCE SOUTH 61° 35' 35" WEST CONTINUING ALONG SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID OTTER CREEK GOLF COURSE PLAT 2, A DISTANCE OF 68.58 FEET TO A CORNER ON SAID EAST LINE AND BEING THE EASTERLY CORNER OF LOT 9 OF SAID OTTER CREEK GOLF COURSE PLAT 2; THENCE NORTH 35° 21' 49" WEST CONTINUING ALONG SAID EAST LINE, 148.79 FEET TO A CORNER ON SAID EAST LINE AND BEING THE NORTHERLY CORNER OF SAID LOT 9; THENCE NORTH 54° 38' 11" EAST CONTINUING ALONG SAID EAST LINE, 4.82 FEET TO A CORNER ON SAID EAST LINE; THENCE NORTH 36° 13' 54" WEST CONTINUING ALONG SAID EAST LINE, 202.09 FEET TO A CORNER ON SAID EAST LINE AND BEING THE NORTHERLY CORNER OF LOT 8 OF SAID OTTER CREEK GOLF COURSE PLAT 2; THENCE NORTH 36° 57' 20" EAST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 112.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.40 ACRES (496,692 SF).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	65° 07' 49" RT	400.00'	454.70'	255.47'	N 87° 12' 06" E 430.61'
A-2	9° 34' 35" LT	430.00'	71.87'	36.02'	S 59° 25' 29" W 71.79'
A-3	10° 26' 40" LT	430.00'	78.38'	39.30'	S 69° 26' 06" W 78.28'
A-4	10° 26' 40" LT	430.00'	78.38'	39.30'	S 79° 52' 46" W 78.28'
A-5	10° 26' 40" LT	430.00'	78.38'	39.30'	N 89° 40' 34" W 78.28'
A-6	10° 26' 40" LT	430.00'	78.38'	39.30'	N 79° 13' 54" W 78.28'
A-7	10° 26' 40" LT	430.00'	78.38'	39.30'	N 68° 47' 14" W 78.28'
A-8	3° 19' 55" LT	430.00'	25.01'	12.51'	N 61° 53' 57" W 25.00'
A-9	6° 55' 05" RT	370.00'	44.68'	22.37'	S 63° 41' 33" E 44.65'
A-10	14° 59' 30" RT	370.00'	96.81'	48.68'	S 74° 38' 52" E 96.54'
A-11	14° 59' 30" RT	370.00'	96.81'	48.68'	S 89° 38' 23" E 96.54'
A-12	14° 59' 30" RT	370.00'	96.81'	48.68'	N 75° 22' 07" E 96.54'
A-13	13° 14' 11" RT	370.00'	85.48'	42.93'	N 61° 15' 17" E 85.29'
B-1	23° 11' 46" LT	1,000.00'	404.85'	205.24'	S 71° 49' 52" E 402.09'
B-2	5° 00' 44" RT	970.00'	84.86'	42.45'	N 62° 44' 21" W 84.83'
B-3	5° 31' 48" RT	970.00'	93.62'	46.85'	N 68° 00' 37" W 93.58'
B-4	5° 31' 48" RT	970.00'	93.62'	46.85'	N 73° 32' 25" W 93.58'
B-5	5° 31' 48" RT	970.00'	93.62'	46.85'	N 79° 04' 13" W 93.58'
B-6	1° 35' 38" RT	970.00'	26.99'	13.49'	N 82° 37' 56" W 26.99'
B-7	23° 11' 46" LT	1,030.00'	416.99'	211.39'	N 71° 49' 52" W 414.15'
C-1	13° 25' 10" RT	900.00'	210.79'	105.88'	S 76° 43' 11" E 210.31'
C-2	3° 29' 25" RT	930.00'	56.65'	28.34'	S 81° 41' 03" E 56.65'
C-3	9° 15' 04" RT	930.00'	150.16'	75.24'	S 75° 18' 48" E 150.00'
C-4	12° 44' 30" RT	930.00'	206.82'	103.84'	S 77° 03' 31" E 206.39'
D-1	9° 12' 01" RT	500.00'	80.29'	40.23'	S 17° 29' 57" W 80.20'
D-2	2° 06' 33" RT	500.00'	18.41'	9.20'	S 21° 02' 41" W 18.41'
D-3	7° 05' 28" RT	500.00'	61.88'	30.98'	S 16° 26' 40" W 61.84'
D-4	9° 12' 01" RT	530.00'	95.10'	42.64'	S 17° 29' 57" W 85.01'
D-5	3° 42' 34" RT	470.00'	30.43'	15.22'	S 23° 57' 15" W 30.42'
E-1	96° 24' 48" LT	25.00'	25.00'	27.97'	N 61° 06' 20" E 37.28'
E-2	95° 05' 39" LT	25.00'	25.00'	41.49'	N 22° 24' 11" W 36.89'
E-3	0° 40' 14" LT	830.00'	9.71'	4.86'	S 25° 28' 25" W 9.71'

OWNER/DEVELOPER

DRA PROPERTIES, LC
1525 NE 36TH ST
ANKENY, IA 50021-6754
CONTACT: TED RAPP
PHONE: 515-964-9444

NOTES

1. ALL SIDEWALKS SHALL BE 4-FOOT WIDE.

ZONING

R-2 W/ CONDITIONS (35' FRONT YARD SETBACK)

BULK REGULATIONS

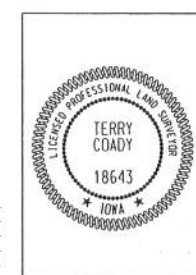
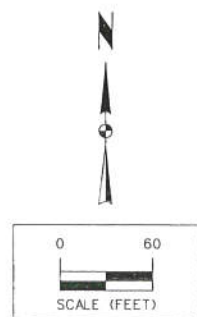
MINIMUM LOT AREA = 8,500 SF
MINIMUM LOT WIDTH = 70'
FRONT YARD SETBACK = 35' (CONDITION)
REAR YARD SETBACK = 35'
SIDE YARD SETBACK = 35'
ONE STORY = 7' MIN. / 15' TOTAL
TWO STORY = 8' MIN. / 17' TOTAL

LEGEND

Survey
Section Corner
1/2" Rebar, 18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Plotted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found
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CP
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MPE

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I hereby certify that this land surveying document was prepared 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.

Terry Coody, PLS Date _____
License Number 18643
My License Renewal Date is December 31, 2015
Pages or sheets covered by this seal:
Sheet 3

OTTER CREEK GOLF COURSE PLAT 8

FINAL PLAT

SNYDER & ASSOCIATES, INC.

Project No: 1140778

Sheet 3 of 10

ANKENY, IOWA

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

MARK REVISION BY DATE
Engineer: J.L.H. Checked By: B.K.C. Scale: 1"=60'
Technician: A.W.S. Date: 08/29/14. Field Bk. Pg.
Project No: 1140778

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