

BRIARWOOD PLAT 21



VICINITY SKETCH
NO SCALE

OWNER
KIMBERLEY PROPERTIES INC
P.O. BOX 369
ANKENTY, IOWA 50021-0369

LEGAL DESCRIPTION

PARCEL 'EE' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK #11042, PAGE #774-780 OF THE POLK COUNTY RECORDER'S OFFICE, ANKENTY, POLK COUNTY, IOWA

SAID TRACT OF LAND CONTAINS 5.69 ACRES MORE OR LESS
SAID TRACT OF LAND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

ZONING

EXISTING: C-2
PROPOSED: C-2

SETBACKS

FRONT: 35'
REAR: 40'
SIDE: NONE WHEN ADJOINING SAME ZONING

LAND USE

EXISTING: VACANT
PROPOSED: COMMERCIAL

LEGEND

- PLAT BOUNDARY
- ▲ SECTION CORNER
- FOUND CORNER, AS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- ⓪ ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- N.R. NOT RADIAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS 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

KEVEN J. CRAWFORD, LS IOWA LICENSE NO 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008
PAGES OR SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY

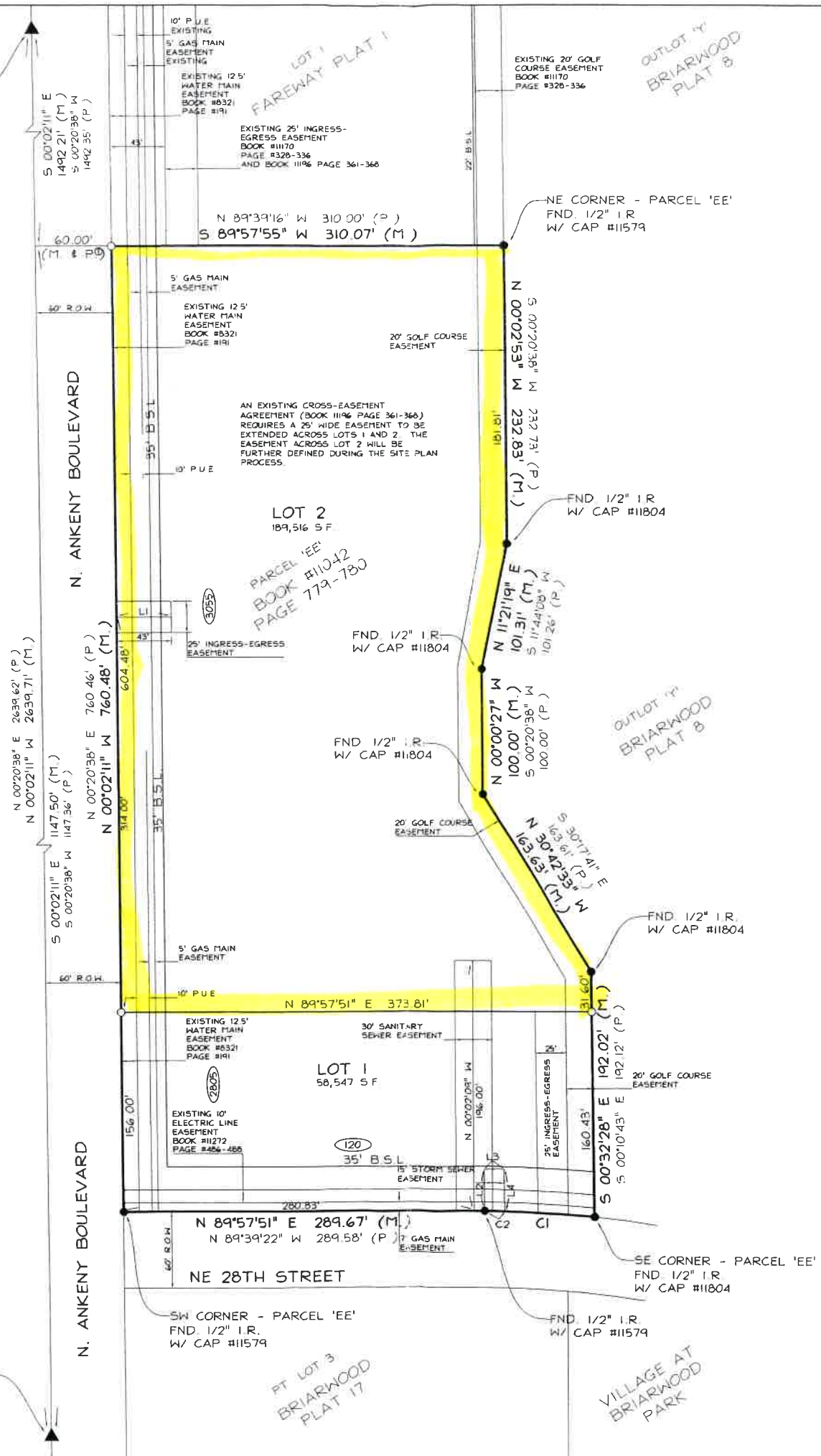
COOPER CRAWFORD & ASSOCIATES, L.L.C.
CIVIL ENGINEERS

2167 GRAND AVENUE, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-15-2006
REVISIONS: _____
JOB NUMBER: **CC 078**

SCALE: 1"=50'

FINAL PLAT
BRIARWOOD PLAT 21



LINE TABLE

LINE	LENGTH	BEARING
L1	43.00	S89°57'44"W
L2	32.57	N00°22'07"W
L3	15.00	N89°37'53"E
L4	32.79	S00°22'07"E

- NOTES**
1. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING STREET LIGHTING ALONG N. ANKENY BOULEVARD
 2. A CROSS EASEMENT AGREEMENT FOR THIS PROPERTY HAS BEEN RECORDED IN BOOK #11196, PAGES #361-368 OF THE POLK COUNTY RECORDER'S OFFICE

- SURVEYORS NOTES:**
1. ALL CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING
 2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000
 3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000
 4. FIELD WORK COMPLETED ON DECEMBER 14, 2006

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
CI (M.)	5°54'58"	830.00	85.70	42.84	85.66	N87°04'40"W
CL (P.)	5°54'58"	830.00	85.70	42.88	85.66	N86°41'53"W
C2	1°02'08"	830.00	15.00	7.50	15.00	N89°31'05"W