

# BRIARWOOD PLAT 18

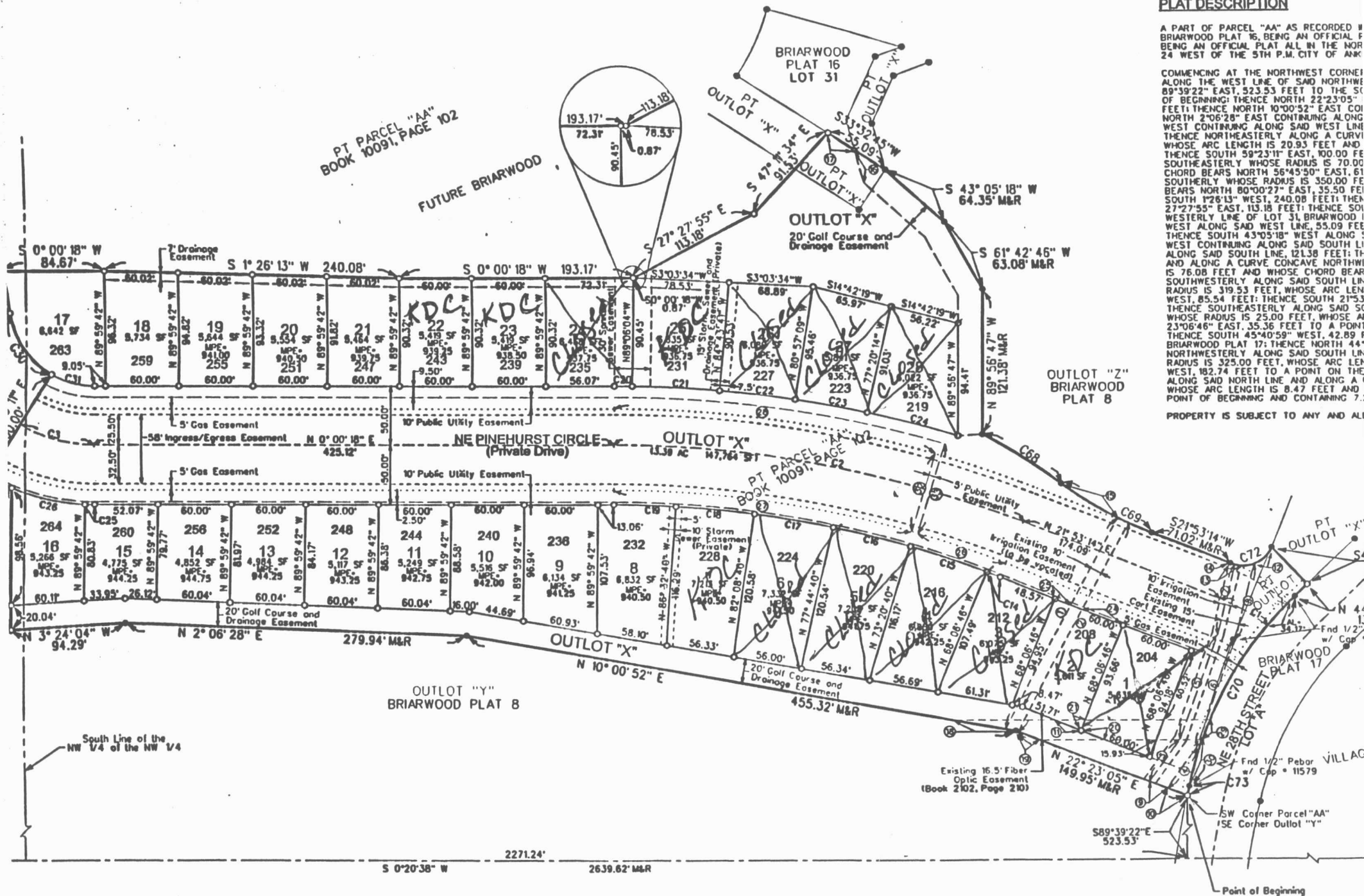
## FINAL PLAT

### PLAT DESCRIPTION

A PART OF PARCEL "AA" AS RECORDED IN BRIARWOOD PLAT 16, BEING AN OFFICIAL PLAT BEING AN OFFICIAL PLAT ALL IN THE NOR 24 WEST OF THE 5TH P.M. CITY OF ANN

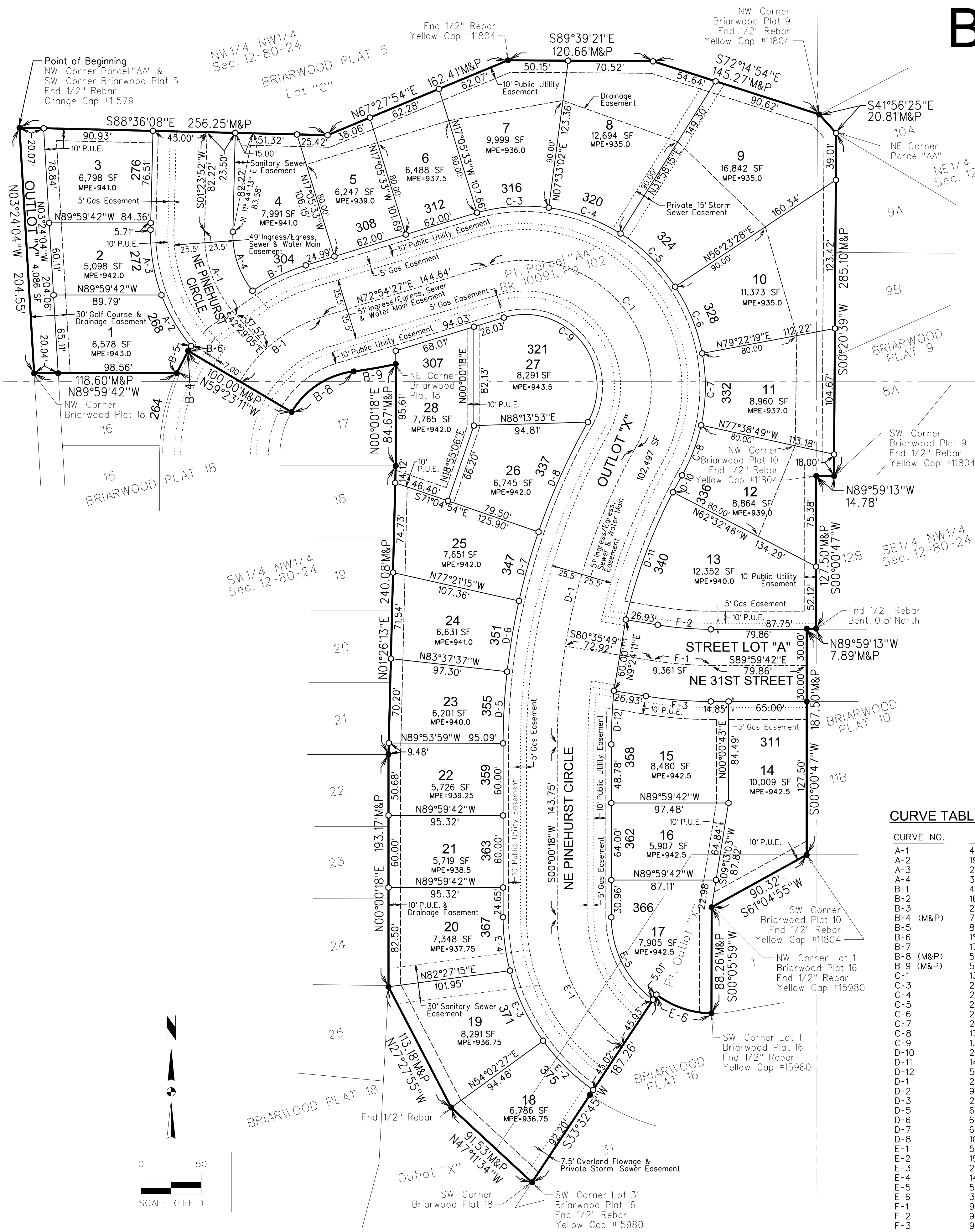
COMMENCING AT THE NORTHWEST CORNER ALONG THE WEST LINE OF SAID NORTHWEST 89°39'22" EAST, 523.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22°23'05" FEET; THENCE NORTH 10°00'52" EAST CORNER NORTH 2°06'28" EAST CONTINUING ALONG WEST CONTINUING ALONG SAID WEST LINE THENCE NORTHEASTERLY ALONG A CURVE WHOSE ARC LENGTH IS 20.93 FEET AND THENCE SOUTH 59°23'11" EAST, 100.00 FEET SOUTHEASTERLY WHOSE RADIUS IS 70.00 FEET CHORD BEARS NORTH 56°45'50" EAST, 61.61 FEET SOUTHERLY WHOSE RADIUS IS 350.00 FEET BEARS NORTH 80°00'27" EAST, 35.50 FEET SOUTH 1°28'13" WEST, 240.08 FEET THENCE 27°27'55" EAST, 113.18 FEET; THENCE SOUTHWESTERLY LINE OF LOT 31, BRIARWOOD PLAT 16 ALONG SAID WEST LINE, 55.09 FEET THENCE SOUTH 43°05'18" WEST ALONG SAID WEST LINE, 121.38 FEET; THENCE ALONG SAID SOUTH LINE, 121.38 FEET; THENCE ALONG A CURVE CONCAVE NORTHWARD WHOSE RADIUS IS 76.08 FEET AND WHOSE CHORD BEARS SOUTHWESTERLY ALONG SAID SOUTH LINE RADIUS IS 319.53 FEET, WHOSE ARC LENGTH IS 85.54 FEET; THENCE SOUTH 21°53' THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 23°06'46" EAST, 35.36 FEET TO A POINT THENCE SOUTH 45°40'59" WEST, 42.89 FEET BRIARWOOD PLAT 17; THENCE NORTH 44° NORTHWESTERLY ALONG SAID SOUTH LINE RADIUS IS 325.00 FEET, WHOSE ARC LENGTH IS 182.74 FEET TO A POINT ON THE ALONG SAID NORTH LINE AND ALONG A CURVE WHOSE ARC LENGTH IS 8.47 FEET AND POINT OF BEGINNING AND CONTAINING 7.1

PROPERTY IS SUBJECT TO ANY AND ALL



# BRIARWOOD PLAT 19

## FINAL PLAT



### PLAT DESCRIPTION

A PART OF PARCEL "AA" AS RECORDED IN BOOK 10091, PAGE 102 OF THE POLK COUNTY RECORDER'S OFFICE AND PART OF OUTLOT "X" OF BRIARWOOD PLAT 16, AN OFFICIAL PLAT ALL BEING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "AA"; THENCE SOUTH 88°36'08" EAST ALONG THE NORTH LINE OF SAID PARCEL "AA", 256.25 FEET; THENCE NORTH 67°27'54" EAST CONTINUING ALONG SAID NORTH LINE, 162.41 FEET; THENCE SOUTH 89°39'21" EAST CONTINUING ALONG SAID NORTH LINE, 120.66 FEET; THENCE SOUTH 72°14'54" EAST CONTINUING ALONG SAID NORTH LINE, 145.27 FEET; THENCE SOUTH 41°56'25" EAST CONTINUING ALONG SAID NORTH LINE, 20.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "AA"; THENCE SOUTH 00°20'39" WEST ALONG THE EAST LINE OF SAID PARCEL "AA", 147.8 FEET; THENCE SOUTH 89°59'13" WEST CONTINUING ALONG SAID EAST LINE, 127.50 FEET; THENCE NORTH 00°00'47" WEST CONTINUING ALONG SAID EAST LINE, 187.50 FEET TO THE SOUTHWEST CORNER OF SAID BRIARWOOD PLAT 10 AND TO THE NORTH LINE OF BRIARWOOD PLAT 16, AN OFFICIAL PLAT; THENCE SOUTH 61°04'55" WEST, 90.32 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BRIARWOOD PLAT 16; THENCE SOUTH 00°05'59" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 88.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 49.12 FEET AND WHOSE CHORD BEARS NORTH 71°10'31" WEST, 48.36 FEET; THENCE SOUTH 33°32'45" WEST, 187.26 FEET TO THE SOUTHEAST CORNER OF BRIARWOOD PLAT 18, AN OFFICIAL PLAT; THENCE NORTH 47°11'34" WEST ALONG THE EAST LINE OF SAID BRIARWOOD PLAT 18, A DISTANCE OF 91.53 FEET; THENCE NORTH 27°27'55" WEST CONTINUING ALONG SAID EAST LINE, 113.18 FEET; THENCE NORTH 01°26'13" EAST CONTINUING ALONG SAID EAST LINE, 193.17 FEET; THENCE NORTH 00°00'18" EAST CONTINUING ALONG SAID EAST LINE, 84.67 FEET TO THE NORTHEAST CORNER OF SAID BRIARWOOD PLAT 18; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BRIARWOOD PLAT 18 AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 35.51 FEET AND WHOSE CHORD BEARS SOUTH 80°00'27" WEST, 35.50 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 70.00 FEET, WHOSE ARC LENGTH IS 63.90 FEET AND WHOSE CHORD BEARS SOUTH 56°45'50" WEST, 61.70 FEET; THENCE NORTH 59°23'11" WEST CONTINUING ALONG SAID NORTH LINE, 100.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 170.00 FEET, WHOSE ARC LENGTH IS 20.93 FEET AND WHOSE CHORD BEARS SOUTH 27°05'11" WEST, 20.92 FEET; THENCE NORTH 89°59'42" WEST CONTINUING ALONG SAID NORTH LINE, 118.60 FEET TO THE NORTHWEST CORNER OF SAID BRIARWOOD PLAT 18 AND TO THE WEST LINE OF SAID PARCEL "AA"; THENCE NORTH 03°24'04" WEST ALONG SAID WEST LINE, 204.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.94 ACRES (345,683 S.F.).

### OWNER/DEVELOPER

KIMBERLEY DEVELOPMENT CORP.  
2785 NORTH ANKENY BOULEVARD, SUITE 22  
ANKENY, IOWA 50021  
BILL KIMBERLEY  
PH. (515) 963-8335

### ZONING

C-2 GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT

### BULK REGULATIONS

MINIMUM LOT WIDTH = 60'  
FRONT YARD SETBACK = 0'  
REAR YARD SETBACK = 12'  
SIDE YARD SETBACK = 5'

\*LOTS 13-15 TO HAVE 30' SETBACK ALONG NE 31ST FRONTAGE

### DATE OF SURVEY

APRIL 1, 2014

### SECTION AREAS

PT. NW1/4 NW1/4 SEC. 12-80-24 = 3.47 AC.  
PT. NE1/4 NW1/4 SEC. 12-80-24 = 0.08 AC.  
PT. SW1/4 NW1/4 SEC. 12-80-24 = 4.36 AC.  
PT. SE1/4 NW1/4 SEC. 12-80-24 = 0.03 AC.

### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	43° 52' 56" LT	100.00'	76.59'	40.28'	S 20° 32' 37" E 74.73'
A-2	19° 26' 37" RT	145.00'	49.21'	24.84'	N 30° 12' 45" W 48.97'
A-3	2° 53' 19" RT	145.00'	55.39'	28.04'	N 9° 32' 48" W 55.06'
A-4	39° 33' 43" RT	76.50'	52.82'	27.51'	N 18° 23' 00" W 51.78'
B-1	42° 17' 38" RT	120.00'	88.58'	46.42'	N 51° 45' 38" E 86.58'
B-2	16° 54' 07" RT	120.00'	35.40'	17.83'	N 39° 03' 52" E 35.27'
B-3	25° 23' 31" RT	120.00'	53.18'	27.03'	N 60° 12' 41" E 52.75'
B-4	7° 03' 16" RT	170.00'	20.93'	10.48'	N 27° 05' 11" E 20.92'
B-5	8° 39' 25" RT	170.00'	25.69'	12.87'	N 27° 53' 15" E 25.66'
B-6	1° 36' 09" RT	170.00'	4.75'	2.38'	N 31° 24' 53" E 4.75'
B-7	17° 07' 39" RT	165.00'	49.32'	24.85'	N 64° 20' 37" E 49.14'
B-8 (M&P)	52° 18' 03" RT	70.00'	63.90'	34.37'	N 56° 45' 50" E 61.70'
B-9 (M&P)	5° 48' 50" RT	350.00'	35.51'	17.77'	S 80° 00' 27" W 35.50'
C-1	136° 33' 05" RT	105.00'	250.24'	263.53'	S 38° 49' 01" E 195.08'
C-3	22° 58' 51" RT	150.00'	60.16'	30.49'	N 86° 03' 36" E 59.78'
C-4	24° 25' 13" RT	150.00'	63.93'	32.46'	S 70° 14' 22" E 63.45'
C-5	24° 25' 13" RT	150.00'	63.93'	32.46'	S 45° 49' 09" E 63.45'
C-6	22° 58' 51" RT	150.00'	60.16'	30.49'	S 22° 07' 06" E 59.78'
C-7	22° 58' 51" RT	150.00'	60.16'	30.49'	S 0° 51' 45" W 59.78'
C-8	17° 06' 21" RT	150.00'	44.78'	22.56'	N 20° 54' 21" W 44.62'
C-9	136° 33' 05" RT	60.00'	143.00'	150.59'	S 38° 49' 01" E 111.48'
D-10	2° 00' 18" RT	455.00'	15.92'	7.96'	N 28° 27' 22" E 15.92'
D-11	14° 16' 13" RT	455.00'	113.32'	56.96'	N 20° 19' 07" E 113.03'
D-12	5° 37' 03" RT	455.00'	44.61'	22.32'	N 2° 48' 49" E 44.59'
D-1	29° 27' 14" LT	500.00'	257.03'	131.42'	S 14° 43' 55" W 254.21'
D-2	9° 23' 53" RT	500.00'	82.01'	41.10'	N 4° 42' 14" E 81.92'
D-3	20° 03' 21" RT	500.00'	175.00'	88.41'	N 19° 25' 31" E 174.13'
D-5	6° 18' 22" RT	545.00'	59.67'	29.86'	N 3° 14' 12" E 59.64'
D-6	6° 18' 22" RT	545.00'	59.67'	29.86'	N 9° 30' 34" E 59.64'
D-7	6° 18' 22" RT	545.00'	59.67'	29.86'	N 15° 46' 55" E 59.64'
D-8	10° 32' 25" RT	545.00'	100.26'	50.27'	N 24° 11' 19" E 100.12'
E-1	54° 41' 28" LT	130.00'	124.09'	67.23'	S 27° 20' 26" E 119.43'
E-2	19° 10' 54" RT	175.00'	58.59'	29.57'	N 45° 33' 00" W 58.31'
E-3	21° 15' 04" RT	175.00'	64.91'	32.83'	N 25° 20' 01" W 64.54'
E-4	14° 42' 47" RT	175.00'	44.94'	22.59'	N 7° 21' 06" W 44.82'
E-5	53° 45' 15" RT	85.00'	79.75'	43.08'	N 26° 52' 20" W 76.85'
E-6	35° 10' 59" RT	80.00'	49.12'	25.36'	N 71° 10' 18" W 48.36'
F-1	9° 23' 53" LT	300.00'	49.21'	24.66'	S 85° 17' 46" E 49.15'
F-2	9° 23' 53" RT	270.00'	44.29'	22.19'	N 85° 17' 46" W 44.24'
F-3	9° 23' 53" RT	330.00'	54.13'	27.13'	N 85° 17' 46" W 54.07'

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow #19710	●	○
1/2" Rebar, Orange #11579	●	○
(Unless Otherwise Noted)		
ROW Marker	■	□
ROW Rail	■	□
Control Point	●	○
Bench Mark	■	□
Platted Distance	M	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Public Utility Easement	PUE	
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, 2015  
Pages or sheets covered by this seal: \_\_\_\_\_  
Sheet 3

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	05/23/14	AWS
1	REVISED PER CITY COMMENTS	05/12/14	AWS

Engineer: JLH  
Checked By: JAL  
Scale: 1"=50'  
Field Bk: 1140264  
Project No: 1140264

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

**BRIARWOOD PLAT 19**  
**FINAL PLAT**  
**SNYDER & ASSOCIATES, INC.**

Project No: 1140264  
Sheet 3 of 6