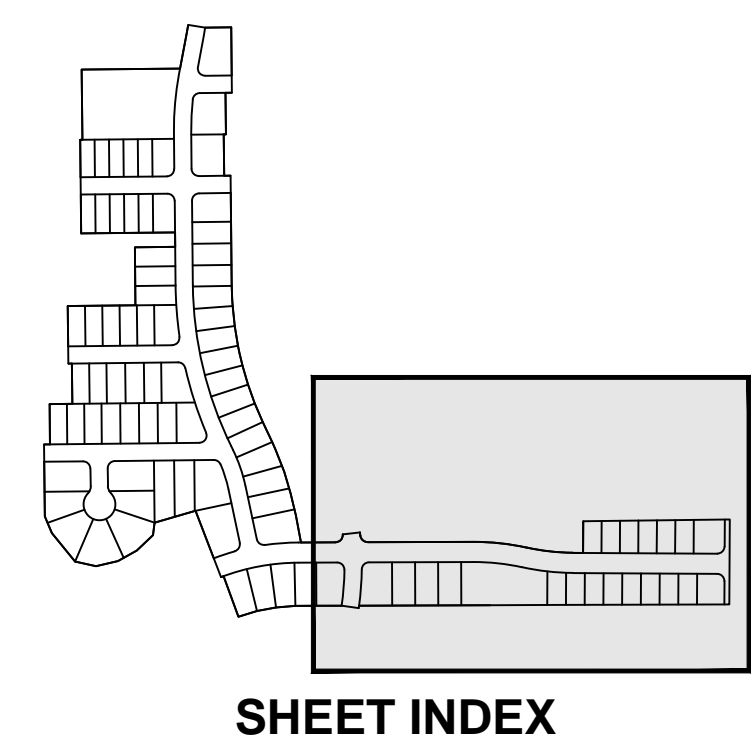


FILE: H:\2024\240099\240099-SALES PLAT1.DWG  
 DATE: 5/14/2024 2:14 PM  
 PLOTTED BY: ERIC OLSEN  
 CHECKED BY: ERIC OLSEN



**LOT TYPE**

STANDARD ■

DAYLIGHT ■

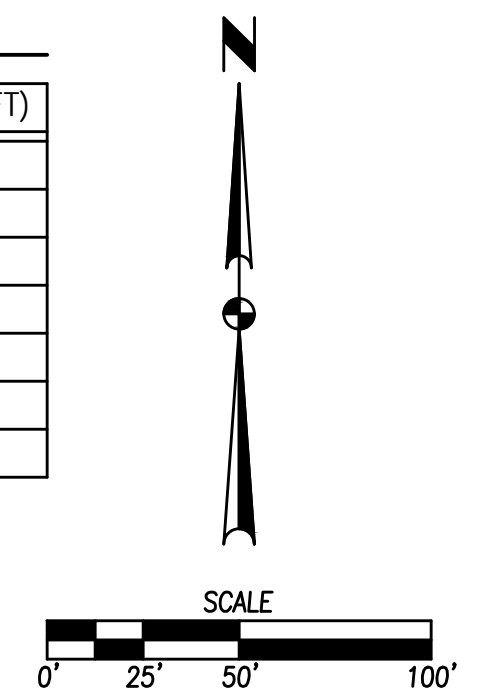
WALKOUT ■

**NOTE:**

- BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.
- LOTS 10-29 AND 66-84 ARE ZONED R-3. THE SIDE YARD SETBACK IS 15 FEET FOR A 1-STORY DWELLING AND 17 FEET FOR ANYTHING GREATER THAN 1-STORY. THE BUILDABLE DIMENSIONS SHOWN ARE FOR A 1-STORY DWELLING.

**LOT INFORTMATION**

LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)	LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)	LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)
1	1033 NE 62ND STREET	9955	8	1005 NE 62ND STREET	7191	85	1006 NE 62ND STREET	7099
2	1029 NE 62ND STREET	6952	9	1001 NE 62ND STREET	7366	86	1010 NE 62ND STREET	7173
3	1025 NE 62ND STREET	6991	10	915 NE 62ND STREET	12000	87	1014 NE 62ND STREET	7246
4	1021 NE 62ND STREET	7031	11	911 NE 62ND STREET	12000	88	1018 NE 62ND STREET	7320
5	1017 NE 62ND STREET	7070	12	907 NE 62ND STREET	12000	89	1022 NE 62ND STREET	7394
6	1013 NE 62ND STREET	7109	13	903 NE 62ND STREET	16052	90	1026 NE 62ND STREET	7467
7	1009 NE 62ND STREET	7149	14	813 NE 62ND STREET	14184	91	1030 NE 62ND STREET	12629



DATE: 05/14/2024

REVISIONS:

PREPARED: EI: MAE

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

ENGINEER: EKO

**CIVIL DESIGN ADVANTAGE**

ANKENY, IOWA

**KING'S POINTE PLAT 1**

**SALES PLAT**

1 / 3

2401.069

SCALE

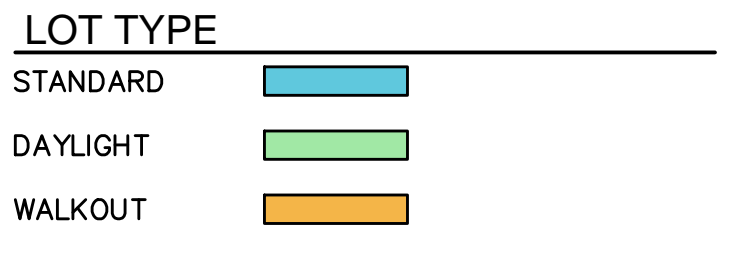
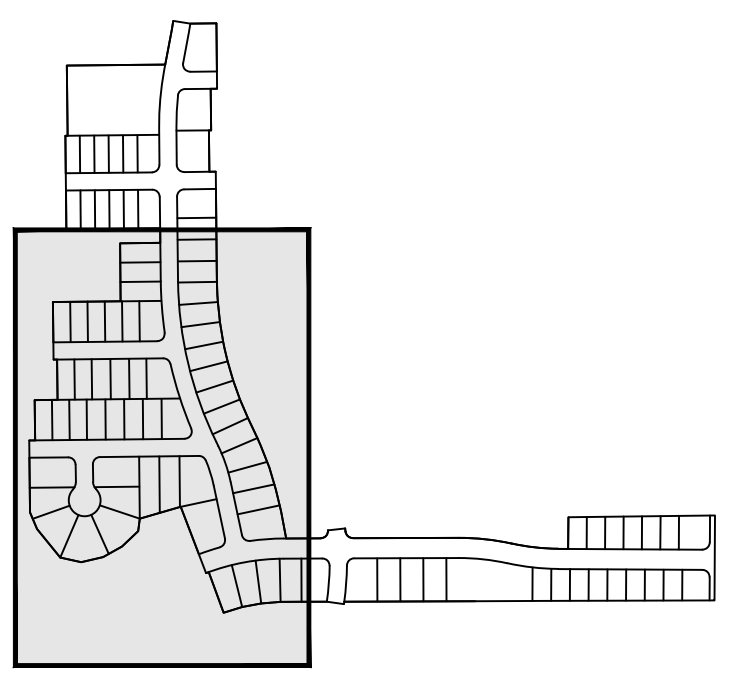
0' 25' 50' 100'

LOT INFORMATION

LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)
15	809 NE 62ND STREET	11098
16	805 NE 62ND STREET	11379
17	801 NE 62ND STREET	11379
18	719 NE 62ND STREET	11379
19	716 NE 62ND STREET	19123
20	715 NE 64TH STREET	18119
21	711 NE 64TH STREET	13026
22	707 NE 64TH STREET	14395
23	703 NE 64TH STREET	16591
24	6309 NE JAN ROSE COURT	12201
25	6305 NE JAN ROSE COURT	16307
26	6301 NE JAN ROSE COURT	16947
27	6304 NE JAN ROSE COURT	14618
28	6308 NE JAN ROSE COURT	12083
29	6312 NE JAN ROSE COURT	16591
30	614 NE 64TH STREET	8400
31	618 NE 64TH STREET	8400
32	622 NE 64TH STREET	8420
33	704 NE 64TH STREET	9100
34	708 NE 64TH STREET	9100
35	712 NE 64TH STREET	9100
36	716 NE 64TH STREET	9100
37	720 NE 64TH STREET	12168
38	715 NE 64TH STREET	13372
39	711 NE 66TH STREET	8400
40	707 NE 66TH STREET	9100
41	703 NE 66TH STREET	9100
42	621 NE 66TH STREET	8400
43	617 NE 66TH STREET	8400
44	618 NE 66TH STREET	8400
45	622 NE 66TH STREET	8400
46	704 NE 66TH STREET	8400
47	708 NE 66TH STREET	8400
48	712 NE 66TH STREET	8400
49	716 NE 66TH STREET	11415
50	6606 NE KINGS POINTE DRIVE	9419
51	6704 NE KINGS POINTE DRIVE	9380
52	6708 NE KINGS POINTE DRIVE	9432
71	6703 NE KINGS POINTE DRIVE	10125
72	6609 NE KINGS POINTE DRIVE	9867
73	6605 NE KINGS POINTE DRIVE	9966
74	6601 NE KINGS POINTE DRIVE	9982
75	6511 NE KINGS POINTE DRIVE	9981
76	6507 NE KINGS POINTE DRIVE	9965
77	6503 NE KINGS POINTE DRIVE	9966
78	6409 NE KINGS POINTE DRIVE	9982
79	6405 NE KINGS POINTE DRIVE	9981
80	6401 NE KINGS POINTE DRIVE	10123
81	6315 NE KINGS POINTE DRIVE	10952
82	6311 NE KINGS POINTE DRIVE	11119
83	6307 NE KINGS POINTE DRIVE	11138
84	6303 NE KINGS POINTE DRIVE	15653

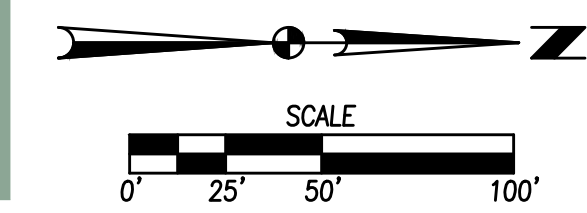


NOTE:  
 1. BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.  
 2. LOTS 10-29 AND 66-84 ARE ZONED R-3. THE SIDE YARD SETBACK IS 15 FEET FOR A 1-STORY DWELLING AND 17 FEET FOR ANYTHING GREATER THAN 1-STORY. THE BUILDABLE DIMENSIONS SHOWN ARE FOR A 1-STORY DWELLING.



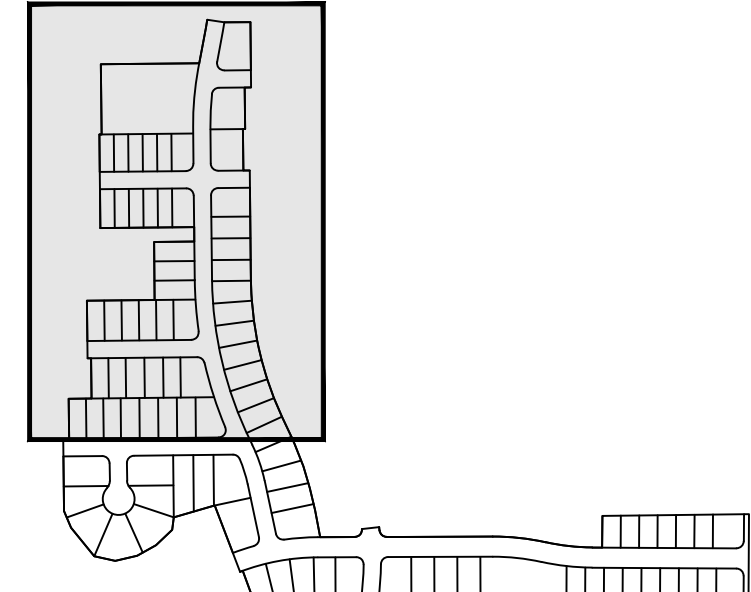
Δ=0°44'49"  
 L=9.97'  
 R=765.00'  
 CH=9.97'  
 CHB=569°28'56"W

FILE: H:\2024\240089\240089-SALES PLATING  
 PLOTTED BY: ERIC CALLENBERG  
 DATE: 5/14/2024 2:12 PM



DATE: 05/14/2024  
 REVISIONS:  
 PREPARED: EIM: MAE  
 ENGINEER: EKO  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
**ESA**  
 CIVIL DESIGN ADVANTAGE  
 ANKENY, IOWA  
**KING'S POINTE PLAT 1**  
**SALES PLAT**  
 2/3  
 2401.069

FILE: H:\2024\240089\240089-SALES PLATING- SALES PLATING- PLOTTED: 5/14/2024 2:13 PM  
 COMMENT: PLOTTED BY: ERIN COLLENDER, TECH



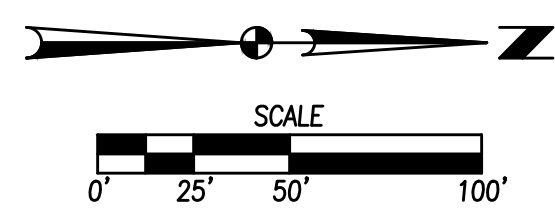
**SHEET INDEX**

- LOT TYPE**
- STANDARD
  - DAYLIGHT
  - WALKOUT

- NOTE:**
1. BUILDABLE WIDTHS ARE MEASURED FROM THE FRONT OF SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.
  2. LOTS 10-29 AND 66-84 ARE ZONED R-3. THE SIDE YARD SETBACK IS 15 FEET FOR A 1-STORY DWELLING AND 17 FEET FOR ANYTHING GREATER THAN 1-STORY. THE BUILDABLE DIMENSIONS SHOWN ARE FOR A 1-STORY DWELLING.

**LOT INFORMATION**

LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)	LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)	LOT NUMBER	LOT ADDRESS	LOT AREA (SQ FT)
30	614 NE 64TH STREET	8400	47	708 NE 66TH STREET	8400	64	720 NE 68TH STREET	9724
31	618 NE 64TH STREET	8400	48	712 NE 66TH STREET	8400	65	6806 NE KINGS POINTE DRIVE	79371
32	622 NE 64TH STREET	8420	49	716 NE 66TH STREET	11415	66	6903 NE KINGS POINTE DRIVE	17587
33	704 NE 64TH STREET	9100	50	6606 NE KINGS POINTE DRIVE	9419	67	6805 NE KINGS POINTE DRIVE	16841
34	708 NE 64TH STREET	9100	51	6704 NE KINGS POINTE DRIVE	9380	68	802 NE 68TH STREET	16111
35	712 NE 64TH STREET	9100	52	6708 NE KINGS POINTE DRIVE	9432	69	6711 NE KINGS POINTE DRIVE	13366
36	716 NE 64TH STREET	9100	53	719 NE 68TH STREET	10104	70	6707 NE KINGS POINTE DRIVE	10125
37	720 NE 64TH STREET	12168	54	715 NE 68TH STREET	6750	71	6703 NE KINGS POINTE DRIVE	10125
38	715 NE 66TH STREET	13372	55	711 NE 68TH STREET	6750	72	6609 NE KINGS POINTE DRIVE	9867
39	711 NE 66TH STREET	8400	56	707 NE 68TH STREET	6750	73	6605 NE KINGS POINTE DRIVE	9966
40	707 NE 66TH STREET	9100	57	703 NE 68TH STREET	6750	74	6601 NE KINGS POINTE DRIVE	9982
41	703 NE 66TH STREET	9100	58	625 NE 68TH STREET	6750	75	6511 NE KINGS POINTE DRIVE	9981
42	621 NE 66TH STREET	8400	59	626 NE 68TH STREET	6500	76	6507 NE KINGS POINTE DRIVE	9965
43	617 NE 66TH STREET	8400	60	704 NE 68TH STREET	6500	77	6503 NE KINGS POINTE DRIVE	9966
44	618 NE 66TH STREET	8400	61	708 NE 68TH STREET	6500	78	6409 NE KINGS POINTE DRIVE	9982
45	622 NE 66TH STREET	8400	62	712 NE 68TH STREET	6500	79	6405 NE KINGS POINTE DRIVE	9981
46	704 NE 66TH STREET	8400	63	716 NE 68TH STREET	6500	80	6401 NE KINGS POINTE DRIVE	10123



DATE

REVISIONS

PREPARED

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

ENGINEER: EKO  
 EI: MAE

**CIVIL DESIGN ADVANTAGE**

**KING'S POINTE PLAT 1**  
**SALES PLAT**

ANKENY, IOWA

3

3

2401.069

# KING'S POINTE PLAT 1

## FINAL PLAT

### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	12°12'13"	800.00'	170.39'	S83°33'35"E	170.07'	C30	7°40'45"	530.00'	71.04'	N19°20'59"W	70.98'	C59	14°26'58"	34.50'	8.70'	N37°35'49"W	8.68'
C2	12°44'15"	800.00'	177.85'	S83°49'36"E	177.48'	C31	3°33'51"	530.00'	32.99'	N13°43'38"W	32.98'	C60	6°31'02"	55.50'	61.19'	N13°14'06"W	58.14'
C3	3°47'29"	1000.00'	66.17'	N04°32'02"W	66.16'	C32	7°20'01"	835.00'	106.88'	N78°03'20"E	106.80'	C61	47°21'51"	55.50'	45.88'	N42°02'03"E	44.58'
C4	10°53'00"	1000.00'	189.95'	N02°48'13"E	189.66'	C33	86°20'00"	25.00'	37.67'	N55°06'39"W	34.21'	C62	47°21'51"	55.50'	45.88'	N89°23'54"E	44.58'
C5	11°44'56"	800.00'	164.05'	N83°55'48"E	163.76'	C34	8°04'56"	835.00'	117.78'	S85°45'49"W	117.69'	C63	47°21'51"	55.50'	45.88'	S43°14'15"E	44.58'
C6	8°56'49"	800.00'	124.92'	N73°34'56"E	124.79'	C35	0°39'29"	765.00'	8.79'	S77°47'13"E	8.79'	C64	6°31'02"	55.50'	61.19'	S12°01'53"W	58.14'
C7	14°12'59"	500.00'	124.06'	N19°03'09"W	123.74'	C36	90°00'00"	25.00'	39.27'	S45°20'19"W	35.36'	C65	14°26'58"	34.50'	8.70'	S36°23'37"W	8.68'
C8	15°14'46"	1330.00'	353.91'	N18°32'16"W	352.86'	C37	90°00'00"	25.00'	39.27'	S44°39'41"E	35.36'	C66	29°46'14"	34.50'	17.93'	S14°17'01"W	17.73'
C9	10°18'47"	1330.00'	239.40'	N05°45'30"W	239.07'	C38	1°39'00"	835.00'	24.05'	S88°50'11"E	24.05'	C67	90°00'00"	25.00'	39.27'	S45°36'06"E	35.36'
C10	9°28'17"	1000.00'	165.31'	N04°08'02"E	165.12'	C39	4°28'18"	835.00'	65.17'	S85°46'32"E	65.15'	C68	112°11'27"	25.00'	48.95'	S33°18'10"W	41.50'
C11	1°42'45"	1000.00'	29.89'	N09°43'33"E	29.89'	C40	6°04'55"	835.00'	88.63'	S80°29'56"E	88.59'	C69	4°43'43"	1360.00'	112.24'	S20°25'42"E	112.21'
C12	1°41'27"	1000.00'	29.51'	N09°44'12"E	29.51'	C41	0°08'59"	835.00'	2.18'	S77°31'58"E	2.18'	C70	5°14'40"	1360.00'	124.48'	S15°26'30"E	124.44'
C13	1°41'27"	1030.00'	30.40'	N09°44'12"E	30.40'	C42	12°44'15"	765.00'	170.07'	S83°49'36"E	169.72'	C71	77°46'56"	25.00'	33.94'	S51°42'38"E	31.39'
C14	10°11'02"	25.00'	44.15'	N40°00'35"W	38.63'	C43	89°03'21"	25.00'	38.86'	N45°16'36"E	35.06'	C72	4°37'15"	1360.00'	109.68'	N10°30'33"W	109.65'
C15	8°32'03°4"	25.00'	36.37'	N47°43'37"E	33.24'	C44	7°00°06"	1030.00'	125.87'	N04°14'58"E	125.79'	C73	97°35'49"	25.00'	42.58'	S40°35'59"W	37.62'
C16	6°39'26"	970.00'	112.71'	N02°43'37"E	112.64'	C45	7°23'12"	970.00'	125.06'	S04°33'07"W	124.97'	C74	4°43'36"	1360.00'	112.19'	S05°50'08"E	112.16'
C17	90°00'00"	25.00'	39.27'	N45°36'06"W	35.36'	C46	91°03'14"	25.00'	39.73'	S44°40'07"E	35.68'	C75	2°49'26"	1360.00'	67.03'	S02°03'37"E	67.02'
C18	32°45'21"	25.00'	14.29'	N74°13'26"W	14.10'	C47	1°07'11"	765.00'	14.95'	N89°14'41"E	14.95'	C76	0°02'48"	1360.00'	1.10'	S00°37'30"E	1.10'
C19	90°00'00"	25.00'	39.27'	N44°23'54"E	35.36'	C48	6°16'35"	765.00'	83.80'	N85°32'48"E	83.76'	C77	90°00'00"	25.00'	39.27'	S45°36'06"E	35.36'
C20	0°13'27"	1300.00'	5.08'	N00°42'50"W	5.08'	C49	6°16'35"	765.00'	83.80'	N79°16'13"E	83.76'	C78	90°00'00"	25.00'	39.27'	S44°23'54"W	35.36'
C21	3°25'44"	1300.00'	77.80'	N02°32'25"W	77.79'	C50	6°16'35"	765.00'	83.80'	N72°59'38"E	83.76'	C79	11°11'02"	1030.00'	201.05'	S04°59'25"W	200.73'
C22	3°25'44"	1300.00'	77.80'	N05°58'09"W	77.79'	C51	5°16'48"	835.00'	76.95'	S71°44'56"W	76.92'	C80	4°23'41"	835.00'	64.05'	N81°20'33"W	64.03'
C23	3°25'44"	1300.00'	77.80'	N09°23'53"W	77.79'	C52	86°20'00"	25.00'	37.67'	S31°13'20"W	34.21'	C81	22°26'29"	25.00'	9.79'	S79°22'52"E	9.73'
C24	3°25'44"	1300.00'	77.80'	N12°49'37"W	77.79'	C53	11°09'52"	470.00'	91.58'	S17°31'36"E	91.44'	C82	10°40'40"	765.00'	142.57'	S84°51'24"E	142.36'
C25	3°25'44"	1300.00'	77.80'	N16°15'20"W	77.79'	C54	67°29'34"	25.00'	29.45'	S56°51'19"E	27.78'	C83	6°59'34"	1030.00'	125.71'	N02°53'41"E	125.63'
C26	3°25'44"	1300.00'	77.80'	N19°41'04"W	77.79'	C55	3°03'07"	470.00'	25.04'	N24°38'05"W	25.03'	C84	0°47'02"	1030.00'	14.09'	N08°29'57"E	14.09'
C27	3°25'44"	1300.00'	77.80'	N23°06'48"W	77.79'	C56	3°22'06"	1360.00'	79.95'	N24°28'36"W	79.94'	C85	1°59'29"	963.00'	33.47'	N09°35'11"E	33.47'
C28	1°19'59"	1300.00'	30.24'	N25°29'40"W	30.24'	C57	90°00'00"	25.00'	39.27'	N44°23'54"E	35.36'						
C29	2°58'17"	530.00'	27.49'	N24°40'31"W	27.48'	C58	29°46'14"	34.50'	17.93'	N15°29'13"W	17.73'						

### PLAT DESCRIPTION

PARCEL "2024-146" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 396, A PART OF OUTLOT "Y", FOUR MILE FOUR, AN OFFICIAL PLAT, A PART OF PARCEL "2024-145" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19919, PAGE 59, AND A PART OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°48'16" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1285.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "2024-146"; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL "2024-146" AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 8.90 FEET AND WHOSE CHORD BEARS SOUTH 07°59'52" WEST, 8.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2024-146"; THENCE NORTH 81°45'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2024-146", A DISTANCE OF 60.00 FEET TO SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89°48'16" WEST ALONG SAID SOUTH LINE, 160.78 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "2024-145"; THENCE SOUTH 85°26'49" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "2024-125", A DISTANCE OF 67.34 FEET; THENCE SOUTH 79°16'13" WEST ALONG SAID SOUTHERLY LINE, 67.34 FEET; THENCE SOUTH 72°59'38" WEST ALONG SAID SOUTHERLY LINE, 67.34 FEET; THENCE NORTH 20°08'40" WEST, 150.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 9.97 FEET AND WHOSE CHORD BEARS SOUTH 69°28'56" WEST, 9.97 FEET; THENCE NORTH 20°53'28" WEST, 246.65 FEET; THENCE SOUTH 78°03'20" WEST, 2.87 FEET; THENCE SOUTH 73°47'15" WEST, 145.36 FEET; THENCE SOUTH 07°21'40" WEST, 43.84 FEET; THENCE SOUTH 46°30'31" WEST, 77.44 FEET; THENCE SOUTH 60°55'27" WEST, 75.00 FEET; THENCE NORTH 77°38'40" WEST, 74.30 FEET; THENCE NORTH 39°10'22" WEST, 127.92 FEET; THENCE NORTH 23°10'54" WEST, 62.59 FEET; THENCE NORTH 00°36'06" WEST, 249.90 FEET; THENCE NORTH 89°23'54" EAST, 20.68 FEET; THENCE NORTH 00°36'06" WEST, 140.00 FEET; THENCE NORTH 89°23'54" EAST, 79.10 FEET; THENCE NORTH 00°36'06" WEST, 140.00 FEET; THENCE SOUTH 89°23'54" WEST, 12.48 FEET; THENCE NORTH 00°36'06" WEST, 200.00 FEET; THENCE SOUTH 89°23'54" WEST, 551.62 FEET; THENCE NORTH 00°36'06" WEST, 201.37 FEET; THENCE NORTH 89°23'54" WEST, 140.00 FEET; THENCE NORTH 00°36'06" WEST, 50.00 FEET; THENCE NORTH 89°23'54" EAST, 741.00 FEET; THENCE NORTH 00°36'06" WEST, 325.00 FEET; THENCE NORTH 89°23'54" EAST, 7.65 FEET; THENCE NORTH 00°36'06" WEST, 243.96 FEET; THENCE NORTH 89°23'54" EAST, 341.85 FEET; THENCE NORTH 10°34'56" EAST, 125.14 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 28.63 FEET AND WHOSE CHORD BEARS NORTH 09°44'12" EAST, 28.63 FEET; THENCE SOUTH 81°06'32" EAST, 60.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 30.34 FEET AND WHOSE CHORD BEARS NORTH 08°02'50" EAST, 30.34 FEET; THENCE NORTH 89°23'54" EAST, 144.54 FEET; THENCE NORTH 00°36'06" WEST, 342.75 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 15918, PAGE 208; THENCE NORTH 89°19'53" EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 164.98 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY AND THE WEST LINE OF THE WEST 150 FEET OF THE EAST 1557 FEET OF THE NORTH 637 FEET OF THE NORTH THREE-QUARTERS OF SAID SECTION 36 ; THENCE SOUTH 00°18'13" WEST ALONG SAID WEST LINE, 372.98 FEET TO THE SOUTHWEST CORNER OF SAID WEST 150 FEET OF THE EAST 1557 FEET OF THE NORTH 637 FEET OF THE NORTH THREE-QUARTERS OF THE NORTHEAST QUARTER; THENCE SOUTH 89°23'54" WEST, 217.71 FEET; THENCE SOUTH 00°36'06" EAST, 227.00 FEET; THENCE SOUTH 89°23'54" WEST, 22.17 FEET; THENCE SOUTH 00°36'06" EAST, 144.00 FEET; THENCE SOUTH 89°23'54" WEST, 7.75 FEET; THENCE SOUTH 00°36'06" EAST, 144.00 FEET; THENCE NORTH 89°23'54" EAST, 22.19 FEET; THENCE SOUTH 00°36'06" EAST, 340.00 FEET; THENCE SOUTH 00°36'49" EAST, 42.82 FEET; THENCE SOUTH 01°58'37" EAST, 46.81 FEET; THENCE SOUTH 03°41'29" EAST, 22.90 FEET; THENCE SOUTH 05°58'09" EAST, 69.71 FEET; THENCE SOUTH 07°42'14" EAST, 0.82 FEET; THENCE SOUTH 09°25'05" EAST, 68.89 FEET; THENCE SOUTH 11°42'58" EAST, 24.55 FEET; THENCE SOUTH 13°25'50" EAST, 45.17 FEET; THENCE SOUTH 15°43'42" EAST, 48.27 FEET; THENCE SOUTH 17°26'34" EAST, 21.45 FEET; THENCE SOUTH 19°41'04" EAST, 69.71 FEET; THENCE SOUTH 21°25'07" EAST, 0.79 FEET; THENCE SOUTH 23°07'59" EAST, 68.91 FEET; THENCE SOUTH 25°22'36" EAST, 22.32 FEET; THENCE SOUTH 25°12'49" EAST, 54.68 FEET; THENCE SOUTH 23°37'53" EAST, 28.78 FEET; THENCE SOUTH 21°29'42" EAST, 82.07 FEET; THENCE SOUTH 16°35'48" EAST, 78.93 FEET; THENCE SOUTH 13°30'45" EAST, 78.42 FEET; THENCE SOUTH 10°38'52" EAST, 95.77 FEET; THENCE NORTH 89°48'16" EAST, 120.47 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.99 FEET AND WHOSE CHORD BEARS NORTH 41°41'15" EAST, 37.23 FEET; THENCE NORTH 83°34'14" EAST, 60.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 11.72 FEET AND WHOSE CHORD BEARS SOUTH 06°06'12" EAST, 11.72 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.83 FEET AND WHOSE CHORD BEARS SOUTH 47°59'11" EAST, 33.59 FEET; THENCE NORTH 89°48'16" EAST, 368.25 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 185.63 FEET AND WHOSE CHORD BEARS SOUTH 83°49'36" EAST, 185.25 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 162.94 FEET AND WHOSE CHORD BEARS SOUTH 83°33'35" EAST, 162.63 FEET; THENCE SOUTH 89°39'41" EAST, 34.00 FEET; THENCE NORTH 00°20'19" EAST, 110.35 FEET TO THE SOUTHWEST CORNER OF PARCEL "2020-10" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17821, PAGE 958; THENCE NORTH 89°18'31" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2020-10", A DISTANCE OF 509.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°20'19" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 295.10 FEET TO THE POINT OF BEGINNING AND CONTAINING CONTAINING 38.73 ACRES (1,687,199 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**INDEX LEGEND**  
 LOCATION: PT. NE1/4  
 PT. OUTLOT "Y", FOUR MILE FOUR  
 PT. PARCEL "2024-145"  
 PARCEL "2024-146"  
 SEC 36-81-24  
 ANKENY, POLK COUNTY, IOWA  
 REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION  
 PROPRIETORS: HOPE KIMBERLEY LLC  
 4500 WESTOWN PARKWAY SUITE 277  
 WEST DES MOINES, IA 50266  
 SURVEYOR: MICHAEL A. BROONER  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PH: 515-369-4400

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- LOTS 1 AND 91 SHALL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVE., AND THE NEAREST EDGE OF THE DRIVEWAY SHALL BE AT LEAST 100' AWAY FROM THE EDGE OF NE DELAWARE AVE.
- DRIVEWAYS ON LOTS 33, 76, AND 80 SHALL BE CONSTRUCTED IN A LOCATION THAT AVOIDS SIDEWALK RAMPS.
- MONUMENT SIGNS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE DEVELOPER IS RESPONSIBLE FOR STREETLIGHT INSTALLATION, INCLUDING ALONG NE DELAWARE AVE.
- OWNERSHIP OF OUTLOT Z WILL BE DETERMINED BASED ON REVIEW OF STREAM STABILIZATION ANALYSIS.
- STREET LOTS 'A', 'B', 'C', 'D' AND 'E' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
- OUTLOT X AND Y SHALL BE USED FOR STORMWATER DETENTION.
- FENCES ON LOTS 1 AND 91 SHALL BE SETBACK 20' FROM NE DELAWARE AVENUE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE R.O.W. WITH THE CONDITION THAT TWO REES ARE PLANTED BETWEEN THE FENCE AND THE NE DELAWARE AVENUE R.O.W.

### FLOOD ZONE

SUBJECT PROPERTY IS LOCATED IN ZONE 'A' WITHOUT A BASE FLOOD ELEVATION AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR POLK COUNTY, IOWA, MAP NUMBER 19153C0065F WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019

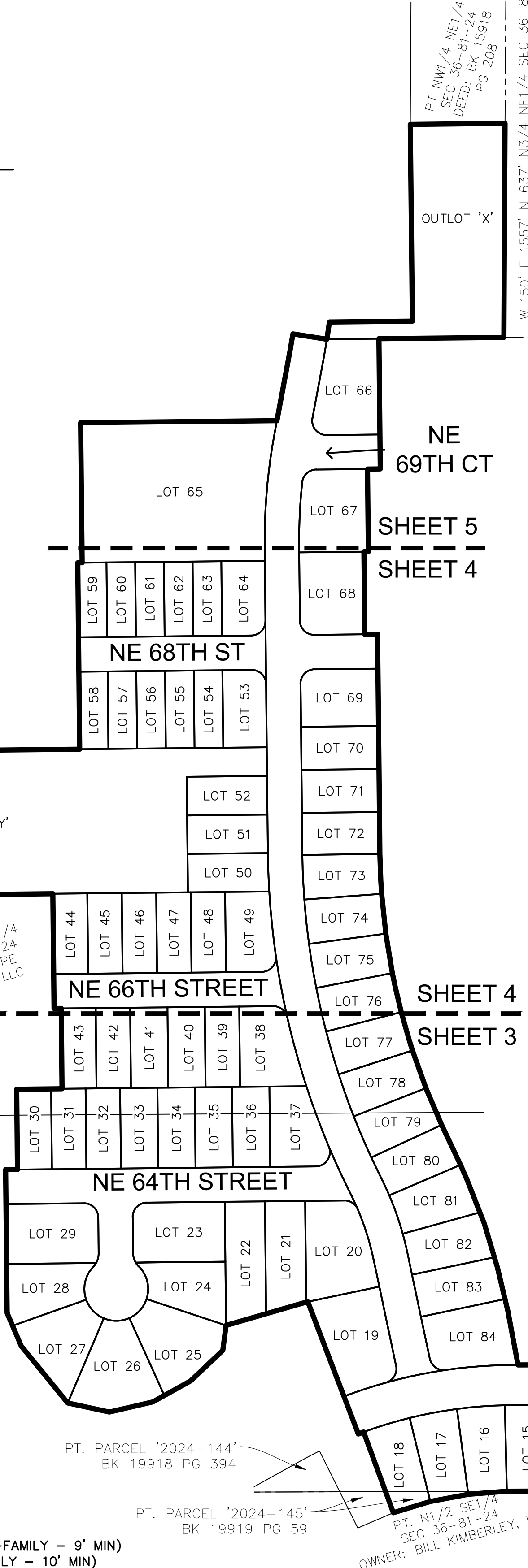
### BULK REGULATIONS

**PUD (LOTS 1-9, 30-65, 85-91)**  
 FRONT: 25 FEET (LOTS < 100')  
 REAR: 25 FEET  
 SIDE: TOTAL 10' (MIN. 5' ON ONE SIDE)

**NOTE:**  
 A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

### R-3 RESTRICTED TO SINGLE FAMILY (LOTS 10-29, 66-84)

FRONT: 30'  
 REAR: 35'  
 SIDE: 15' (1-STORY - 7' MIN)  
 (ONE AND TWO FAMILY DWELLINGS)  
 17' (> 1-STORY - 8' MIN.)  
 (ONE AND TWO FAMILY DWELLINGS)  
 20' (1-STORY MULTI-FAMILY - 8' MIN)  
 22' (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)  
 24' (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)



### OWNER

HOPE KIMBERLEY LLC  
 4500 WESTOWN PARKWAY SUITE 277  
 WEST DES MOINES, IA 50266

### DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION  
 CONTACT: JENNA KIMBERLEY  
 2785 NORTH ANKENY BOULEVARD, SUITE 22  
 ANKENY, IOWA 50023  
 PH: (515) 963-8335

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322

### DATE OF SURVEY

FEBRUARY 21, 2024

### ZONING

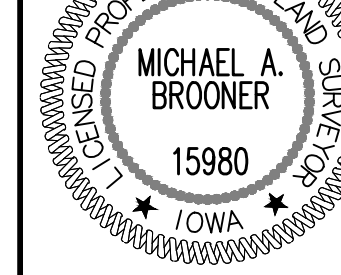
R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT,  
 RESTRICTED TO SINGLE FAMILY RESIDENTIAL

PUD: PLANNED UNIT DEVELOPMENT

### AREA SUMMARY

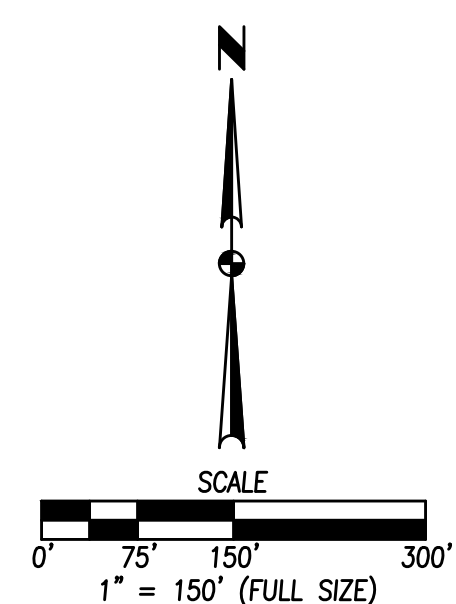
OUTLOT "Y", FOUR MILE FOUR	=1.68 ACRES	(72,981 SQUARE FEET)
PARCEL "2024-145"	=0.067 ACRES	(2,916 SQUARE FEET)
PARCEL "2024-146"	=0.006 ACRES	(267 SQUARE FEET)
NE1/4 SEC 36-81-24	=36.98 ACRES	(1,611,035 SQUARE FEET)
TOTAL	=38.73 ACRES	(1,687,199 SQUARE FEET)

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.



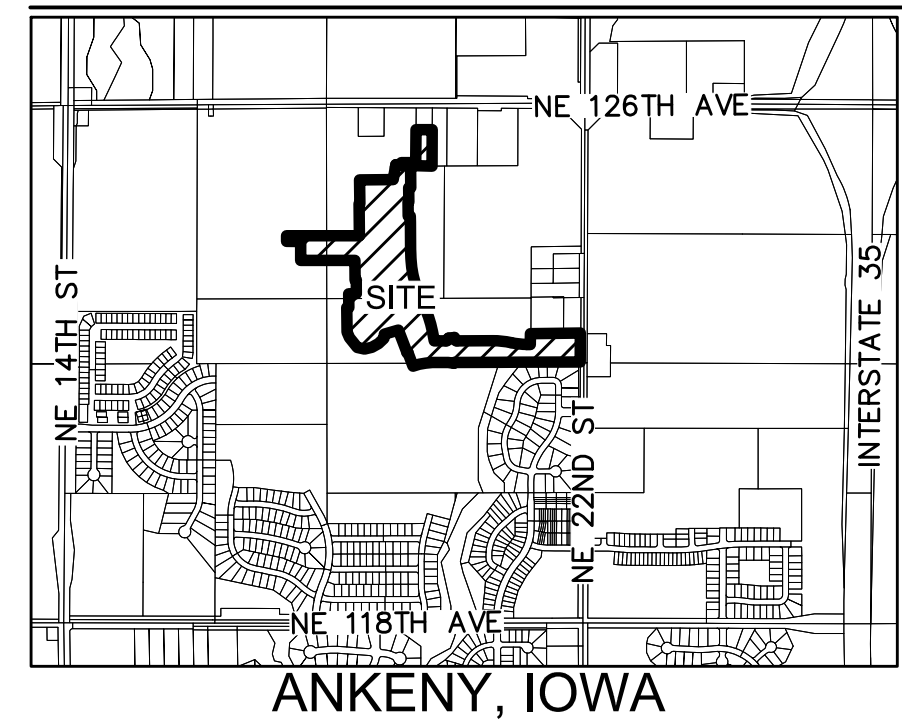
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980  
 MY LICENSE RENEVAL DATE IS DECEMBER 31, 2026  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 THROUGH 5



DATE
10/09/25
</

VICINITY MAP (NOT TO SCALE)



# KING'S POINTE PLAT 1

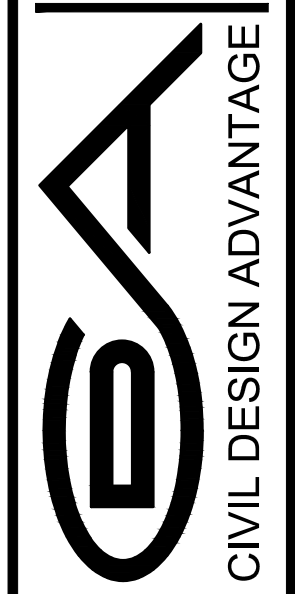
## FINAL PLAT

### LEGEND

FOUND	SET
SECTION CORNER AS NOTED	▲ △
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	● ○
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	■ □
MEASURED BEARING & DISTANCE	(M)
RECORDED BEARING & DISTANCE	(R)
DEEDED BEARING & DISTANCE	(D)
PUBLIC UTILITY EASEMENT	P.U.E.
LOT ADDRESS	(1234)
CENTERLINE	— — — — —
SECTION LINE	— — — — —
EASEMENT LINE	— — — — —
BUILDING SETBACK LINE	— — — — —
PLAT BOUNDARY	— — — — —

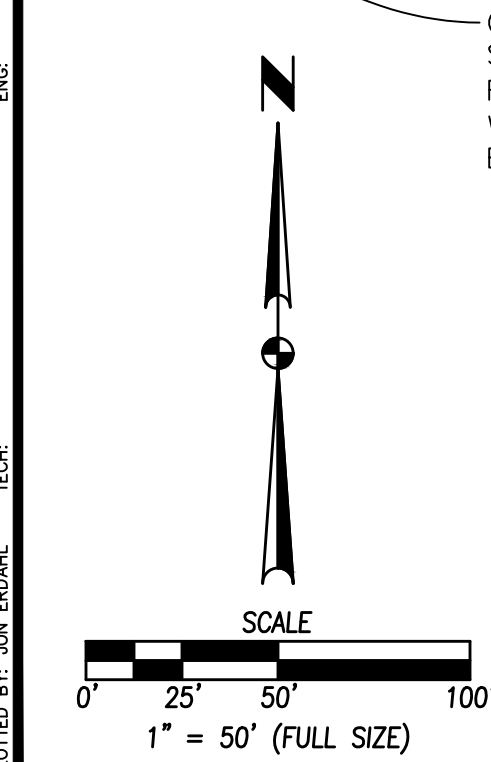
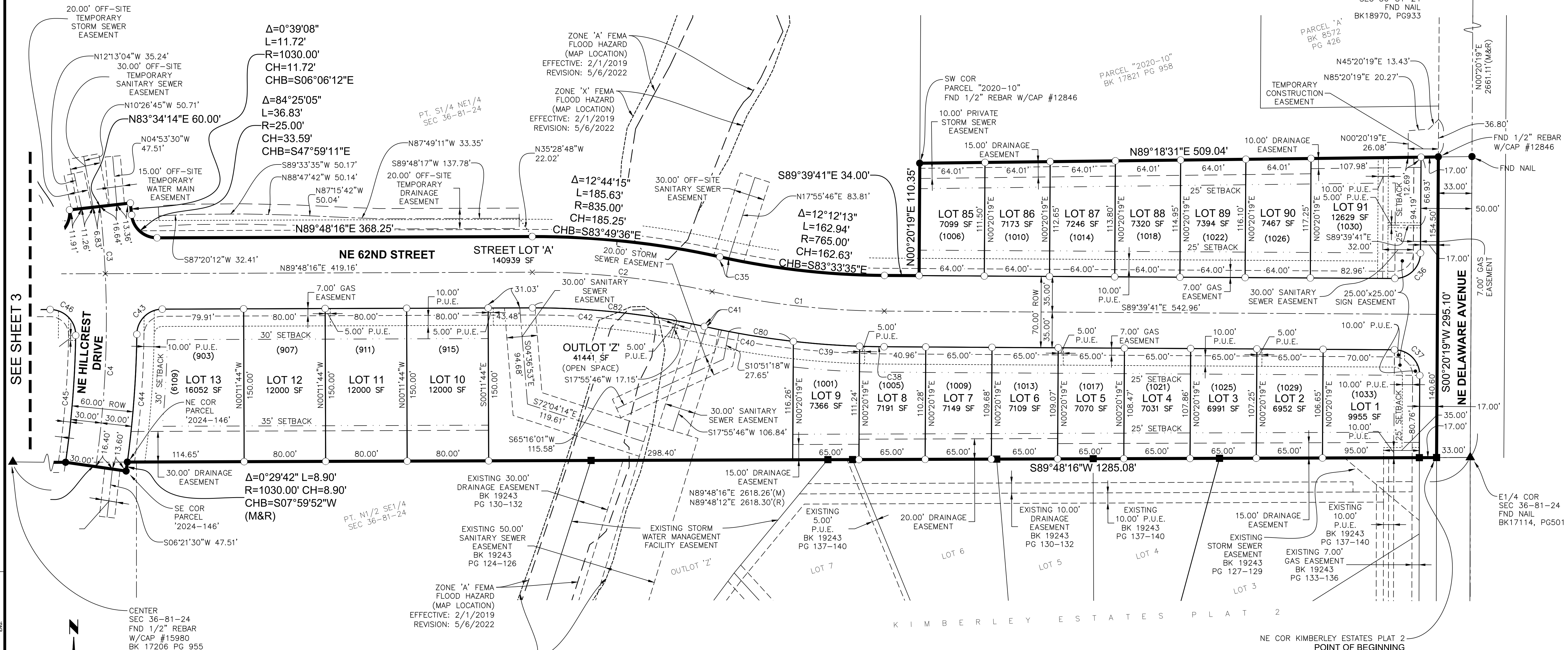
DATE	REVISIONS	FINAL SUBMITTAL
10/09/25		

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



ANKENY, IOWA

**KING'S POINTE PLAT 1**  
**FINAL PLAT**



COMPUTER: ANKENY, IOWA  
 DATE: 10/27/2025 8:09 AM  
 PLOTTED BY: ANKENY, IOWA  
 SCALE: 1/8\"/>

TECH: REVIEW:

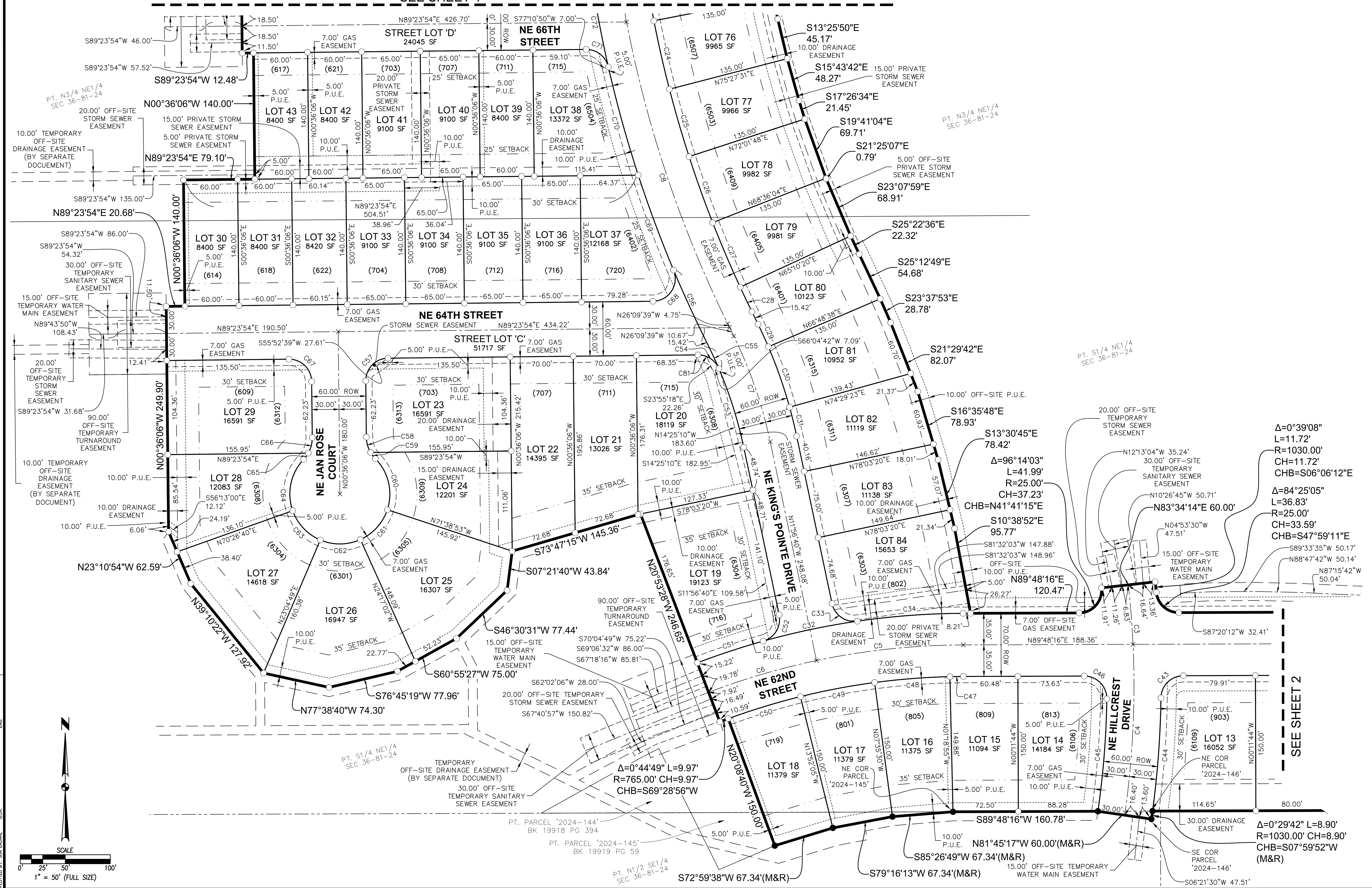
ENGINEER:

# KING'S POINTE PLAT 1

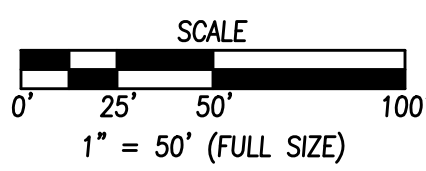
## FINAL PLAT

SEE SHEET 4

FINAL PLAT

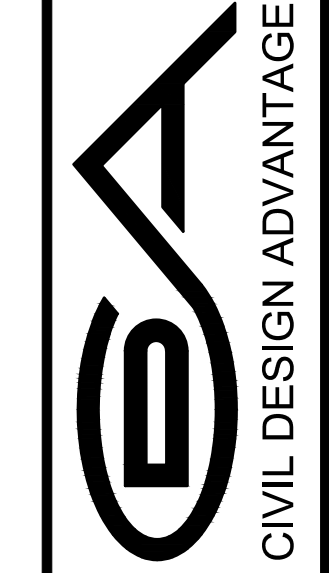


COMMENT: 10/27/2025 8:09 AM  
 FILE: H:\2024\2401098\KING'S POINTE PLAT 1 - FINAL PLAT.DWG  
 PLOTTED BY: JON BRADSHAW  
 DATE: 10/27/2025 8:09 AM



DATE	REVISIONS	FINAL SUBMITTAL
10/09/25		

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



ANKENY, IOWA

# KING'S POINTE PLAT 1

## FINAL PLAT





