

OWNER/APPLICANT:
HUBBELL PROPERTIES II, L.C. (SERIES J)
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PHONE: (515) 280-2059
FAX: (515) 280-2027
ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
ATTN: BRAD BROCKMAN
BBROCKMAN@MECRESLTS.COM

SETBACK SUMMARY:
CONSERVATION HOUSE
FRONT=20'
SIDE= 5'
REAR=10'
ZONING:
(MDR) - MEDIUM DENSITY RESIDENTIAL
UTILITIES:
WATER: DES MOINES WATER WORKS
SEWER: POLK COUNTY SANITARY SEWER SERVICE
FLOODPLAIN:
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD MAP SERVICE THE
SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD
PANEL NO. 1909010115D WITH AN EFFECTIVE DATE
OF JULY 19, 2000. AREAS DETERMINED TO BE
OUTSIDE 500-YEAR FLOOD PLAIN.

GENERAL NOTES:

- 1) POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR OR MAINTENANCE OF ANY SIDEWALK INSTALLED IN THE PLAT BY ANY OWNER. CROSSWALK AREAS WITHIN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 2) ALL MAILBOXES LOCATED IN THE POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- 3) MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY.
- 5) CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- 6) ANY SUB-SURFACE DRAINAGE FACILITIES DAMAGED MUST BE RESTORED OR RE-ROUTED BY PROPERTY THE OWNER.
- 7) UNLESS CONSTRUCTED PRIOR TO THE ROADWAY, ALL SERVICES TO UTILITIES ON THE OPPOSITE SIDE OF THE ROADWAY SHALL BE BORED UNDER ROADWAY AT THE LOT OWNER'S EXPENSE.
- 8) ALL PROPOSED LOTS MUST HAVE A DRIVEWAY ACCESS TO THE PROPOSED SUBDIVISION ROAD.
- 9) STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION IF PROPERTY IS ANNEXED BY THE CITY OF ANKENY.
- 10) THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASINS AND THEIR OUTLET FACILITIES WITHIN THE PRIVATE STORM WATER DETENTION EASEMENTS AND PRIVATE STORM SEWER EASEMENTS.
- 11) OUTLOT X TO BE USED AS A PRIVATE DETENTION BASIN. OUTLOT W AND OUTLOT Z TO BE UNBUILDABLE OPEN SPACE.
- 12) LOT A TO BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- 13) THE 30' ACCESS EASEMENT BETWEEN LOTS 19 AND 20 IS FOR THE HOMEOWNER'S ASSOCIATION TO ACCESS THE PRIVATE STORM WATER DETENTION BASIN ON OUTLOT W FOR MAINTENANCE PURPOSES.
- 14) THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE COSTS TO MOVE UTILITIES OR REPLACE THE PRIVATE SIDEWALK IF MAINTENANCE, REPAIR OR REPLACEMENT OF THE SANITARY SEWER IS REQUIRED.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF OUTLOT X OF THE GREENS AT WOODLAND HILLS PLAT 3 AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS RECORDED IN POLK COUNTY RECORDS IN BOOK 16190, PAGE 158, AND BEING ALL OF OUTLOT V AND A PART OF OUTLOT W OF THE GREENS AT WOODLAND HILLS PLAT 1 AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS RECORDED IN POLK COUNTY RECORDS AT BOOK 13236, PAGE 641, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M.; THENCE ALONG THE WEST LINE OF SAID OUTLOT W, S00°17'36"E, 331.48 FEET; THENCE ALONG THE SOUTH LINES OF SAID OUTLOT W AND SAID OUTLOT V N89°51'13"E, 1322.55 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT V, N00°10'23"W, 331.32 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID OUTLOT V, N00°07'12"W, 498.12 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT V, N89°58'49"W, 64.11 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT V, N00°01'11"E, 276.86 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT V, N74°08'59"W, 180.00 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT V, N11°40'14"W, 202.78 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT V, N75°45'13"W, 75.33 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT W, N11°40'14"W, 202.78 FEET; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT W, 45.48 FEET ON A 370.00 FOOT RADIUS CURVE, CONCAVE SOUTH, HAVING A CHORD BEARING N81°06'56"E, 45.48 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT W, N05°38'39"W, 150.68 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT W, N89°26'28"W, 10.15 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT W, N21°24'00"W, 32.85 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT W, 127.62 FEET ON A 300.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, HAVING A CHORD BEARING S72°18'39"W, 126.66 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID OUTLOT W, 187.63 FEET ON A 700.00 RADIUS CURVE, CONCAVE NORTHWEST, HAVING A CHORD BEARING S67°48'09"W, 187.07 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID OUTLOT W, S75°28'53"W, 265.09 FEET; THENCE ALONG THE EAST LINE OF THE GREENS AT WOODLAND HILLS PLAT 3, S09°55'29"E, 16.76 FEET; THENCE CONTINUING ALONG SAID EAST LINE, 299.61 FEET ON A 660.00 FOOT RADIUS CURVE, CONCAVE WEST, HAVING A CHORD BEARING S03°04'48"W, 297.04 FEET; THENCE ALONG THE SOUTH LINE OF SAID THE GREENS AT WOODLAND HILLS PLAT 3, N73°54'55"W, 125.00 FEET; THENCE ALONG THE EAST LINE OF SAID THE GREENS AT WOODLAND HILLS PLAT 3, 36.72 FEET ALONG A 535.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, HAVING A CHORD BEARING S18°03'04"W, 36.71 FEET; THENCE ALONG THE SOUTH LINE OF SAID THE GREENS AT WOODLAND HILLS PLAT 3, N69°58'58"W, 195.00 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT X, 82.66 FEET ALONG A 340.00 FOOT RADIUS CURVE, CONCAVE WEST, HAVING A CHORD BEARING N13°03'07"E, 82.46 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT X, N89°49'18"W, 124.62 FEET; THENCE S00°08'52"E, 901.77 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 38.66 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FIELD FENCE

CORNERS FOUND:

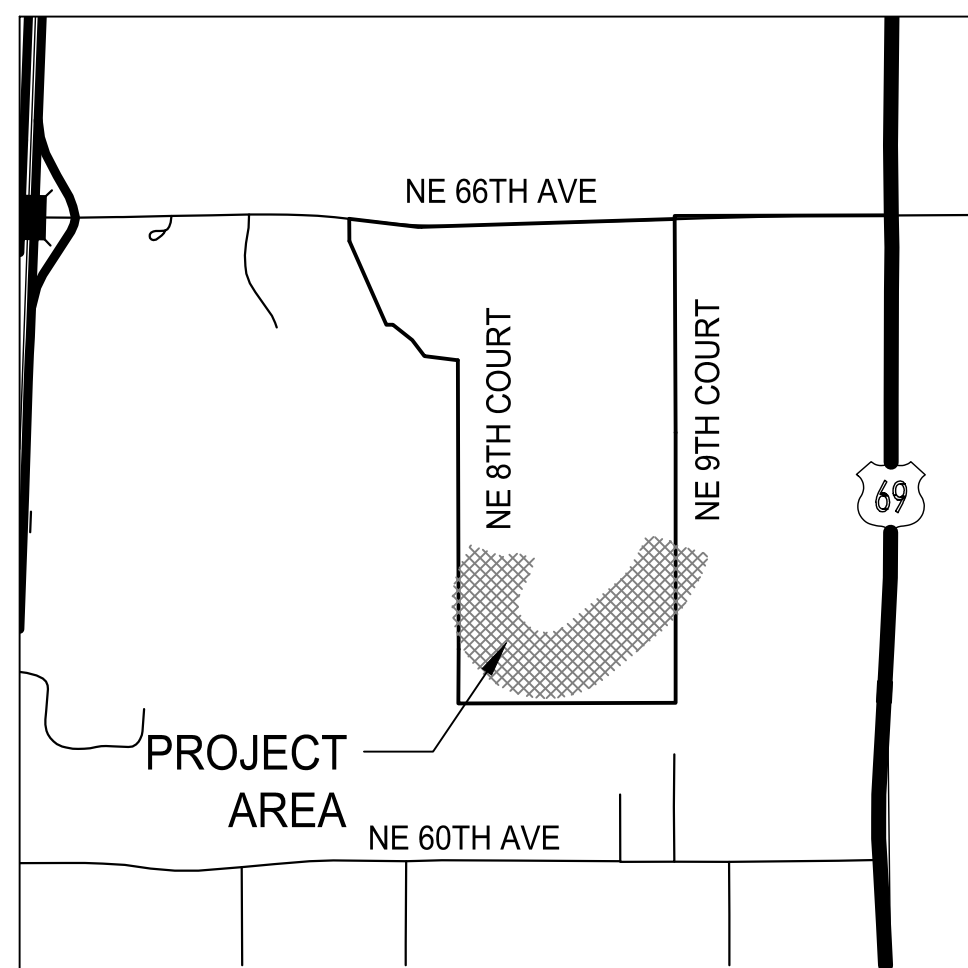
- ▲ - SECTION CORNER (TYPE AS NOTED)
- - FOUND 1/2" REBAR WITH OPC #19828 (UNLESS NOTED OTHERWISE)
- - FOUND 1/2" REBAR WITH YPC #17344 (UNLESS NOTED OTHERWISE)

CORNERS SET:

- - BOUNDARY CORNER 1/2" REBAR OPC #23252
- ✕ - CUT X
- △ - SECTION CORNER 1/2" REBAR OPC #23252

ABBREVIATIONS:

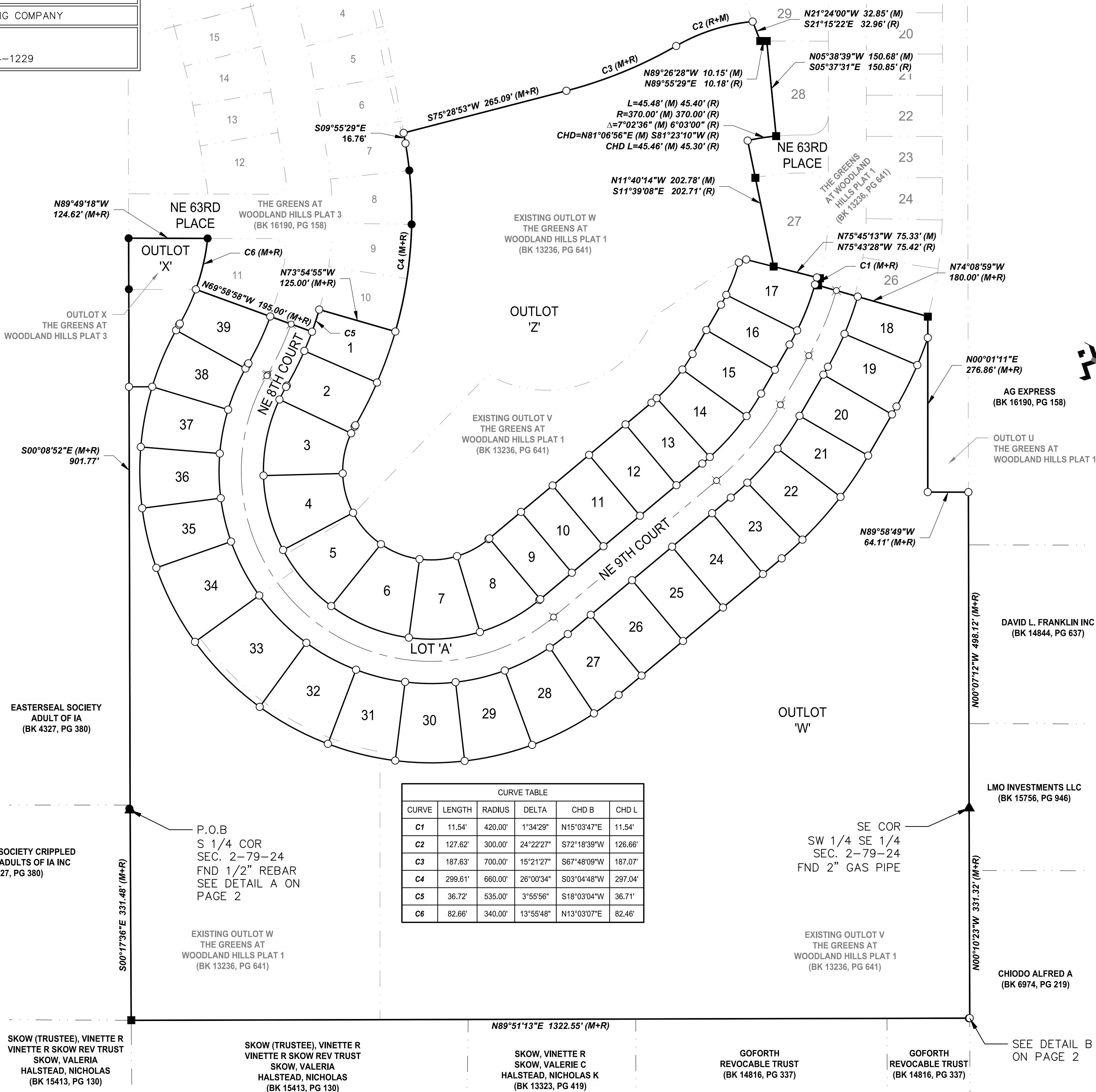
- ROW - RIGHT-OF-WAY
- BK, PG - BOOK AND PAGE
- (M) - MEASURED DISTANCE/ANGLE
- (R) - RECORD DISTANCE/ANGLE
- PUE - PUBLIC UTILITY EASEMENT
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT



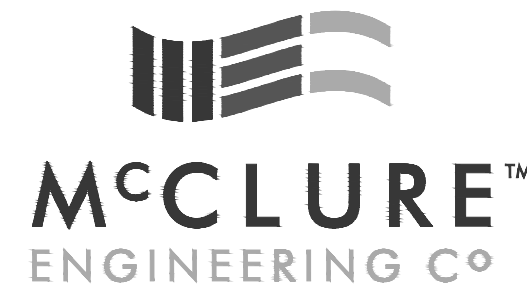
VICINITY MAP- NTS

INDEX LEGEND

COUNTY: POLK
LOT(S): OUTLOT V, OUTLOT W
SUBDIVISION: THE GREENS AT WOODLAND HILLS PLAT 1
LOT(S): OUTLOT X
SUBDIVISION: THE GREENS AT WOODLAND HILLS PLAT 3
PROPRIETOR: HUBBELL PROPERTIES II, L.C.
REQUESTED BY: HUBBELL REALTY COMPANY
SURVEYOR: JOHN DEWEY
COMPANY: MCCLURE ENGINEERING COMPANY
RETURN TO: JOHN DEWEY 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229



THE GREENS AT WOODLAND HILLS PLAT 4 FINAL SUBDIVISION PLAT POLK COUNTY, IA

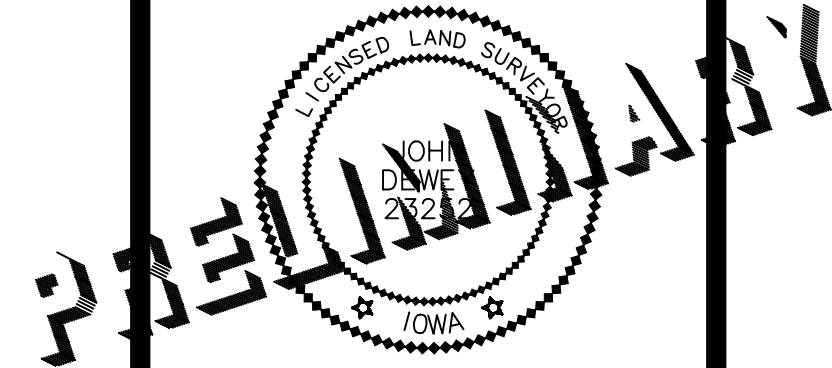


building strong communities.

1360 NW 121st Street
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515-964-1229
fax 515-964-2370

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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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE:
JOHN DEWEY, PLS
NO. 23252

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY
THIS SEAL:
THREE SHEETS

THE GREENS AT WOODLAND HILLS PLAT 4

POLK COUNTY, IOWA
2215014
10/27/2017

REVISIONS

02/23/2018
03/20/2018
4/6/2018
4/20/2018
05/08/2018
05/31/2018

ENGINEER: B. BROCKMAN
DRAWN BY: C. CARLETON

CHECKED BY: J. DEWEY
FIELD BOOK NO.: ----

DRAWING NO.: FP-04
SHEET NO.: 01/03

N:\Projects\DSM 2215014\Drawings\Final Plat

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHD B
C7	36.72'	535.00'	3°55'56"	N18°03'04"E
C8	32.61'	535.00'	3°29'33"	N21°45'48"E
C9	61.31'	535.00'	6°33'57"	N26°47'33"E
C10	22.44'	265.00'	4°51'04"	N27°38'59"E
C11	123.73'	265.00'	26°45'03"	N11°50'56"E
C12	122.34'	265.00'	26°27'02"	N14°45'06"W
C13	117.55'	265.00'	25°24'53"	N40°41'04"W
C14	133.55'	265.00'	28°52'29"	N67°49'45"W
C15	113.30'	265.00'	24°29'47"	S85°29'07"W
C16	107.13'	265.00'	23°09'43"	S61°39'23"W
C17	15.72'	415.00'	2°10'13"	S48°59'25"W
C18	86.92'	415.00'	12°00'01"	S41°54'18"W
C19	42.22'	415.00'	5°49'46"	S32°59'24"W
C20	25.23'	415.00'	3°29'00"	S28°20'01"W
C21	77.81'	415.00'	10°44'33"	N21°13'15"E
C22	62.28'	485.00'	7°21'27"	S19°32'10"W
C23	58.07'	485.00'	6°51'38"	S26°38'42"W
C24	62.33'	485.00'	7°21'49"	S33°45'26"W
C25	71.90'	485.00'	8°29'38"	S41°41'09"W
C26	35.07'	485.00'	4°08'33"	S48°00'15"W
C27	35.49'	335.00'	6°04'09"	S53°06'36"W
C28	79.90'	335.00'	13°39'54"	S62°58'38"W
C29	79.90'	335.00'	13°39'54"	S76°38'32"W
C30	79.90'	335.00'	13°39'54"	N89°41'34"W
C31	79.90'	335.00'	13°39'54"	N76°01'39"W
C32	89.30'	335.00'	15°16'25"	N61°33'29"W
C33	105.78'	335.00'	18°05'32"	N44°52'31"W
C34	96.30'	335.00'	16°28'14"	N27°35'38"W
C35	70.45'	335.00'	12°02'55"	N13°20'04"W
C36	70.51'	335.00'	12°03'36"	N01°16'48"W
C37	70.51'	335.00'	12°03'36"	N10°46'48"E
C38	70.51'	335.00'	12°03'36"	N22°50'24"E
C39	7.05'	335.00'	1°12'19"	N29°28'22"E
C40	81.63'	465.00'	10°03'30"	N25°02'46"E
C41	85.53'	660.00'	7°25'29"	N19°47'50"E
C42	75.63'	660.00'	6°33'57"	N26°47'33"E
C43	11.85'	140.00'	4°51'04"	N27°38'59"E
C44	65.36'	140.00'	26°45'03"	N11°50'56"E
C45	64.63'	140.00'	26°27'02"	N14°45'06"W

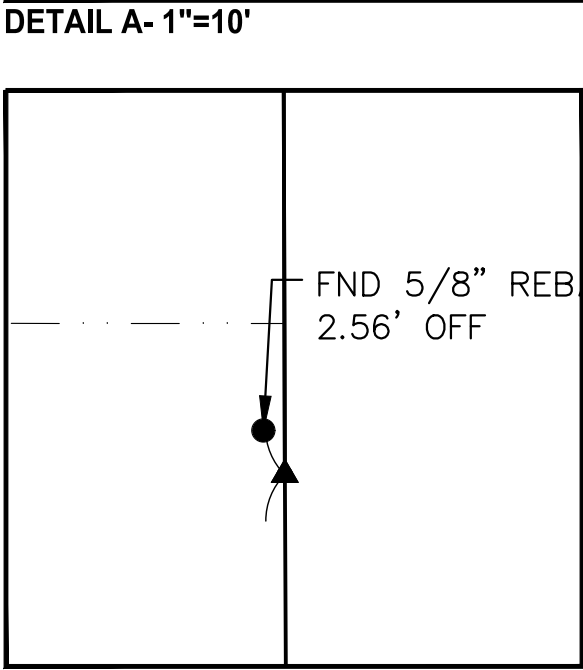
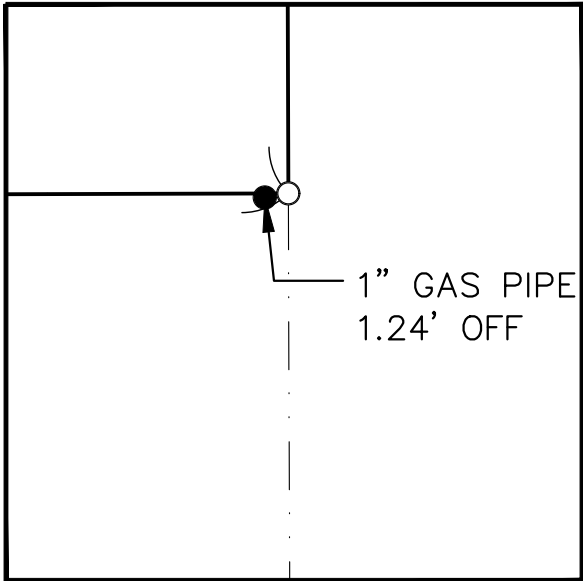
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	N30°04'31"E	2.37
L5	N30°04'31"E	2.37
L6	S89°51'08"W	36.69
L7	N30°04'31"E	2.37
L8	N30°04'31"E	2.37
L9	S30°04'31"W	89.48
L10	S30°04'31"W	89.48

GENERAL LEGEND	
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	PROPERTY LINE
	SECTION LINE
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	FIELD FENCE
CORNERS FOUND:	
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ABBREVIATIONS:	
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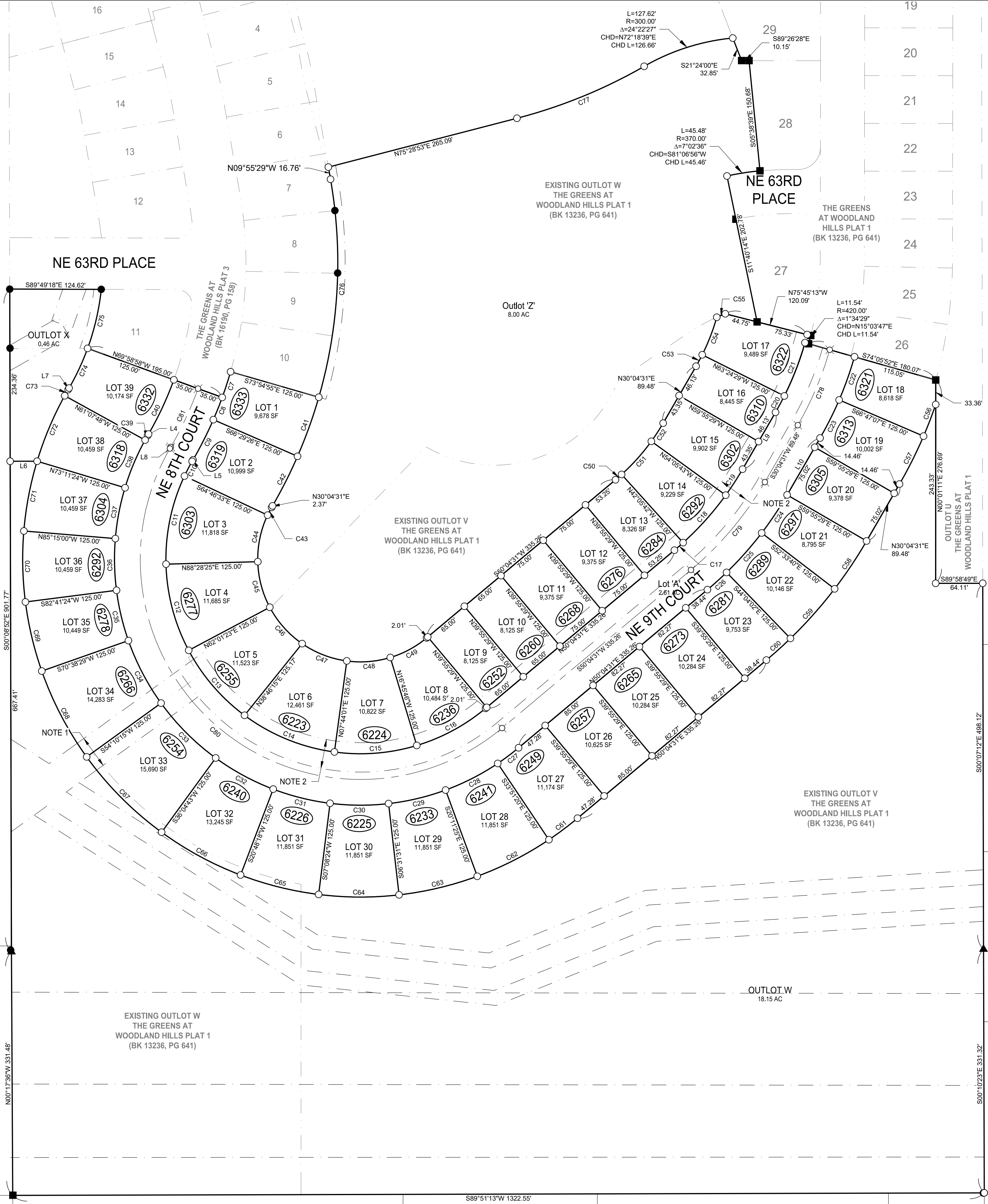
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHD B
C46	66.82'	140.00'	27°20'54"	N41°39'04"W
C47	65.83'	140.00'	26°56'29"	N68°47'45"W
C48	59.86'	140.00'	24°29'47"	S85°29'07"W
C49	56.60'	140.00'	23°09'43"	S61°39'23"W
C50	10.99'	290.00'	2°10'13"	S48°59'25"W
C51	60.74'	290.00'	12°00'01"	S41°54'18"W
C52	29.51'	290.00'	5°49'46"	S32°59'24"W
C53	17.63'	290.00'	3°29'00"	S28°20'01"W
C54	54.85'	290.00'	10°50'10"	S21°10'26"W
C55	12.47'	250.00'	2°51'26"	S67°41'25"W
C56	46.13'	610.00'	4°20'00"	S21°02'53"W
C57	73.04'	610.00'	6°51'38"	S26°38'42"W
C58	78.40'	610.00'	7°21'49"	S33°45'26"W
C59	90.43'	610.00'	8°29'38"	S41°41'09"W
C60	44.10'	610.00'	4°08'33"	S48°00'15"W
C61	48.73'	460.00'	6°04'09"	S53°06'36"W
C62	109.71'	460.00'	13°39'54"	S62°58'38"W
C63	109.71'	460.00'	13°39'54"	S76°38'32"W
C64	109.71'	460.00'	13°39'54"	N89°41'34"W
C65	109.71'	460.00'	13°39'54"	N76°01'39"W
C66	122.62'	460.00'	15°16'25"	N61°33'29"W
C67	145.25'	460.00'	18°05'32"	N44°52'31"W
C68	132.23'	460.00'	16°28'14"	N27°35'38"W
C69	96.73'	460.00'	12°02'55"	N13°20'04"W
C70	96.82'	460.00'	12°03'36"	N01°16'48"W
C71	96.82'	460.00'	12°03'36"	N10°46'48"E
C72	96.82'	460.00'	12°03'36"	N22°50'24"E
C73	9.68'	460.00'	1°12'19"	N29°28'22"E
C74	59.69'	340.00'	10°03'30"	N25°02'46"E
C75	82.66'	340.00'	13°55'48"	S13°03'07"W
C76	299.61'	660.00'	26°00'34"	N03°04'48"E
C77	187.63'	700.00'	15°21'27"	N67°48'09"E
C78	111.72'	450.00'	14°13'30"	S22°57'46"W
C79	157.08'	450.00'	20°00'00"	S40°04'31"W
C80	837.76'	300.00'	160°00'00"	N49°55'29"W
C81	87.77'	500.00'	10°03'30"	N25°02'46"E

VACATION EASEMENT NOTES:
EASEMENTS TO BE VACATED RECORDED IN POLK COUNTY RECORDS AT BOOK 13236, PAGE 641

- 1) 45' SANITARY SEWER EASEMENT BETWEEN LOTS 33 AND 34. AN EASEMENT VACATION EXHIBIT HAS ALSO BEEN SUBMITTED.
2) 40' SANITARY SEWER EASEMENT FROM LOTS 5 TO 17



EASTERSEAL SOCIETY CRIPPLED CHILDREN & ADULTS OF IA INC (BK 4327, PG 380)

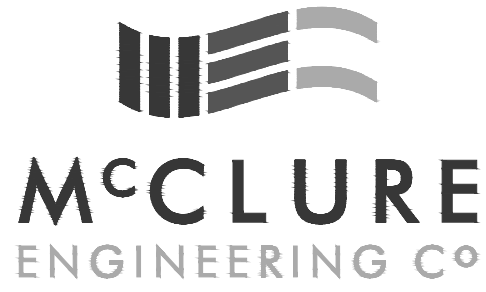


AG EXPRESS (BK 16190, PG 158)

DAVID L. FRANKLIN INC (BK 14844, PG 637)

LMO INVESTMENTS LLC (BK 15756, PG 946)

CHODO ALFRED A (BK 6974, PG 219)



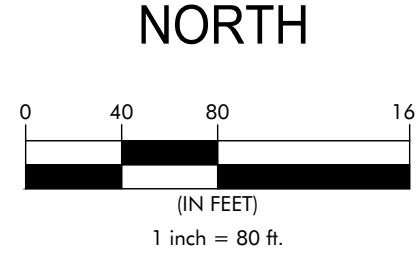
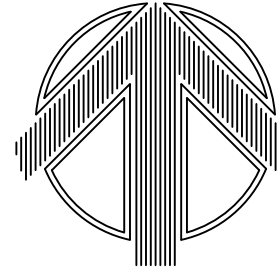
building strong communities.

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PRELIMINARY



THE GREENS AT WOODLAND HILLS PLAT 4
POLK COUNTY, IOWA
2215014
10/27/2017

REVISIONS
02/23/2018
03/20/2018
4/6/2018
4/20/2018
05/08/2018
05/31/2018

ENGINEER
B. BROCKMAN

CHECKED BY
J. DEWEY

DRAWING NO.
FP-04

DRAWN BY
C. CARLETON

FIELD BOOK NO.

SHEET NO.
02/03

