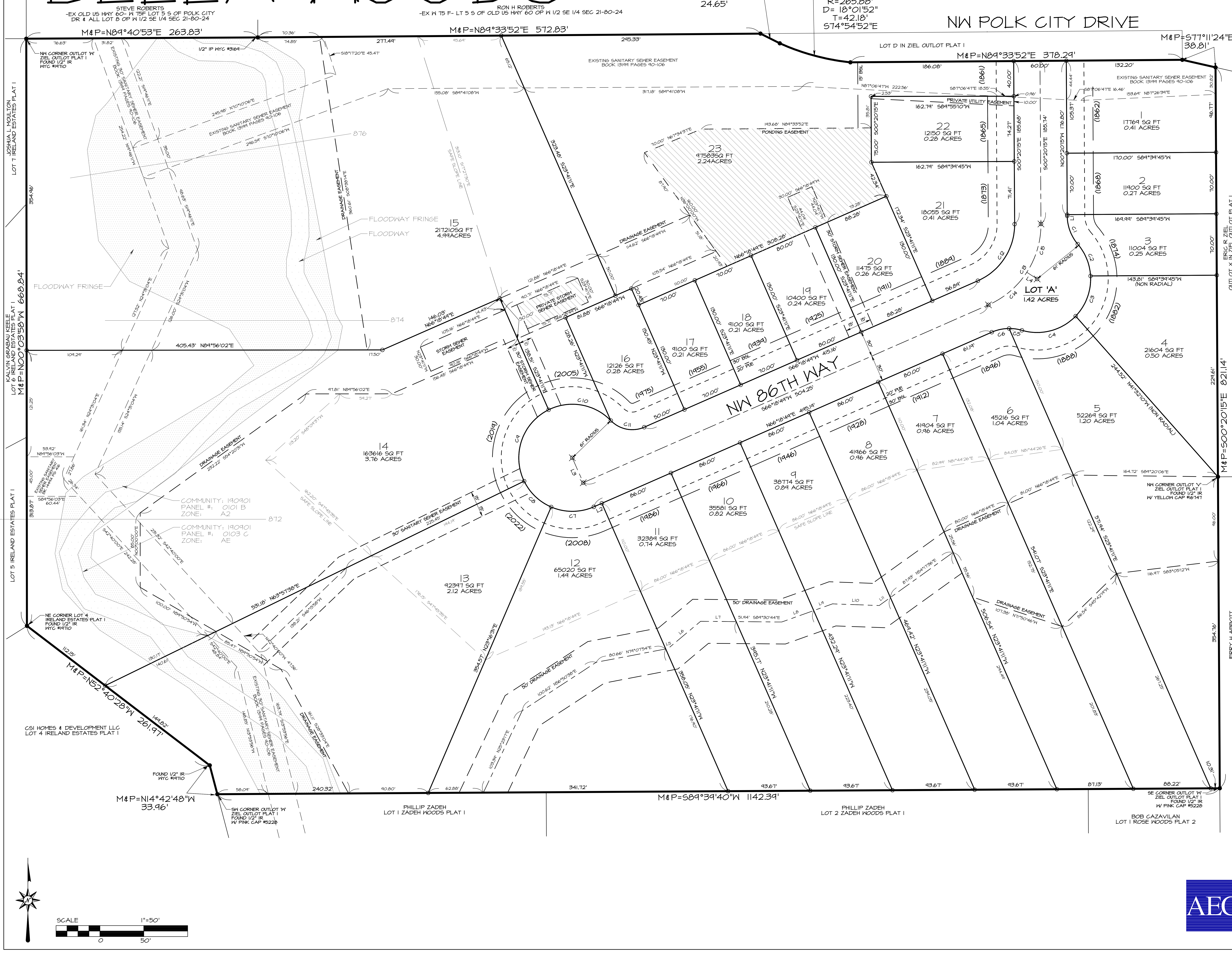
FINAL PLAT
BELLA WOODS


STEVE ROBERTS
-EX OLD US HWY 60- W 75F LOT 5 S OF POLK CITY DR & ALL LOT 8 OP W 1/2 SE 1/4 SEC 21-80-24
RON H ROBERTS
-EX W 75 F- LT 5 S OF OLD US HWY 60 OP W 1/2 SE 1/4 SEC 21-80-24
M&P=N89°40'53"E 263.83'
M&P=N89°33'52"E 572.83'
M&P=N63°22'25"W 24.65'
M&P= L=83.67' CH=83.33' R=265.88' D= 18°01'52" T=42.18' S74°54'52"E
NW POLK CITY DRIVE
LOT D IN ZIEL OUTLOT PLAT 1
M&P=N89°33'52"E 378.29'
M&P=S77°11'24"E 38.81'
M&P=S00°20'15"E 821.14'
ERIC R ZIEL OUTLOT X IN ZIEL OUTLOT PLAT 1
JERRY H ABBOTT OUTLOT V IN ZIEL OUTLOT PLAT 1
NW CORNER OUTLOT 'V' ZIEL OUTLOT PLAT 1 FOUND 1/2" IR W/ YELLOW CAP #16747
SE CORNER OUTLOT 'W' ZIEL OUTLOT PLAT 1 FOUND 1/2" IR W/ PINK CAP #5228
BOB CAZAVILAN LOT 1 ROSE WOODS PLAT 2
M&P=S89°39'40"W 1142.39'
PHILLIP ZADEH LOT 2 ZADEH WOODS PLAT 1
PHILLIP ZADEH LOT 1 ZADEH WOODS PLAT 1
SW CORNER OUTLOT 'W' ZIEL OUTLOT PLAT 1 FOUND 1/2" IR W/ PINK CAP #5228
M&P=N14°42'48"W 33.96'
FOUND 1/2" IR WYC #19710
M&P=N52°40'28"W 261.97'
CSI HOMES & DEVELOPMENT LLC LOT 4 IRELAND ESTATES PLAT 1
NE CORNER LOT 4 IRELAND ESTATES PLAT 1 FOUND 1/2" IR WYC #19710
LOT 5 IRELAND ESTATES PLAT 1
KALVIN GRABAU KEELE LOT 6 IRELAND ESTATES PLAT 1
M&P=N00°03'58"W 668.84'
JOSHUA L MOULTON LOT 7 IRELAND ESTATES PLAT 1
NW CORNER OUTLOT 'W' ZIEL OUTLOT PLAT 1 FOUND 1/2" IR WYC #19710
1/2" IP WYC #3169
EXISTING SANITARY SEWER EASEMENT BOOK 13199 PAGES 90-106
EXISTING 30' SANITARY SEWER EASEMENT BOOK 13199 PAGES 90-106
EXISTING SANITARY SEWER EASEMENT BK 14444 PG 416
FLOODWAY FRINGE
FLOODWAY
COMMUNITY: 190901 PANEL #: 0101 B ZONE: A2
COMMUNITY: 190901 PANEL #: 0103 C ZONE: AE
DRAINAGE EASEMENT
PONDING EASEMENT
STORM SEWER EASEMENT
PRIVATE STORM SEWER EASEMENT
30' STORM SEWER EASEMENT
30' SANITARY SEWER EASEMENT
50' DRAINAGE EASEMENT
PRIVATE UTILITY EASEMENT
SAFE SLOPE LINE
NW 86TH WAY
S66°18'49"W 504.25'
N66°18'49"E 495.19'
61' RADIUS
1 17769 SQ FT 0.41 ACRES (1862)
2 11900 SQ FT 0.27 ACRES (1868)
3 11004 SQ FT 0.25 ACRES (1874)
4 21604 SQ FT 0.50 ACRES (1882)
5 52269 SQ FT 1.20 ACRES (1888)
6 45216 SQ FT 1.04 ACRES (1896)
7 41904 SQ FT 0.96 ACRES (1912)
8 41966 SQ FT 0.96 ACRES (1928)
9 38774 SQ FT 0.89 ACRES (1946)
10 35581 SQ FT 0.82 ACRES (1966)
11 32389 SQ FT 0.74 ACRES (1986)
12 65020 SQ FT 1.49 ACRES (2008)
13 92397 SQ FT 2.12 ACRES (2022)
14 163616 SQ FT 3.76 ACRES (2019)
15 217210SQ FT 4.99ACRES
16 12126 SQ FT 0.28 ACRES (1975)
17 9100 SQ FT 0.21 ACRES (1955)
18 9100 SQ FT 0.21 ACRES (1939)
19 10400 SQ FT 0.24 ACRES (1925)
20 11475 SQ FT 0.26 ACRES (1911)
21 18055 SQ FT 0.41 ACRES (1889) (1873)
22 12150 SQ FT 0.28 ACRES (1865)
23 97583SQ FT 2.24ACRES
(1861)
LOT 'A' 1.42 ACRES
SCALE 0 50' 1"=50'

Fri Aug 29, 2014 2:28:24PM

OWNER/DEVELOPER

KVS LAND DEVELOPMENT
213 N ANKENY BLVD STE 120
ANKENY, IA 50021
PHONE #: (515) 963-1252

LEGAL DESCRIPTION

OUTLOT W IN ZIEL OUTLOT PLAT 1, LOCATED IN SECTION 28, TOWNSHIP 80 NORTH, RANGE 24 WEST, CONTAINING 25.95 ACRES, MORE OR LESS.

GENERAL NOTES

1. POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE CITY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
3. IN THE EVENT THAT THIS AREA IS ANNEXED BY THE CITY OF ANKENY, THE PROPERTY OWNERS WOULD BE RESPONSIBLE FOR INSTALLATION OF STREET LIGHTING AND PUBLIC SIDEWALKS TO ANKENY MUNICIPAL STANDARDS. ALL SIDEWALKS SHALL BE 5' IN WIDTH.
4. ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROAD.
5. ALL MAILBOXES LOCATED IN POLK COUNTY ROAD RIGHT OF WAY MUST BE OF A BREAKAWAY DESIGN
6. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROAD OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
7. MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
8. CULVERTS USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
9. SUMP SERVICES
   - a. LOTS 1 THRU 4 SUMP SERVICE WILL OUTLET INTO THE INTAKE LOCATE AT THE NW CORNER OF LOT 3
   - b. LOTS 5 THRU 12 SHOULD OUTLET INTO THE DRAINAGE EASEMENT
   - c. LOTS 13, 14 AND 15 SHOULD OUTLET IN THE REAR OF THE LOTS
   - d. LOTS 16, 17 AND 18 SHOULD OUTLET INTO THE DRAINAGE CHANNEL BELOW THE POND
   - e. LOTS 19 THRU 23 SHOULD OUTLET INTO THE POND
10. THE STORM PIPE LOCATED ON LOT 15 IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER OF LOT 15.
11. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
12. LOT A IS TO BE DEDICATED TO POLK COUNTY.
13. SANITARY SEWER: CITY OF ANKENY
14. WATER: DES MOINES WATER WORKS
15. THE HOMEBUILDER IS RESPONSIBLE TO VERIFY THE MINIMUM DEPTH FOR BASEMENT GRAVITY SEWER SERVICE PRIOR TO THE CONSTRUCTION OF HOMES ON LOTS 15 & 23.
17. PLAT BOUNDARY AND INDIVIDUAL LOTS MEET THE CLOSURE REQUIREMENTS OF THE CODE OF IOWA.
18. ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAN 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTECHNICAL ENGINEER. NO FILL FROM HOMEOWNER/HOMEBUILDERS SHALL BE ALLOWED WITHIN THE TREELINE OR ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.

CURVE TABLE

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	35.03'	S20°30'25"E	50.00'	40°08'33"	34.32'	18.27'
C2	39.79'	S21°53'25"E	61.00'	37°22'33"	39.09'	20.63'
C3	50.17'	S20°21'41"W	61.00'	47°07'39"	48.77'	26.60'
C4	66.67'	S75°14'01"W	61.00'	62°37'01"	63.40'	37.10'
C5	14.74'	N81°54'10"W	50.00'	16°53'23"	14.69'	7.42'
C6	20.37'	S77°58'59"W	50.00'	23°20'19"	20.23'	10.33'
C7	50.00'	S89°47'40"W	61.00'	46°57'42"	48.61'	26.50'
C8	43.50'	N46°17'45"W	61.00'	40°51'28"	42.58'	22.72'
C9	95.34'	N18°54'31"E	61.00'	89°33'03"	85.93'	60.52'
C10	76.98'	S80°09'52"E	61.00'	72°18'11"	71.97'	44.57'
C11	41.35'	S78°50'58"E	34.00'	69°40'25"	38.84'	23.66'
C12	81.43'	N32°59'17"E	70.00'	66°39'04"	76.92'	46.03'
C13	116.33'	N32°59'17"E	100.00'	66°39'04"	109.88'	65.75'
C14	58.16'	S49°39'03"W	100.00'	33°19'32"	57.35'	29.93'
C15	58.16'	S16°19'31"W	100.00'	33°19'32"	57.35'	29.93'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°17'09"E	1.43'
L2	N66°18'56"E	10.00'
L3	S23°41'11"E	31.00'
L4	S57°00'49"E	14.00'
L5	S79°07'54"W	2.79'
L6	S50°05'58"W	48.24'
L7	N89°30'44"W	40.51'
L8	S70°21'17"W	38.72'
L9	S70°21'17"W	22.78'
L10	N87°57'17"W	53.26'
L11	S54°17'36"W	15.64'

CERTIFICATION

I hereby certify that this plat, plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer and Land Surveyor, under the laws of the State of Iowa.

Signed DMPiagentini Date 8/13/14

D.M. PIAGENTINI, P.E. & L.S. License No. 5228
MY REGISTRATION EXPIRES DECEMBER 31ST, 2014

D.M. PIAGENTINI 5228

LEGEND

- ● FOUND 1/2" IR W/ PINK CAP #5228 UNLESS NOTED
- ○ SET 1/2" IR W/ PINK CAP #5228
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING COMPANY OF IOWA
2917 Martin Luther King Jr. Pkwy Des Moines, IA 50310
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 204670