

THE CROSSINGS AT DEER CREEK PLAT 8

SALES EXHIBIT

OWNER

DEER CREEK ESTATES LLC
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: (515) 208-5227

DEVELOPER

DEER CREEK ANKENY, INC.
CONTACT: JEFF GRUBB
160 ADVENTURELAND DRIVE NW
ALTOONA, IOWA 50009
PH: (515) 208-5227

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

PLAT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 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 THE CROSSINGS AT DEER CREEK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 70°30'37" WEST ALONG THE NORTHERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 3, A DISTANCE OF 200.11 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 3.51 FEET AND WHOSE CHORD BEARS NORTH 19°43'25" WEST, 3.51 FEET; THENCE SOUTH 70°02'32" WEST CONTINUING ALONG SAID NORTHERLY LINE, 224.16 FEET TO THE NORTHWEST CORNER OF SAID THE CROSSINGS AT DEER CREEK PLAT 3, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE CROSSINGS AT DEER CREEK PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 29°16'19" WEST ALONG SAID NORTHERLY LINE, 59.10 FEET; THENCE NORTH 45°00'00" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTH 60°08'50" WEST CONTINUING ALONG SAID NORTHERLY LINE, 121.70 FEET; THENCE NORTH 77°11'53" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.80 FEET; THENCE SOUTH 89°01'04" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.80 FEET; THENCE SOUTH 75°14'01" WEST CONTINUING ALONG SAID NORTHERLY LINE, 82.80 FEET; THENCE SOUTH 61°17'22" WEST CONTINUING ALONG SAID NORTHERLY LINE, 85.17 FEET; THENCE SOUTH 53°07'15" WEST CONTINUING ALONG SAID NORTHERLY LINE, 304.02 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1240.00 FEET, WHOSE ARC LENGTH IS 91.11 FEET AND WHOSE CHORD BEARS SOUTH 25°52'55" EAST, 91.09 FEET; THENCE SOUTH 66°13'23" WEST CONTINUING ALONG SAID NORTHERLY LINE, 105.00 FEET TO THE SOUTHEAST CORNER OF THE CROSSINGS AT DEER CREEK PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID THE CROSSINGS AT DEER CREEK PLAT 4 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1135.00 FEET, WHOSE ARC LENGTH IS 372.61 FEET AND WHOSE CHORD BEARS NORTH 33°10'55" WEST, 370.94 FEET; THENCE NORTH 47°24'47" EAST, 105.00 FEET; THENCE NORTH 53°07'15" EAST, 240.83 FEET; THENCE NORTH 53°46'13" EAST, 74.83 FEET; THENCE NORTH 59°37'13" EAST, 81.88 FEET; THENCE NORTH 66°47'13" EAST, 81.88 FEET; THENCE NORTH 74°09'31" EAST, 86.55 FEET; THENCE NORTH 81°44'08" EAST, 86.55 FEET; THENCE NORTH 88°35'38" EAST, 81.42 FEET; THENCE NORTH 90°00'00" EAST, 674.93 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST LINE, 344.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.58 ACRES (504,318 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING AND BULK REGULATIONS

ZONING
DEER CREEK PUD

BULK REGULATIONS

LOTS 1-16 (SINGLE FAMILY RESIDENTIAL, 60' MIN LOT WIDTH, 7,500 S.F. MIN LOT AREA)

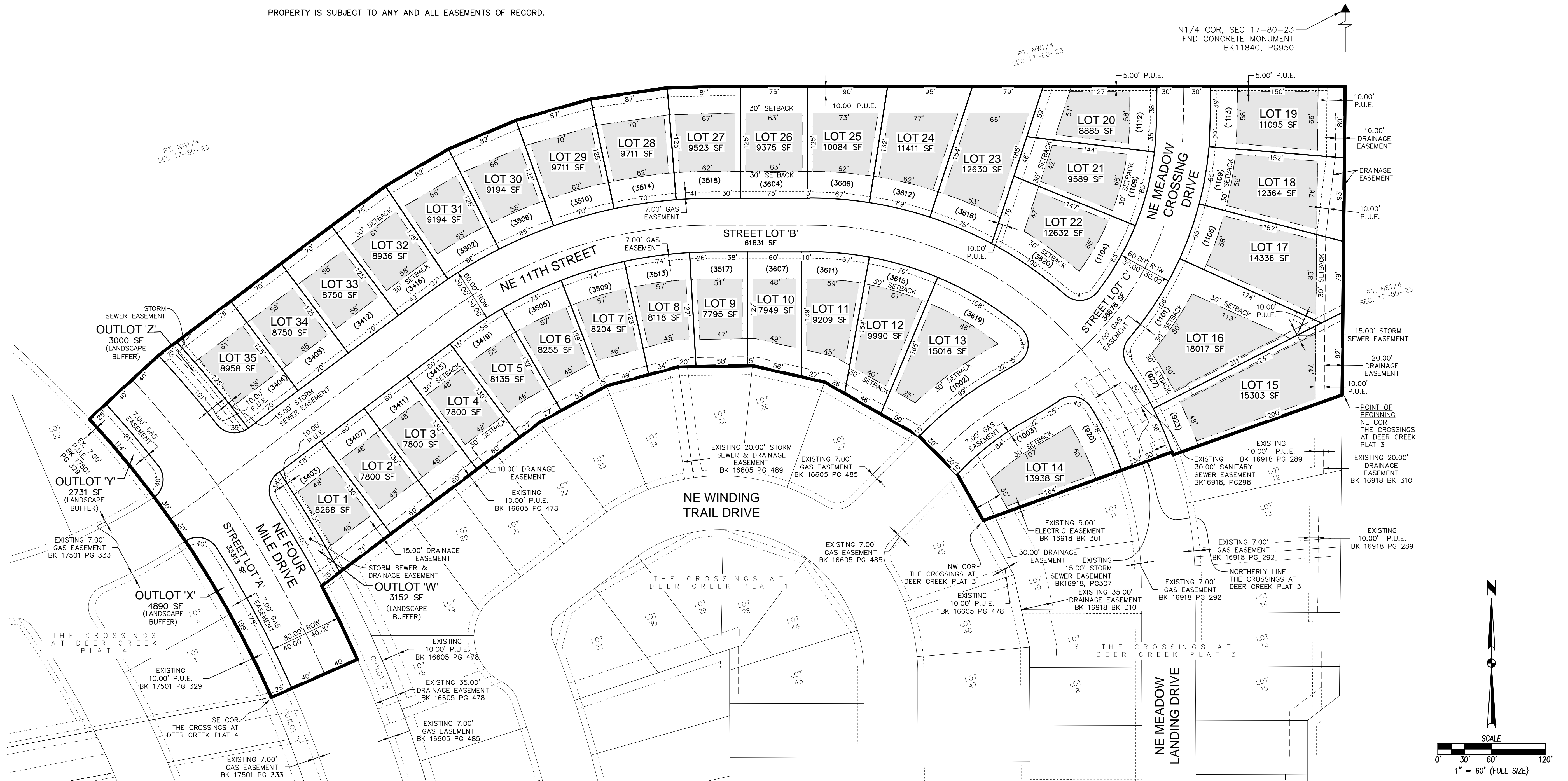
- FRONT: 30' FOR GARAGE DOORS, 25' FOR HOUSE, 15' PORCH
- REAR: 30' (DECKS MAY EXTEND 12' INTO REAR SETBACK), 10' FRONT-LOADED DETACHED GARAGE
- SIDE: 12' TOTAL (6' MIN ONE SIDE)
- R-2 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN PUD

LOTS 17-35 (SINGLE FAMILY RESIDENTIAL, 70' MIN LOT WIDTH, 8,750 S.F. MIN LOT AREA)

- FRONT: 30' FOR GARAGE DOORS, 25' FOR HOUSE/PORCH
- REAR: 30' (DECKS MAY EXTEND 12' INTO REAR SETBACK), 10' FRONT OR SIDE LOAD DETACHED GARAGE
- SIDE: 12' TOTAL (6' MIN ONE SIDE)
- R-1 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED WITHIN PUD

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. 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.
3. OUTLOTS 'W', 'X', 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT BOUNDARY.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT RIGHT-OF-WAY FRONTAGE.
6. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
7. THIS PLAT WILL REQUIRE THE REEVALUATION OF THE SAFETY AND OPERATION OF THE INTERSECTION OF SE FOUR MILE DRIVE AND E. 1ST STREET, WHICH SHALL INCLUDE THE ADDITION OF THE PROPOSED LOTS. IF THE PEAK HOUR WARRANT IS MET, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING A TEMPORARY TRAFFIC SIGNAL AT THAT INTERSECTION. THE DEVELOPER'S FINANCIAL PORTION OF RESPONSIBILITY FOR THE TRAFFIC SIGNAL WILL BE RESOLVED WHEN THE CITY OF ANKENY DETERMINES THE SIGNAL IS NECESSARY.
8. HOUSE BUILDING NEEDS TO AVOID PLACING DRIVEWAYS IN CONFLICT WITH INTAKE AND MANHOLE LOCATIONS.



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 PLOTTED BY: J.P. HARRISON
 DATE: 4/27/2020 2:57 PM
 COMMENTS:

DATE	
REVISIONS	
PREPARED	4/27/20

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ENGINEER: E.I.

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