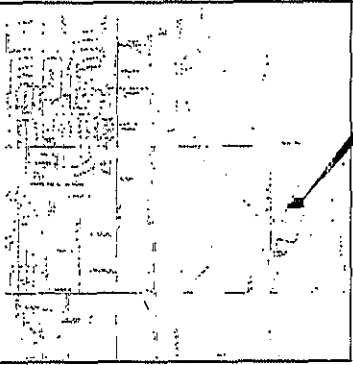


CLOVER RIDGE PLAT 4 FINAL PLAT

APPROVED
11/14/2007
12221-329-339

APPROVED
11/14/2007
12221-329-339

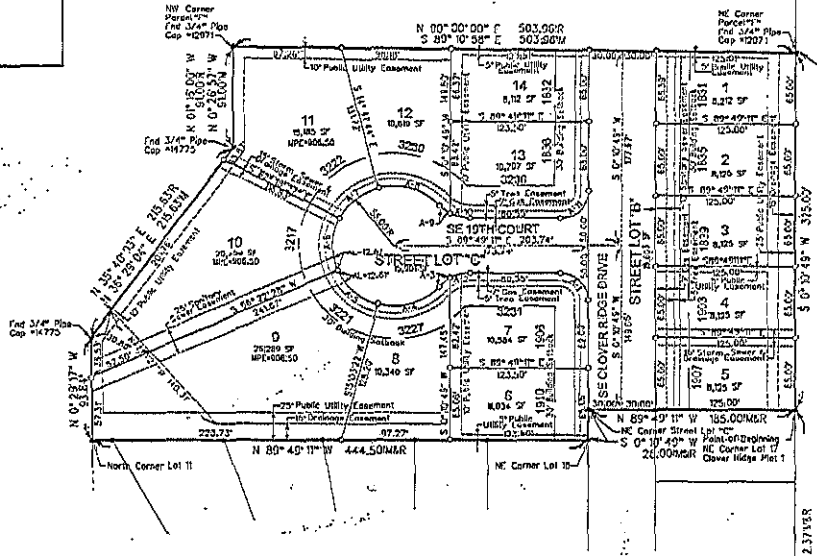
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PROJECT LOCATION

VICINITY MAP
Ankeny

NOT TO SCALE



CURVE TABLE

| CURVE NO. | DELTA | RADIUS | ARC LENGTH | TANGENT | CHORD DISTANCE |
|-----------|----------------|--------|------------|---------|------------------------|
| A-1 | 90° 00' 00" RT | 25.00' | 39.27' | 25.00' | S 44° 49' 11" E 35.30' |
| A-2 | 29° 30' 00" RT | 37.50' | 18.72' | 9.36' | N 73° 30' 49" E 18.32' |
| A-3 | 18° 30' 00" RT | 32.00' | 12.57' | 6.28' | N 52° 08' 01" E 12.30' |
| A-4 | 62° 22' 00" RT | 39.00' | 26.87' | 33.49' | S 23° 52' 18" W 30.90' |
| A-5 | 34° 30' 00" RT | 35.00' | 19.28' | 18.27' | N 68° 17' 00" W 47.63' |
| A-6 | 54° 30' 00" RT | 30.00' | 16.20' | 24.42' | N 2° 02' 01" E 42.63' |
| A-7 | 47° 30' 00" RT | 35.00' | 19.28' | 24.36' | N 31° 29' 30" E 44.43' |
| A-8 | 62° 22' 00" RT | 39.00' | 26.87' | 33.70' | S 73° 30' 31" E 30.90' |
| A-9 | 18° 30' 00" RT | 32.00' | 12.57' | 6.28' | N 51° 48' 23" E 12.30' |
| A-10 | 29° 30' 00" RT | 37.50' | 18.72' | 9.36' | N 72° 31' 11" E 18.32' |
| A-11 | 90° 00' 00" RT | 25.00' | 39.27' | 25.00' | S 45° 10' 49" W 35.30' |

PLAT DESCRIPTION

A PART OF PARCEL 774 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 9037, PAGE 283 LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 23 WEST OF THE 5TH PL. CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEING AT THE NORTHEAST CORNER OF LOT 12, CLOVER RIDGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, IOWA, NORTH 89° 49' 11" WEST ALONG THE NORTHERLY LINE OF SAID CLOVER RIDGE PLAT 1 A DISTANCE OF 185.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 OF SAID CLOVER RIDGE PLAT 1 THENCE SOUTH 09° 10' 49" WEST CONTINUING ALONG SAID NORTHERLY LINE 740.00 FEET TO THE NORTHEAST CORNER OF LOT 16 OF SAID CLOVER RIDGE PLAT 1 THENCE NORTH 89° 49' 11" WEST CONTINUING ALONG SAID NORTHERLY LINE 444.50 FEET TO THE NORTH CORNER OF LOT 10 AND CLOVER RIDGE PLAT 1 AND TO A POINT ON THE WESTERN LINE OF SAID PARCEL 774 THENCE NORTH 10° 20' 17" WEST ALONG SAID WESTERN LINE 20.00 FEET TO THE NORTH CORNER OF SAID PARCEL 774 THENCE WEST ALONG SAID WESTERN LINE 110.00 FEET TO THE WESTERN CORNER OF SAID PARCEL 774 THENCE SOUTH 89° 49' 11" WEST ALONG THE WESTERN LINE OF SAID PARCEL 774 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.26 ACRES MORE OR LESS.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

State of Iowa, Polk County ss I hereby certify that the foregoing plat has been approved as being correct in Polk County and the plat has been entered of record in the office of the Polk County Auditor.

OWNER/DEVELOPER

VISTA REAL ESTATE
4420 HILLS BL. SUITE 74
URBANA, IL 61822-4306
PH: 618-247-9442

NOTES

1. 4" SIDEWALKS SHALL BE PROVIDED ALONG ALL PUBLIC STREETS.

ZONING

R-3 UNRESTRICTED TO SINGLE-FAMILY RESIDENTIAL

BULK REGULATIONS

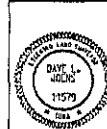
R-3
MINIMUM LOT AREA = 8000 SF
MINIMUM LOT WIDTH = 60 FT
FRONT YARD SETBACK = 30 FT
REAR YARD SETBACK = 30 FT
SIDE YARD SETBACK = 7-0 FT SIDE 15' BOTH SIDES

SECTION AREAS

PT. SW 1/4 NW 1/4 SEC. 29-00-23 = 4.26 AC.

LEGEND

| Symbol | Found | Set |
|------------------------------|-------|-----|
| Section Corner | ● | ▲ |
| 1/2" Pipes, Cap = 1570 | ○ | △ |
| Unless Otherwise Noted | | |
| RDW Marker | ■ | □ |
| RDW Hole | ○ | □ |
| Center Point | ○ | □ |
| Block Mark | ○ | □ |
| Platted Distance | — | — |
| Measured Distance & Distance | — | — |
| Recorded As | — | — |
| Steel Distance | — | — |
| Calculator Distance | — | — |
| Minimum Protection Elevation | — | — |
| Centerline | — | — |
| Section Line | — | — |
| 1/4 Section Line | — | — |
| 1/4 Section Line | — | — |
| Easement Line | — | — |



I hereby certify that this final plat was prepared and the plat was surveyed and certified by me or under my direct supervision and I am a duly Licensed Surveyor in the State of Iowa.

Day L. Ardic
11579

By (Typed Name) Date is October 21, 2008
Plat or sheets covered by this seal
10/21/08

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ANKENY, IOWA
RECORDED IN BOOK 90373 PAGE 283

CLOVER RIDGE PLAT 4
FINAL PLAT
SNYDER & ASSOCIATES



1060573 D-2610
Sheet 3 of 8