SIENA HILLS PLAT 1

FINAL PLAT

SURVEY PREPARED FOR OWNER:
SH DEVELOPMENT, LLC
Alan Israel,
3290 Hillcrest,
Dubuque, IA 52001

NOTES:

1. INDIVIDUAL LOTS SHALL NOT BE ALLOWED TO ACCESS S. ANKENY BLVD FROM THIS PLAT.

2. FENCES ON LOTS ALONG S. ANKENY BLVD SHALL BE SETBACK A MINIMUM OF 30 FEET FROM S. ANKENY BLVD RIGHT OF WAY PROPERTY LINE.

3. BASIS OF BEARING IS EAST LINE OF THE NE 1/4 OF SECTION 25-80-24

4. SIENA HILLS PLAT 1 – CHECK OF CLOSURE IS 1:33 BASE (2000).

5. SCHEDULE "X" DEDICATED TO THE CITY OF ANKENY

6. PLAT ZONING IS PUD

LEGAL DESCRIPTION (FP-1)

A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE S88°30'07"W ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 83.00 FEET TO THE NORTHEAST CORNER OF GARRELLA VILLA TOWNHOMES PLAT 1, BEING AN OFFICIAL PLAT AND THE POINT OF BEGINNING; THENCE S88°30'07"W ALONG SAID SOUTH LINE, 863.25 FEET; THENCE N00°00'00"E, 207.73 FEET; THENCE N90°00'00"E, 18.83 FEET; THENCE N00°00'00"E, 125.00 FEET; THENCE N90°00'00"E, 8.53 FEET; THENCE N00°00'00"E, 175.00 FEET; THENCE N90°00'00"E, 16.67 FEET; THENCE N00°00'00"E, 125.00 FEET; THENCE N90°00'00"E, 263.00 FEET; THENCE N00°00'00"E, 308.51 FEET; THENCE N56°30'14"E, 291.23 FEET; THENCE N88°11'38"E, 171.61 FEET; THENCE NORTHEASTERLY ALONG A 450 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, ARC LENGTH OF 133.30 FEET, (CHORD BEARS N70°15'31"E, 132.77 FEET); THENCE NORTHEASTERLY ALONG A 25 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, ARC LENGTH OF 3.79 FEET, (CHORD BEARS N86°31'51"E, 3.79 FEET) TO THE SOUTH LINE OF PRAIRIE HAWK PLAT 2, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE S48°22'40"E, ALONG SAID PLAT 2, 38.81 FEET; THENCE S00°00'00"E, ALONG SAID PLAT 2, 80.00 FEET; THENCE ALONG SAID PLAT 2, NORTHEASTERLY ALONG A 1130 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, ARC LENGTH OF 65.61 FEET, (CHORD BEARS N82°12'18"E, 65.61 FEET); THENCE S06°14'43"E ALONG SAID PLAT 2, 73.10 FEET; THENCE S00°00'00"E ALONG SAID PLAT 2, 174.38 FEET; THENCE S00°17'36"E, 142.67 FEET; THENCE N90°00'00"E, 228.32 FEET; THENCE S00°17'36"E, 318.34 FEET; THENCE S89°42'08"E, 128.33 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S. ANKENY BOULEVARD; THENCE S00°17'34"E ALONG SAID RIGHT OF WAY, 625.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.76 ACRES. PROPERTY DESCRIBED SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LOT	SETBACKS SIDE	SETBACKS TOTAL	LOT	SETBACKS SIDE	SETBACKS TOTAL
1	5	15	26	5	15
2	5	15	27	5	15
3	5	15	28	5	15
4	7	15	29	5	15
5	7	15	30	5	15
6	7	15	31	5	15
7	7	15	32	5	15
8	7	15	33	5	15
9	7	15	34	5	15
10	7	15	35	5	15
11	5	15	36	5	15
12	5	15	37	5	15
13	5	15	38	5	15
14	5	15	39	5	15
15	5	15	40	5	15
16	5	15	41	5	15
17	5	15	42	5	15
18	5	15	43	5	15
19	5	15	44	5	15
20	5	15	45	5	15
21	5	15	46	5	15
22	5	15	47	5	15
23	5	15	48	5	15
24	5	15			
25	5	15			

NORTH

SHEET INDEX

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McCLURE ENGINEERING COMPANY

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