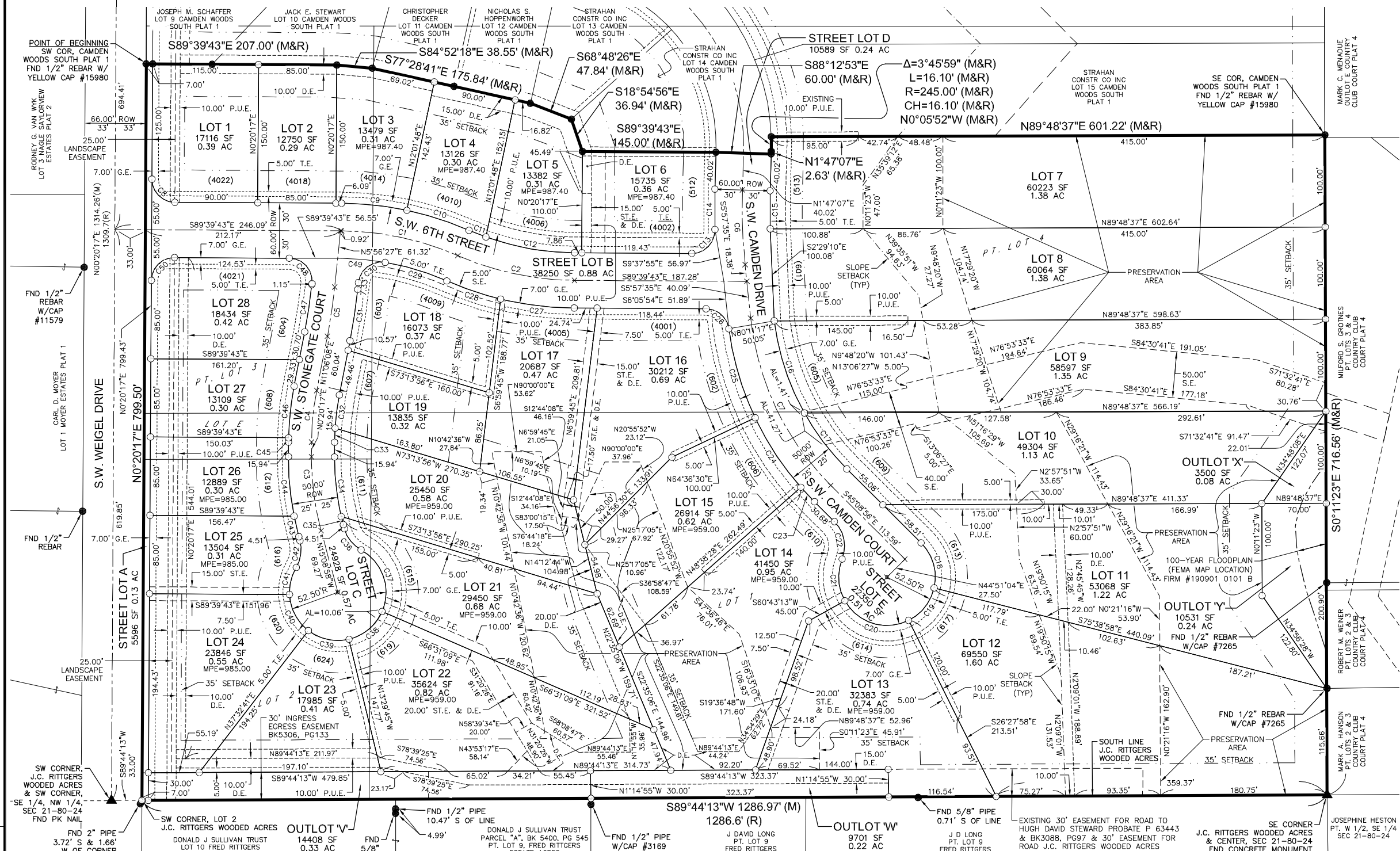


CAMDEN WOODS SOUTH PLAT 2

FINAL PLAT



CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
|-------|-----------|---------|---------|-------------|---------|
| C1 | 23'18.30" | 320.00' | 130.18' | S78°00'28"E | 129.28' |
| C2 | 23'18.30" | 320.00' | 130.18' | S78°00'28"E | 129.28' |
| C3 | 15'29.15" | 300.00' | 81.09' | N72°24'21"W | 80.85' |
| C4 | 10'45.51" | 300.00' | 56.36' | N54°31'12"E | 56.28' |
| C5 | 5'09.41" | 600.00' | 54.05' | N8°31'18"E | 54.03' |
| C6 | 7'44.42" | 600.00' | 81.11' | S2°05'14"E | 81.04' |
| C7 | 39'11.21" | 300.00' | 205.19' | S25°33'15"E | 201.22' |
| C8 | 90°00'00" | 25.00' | 39.27' | S44°39'43"E | 35.36' |
| C9 | 11°41'31" | 350.00' | 71.42' | S83°48'58"E | 71.30' |
| C10 | 11°36'59" | 350.00' | 70.96' | S72°09'43"E | 70.84' |
| C11 | 3'54.50" | 290.00' | 19.81' | S88°18'38"E | 19.81' |
| C12 | 19'23.40" | 290.00' | 98.16' | S79°57'53"E | 97.70' |
| C13 | 92°32'41" | 25.00' | 40.38' | N44°03'56"E | 36.13' |
| C14 | 3'59.31" | 630.00' | 43.90' | N01°2'38"W | 43.89' |
| C15 | 4'08.58" | 570.00' | 41.28' | S01°7'22"E | 41.27' |
| C16 | 22°02'21" | 275.00' | 105.78' | S18°09'45"E | 105.13' |
| C17 | 15°58'01" | 275.00' | 76.64' | S37°09'56"E | 76.39' |
| C18 | 58°04'08" | 52.50' | 53.21' | S16°06'52"E | 50.96' |
| C19 | 50°36'50" | 52.50' | 46.38' | S38°13'37"W | 44.88' |
| C20 | 87°11'11" | 52.50' | 79.89' | N72°52'23"W | 72.40' |
| C21 | 51°14'44" | 52.50' | 46.96' | N33°29'25"W | 45.41' |
| C22 | 67°06'53" | 37.50' | 43.93' | N11°35'30"W | 41.46' |
| C23 | 3'47'24" | 325.00' | 21.50' | N43°15'14"W | 21.49' |
| C24 | 15°58'02" | 325.00' | 90.57' | N33°22'31"E | 90.28' |
| C25 | 17°50'17" | 325.00' | 101.18' | N16°28'22"W | 100.77' |
| C26 | 82°06'30" | 25.00' | 35.83' | N48°36'28"E | 32.84' |
| C27 | 13°11'41" | 350.00' | 80.60' | N83°03'53"W | 80.42' |
| C28 | 10°06'49" | 350.00' | 61.78' | N71°24'38"E | 61.70' |
| C29 | 13°50'40" | 290.00' | 70.07' | N73°16'33"W | 69.90' |
| C30 | 93°51'40" | 25.00' | 40.95' | S52°52'17"W | 36.53' |
| C31 | 5'09.41" | 625.00' | 56.30' | S8°31'18"E | 56.28' |
| C32 | 7'33.44" | 275.00' | 36.30' | S7°19'16"W | 36.27' |
| C33 | 3'12.07" | 275.00' | 15.37' | S1°56'20"W | 15.37' |
| C34 | 13°36'11" | 275.00' | 65.29' | S62°7'49"E | 65.14' |
| C35 | 1°53'04" | 275.00' | 9.04' | S14°12'26"E | 9.04' |
| C36 | 46°01'01" | 37.50' | 30.12' | S38°09'29"E | 29.32' |
| C37 | 84°38'51" | 52.50' | 77.56' | S18°50'34"E | 70.70' |
| C38 | 53°01'23" | 52.50' | 48.59' | S49°59'33"W | 46.87' |
| C39 | 51°02'27" | 52.50' | 46.77' | N77°58'32"W | 45.24' |
| C40 | 49°52'18" | 52.50' | 45.70' | N27°51'10"W | 44.27' |
| C41 | 33°27'03" | 52.50' | 30.65' | N14°08'31"E | 30.22' |
| C42 | 46°01'01" | 37.50' | 30.12' | N7°51'32"E | 29.32' |
| C43 | 4°01'59" | 325.00' | 22.88' | N13°07'59"W | 22.87' |
| C44 | 11°27'16" | 325.00' | 64.97' | N52°32'21"W | 64.87' |
| C45 | 0°47'47" | 325.00' | 4.52' | N0°44'10"E | 4.52' |
| C46 | 9°58'04" | 325.00' | 56.54' | N67°06'56"E | 56.47' |
| C47 | 5°09.41" | 575.00' | 51.80' | N83°11'18"E | 51.78' |
| C48 | 95°36'10" | 25.00' | 41.71' | N41°51'38"W | 37.04' |
| C49 | 92°75'00" | 290.00' | 47.90' | S84°55'48"E | 47.85' |
| C50 | 90°00'00" | 25.00' | 39.27' | S45°20'17"W | 35.36' |

LEGEND

| FOUND | SET |
|--|--------|
| SECTION CORNER AS NOTED | ▲ |
| 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED) | ● |
| PLATTED BEARING & DISTANCE | P |
| MEASURED BEARING & DISTANCE | M |
| RECORDED BEARING & DISTANCE | R |
| DEEDED BEARING & DISTANCE | D |
| CURVE ARC LENGTH | AL |
| MINIMUM PROTECTION ELEVATION | MPE |
| PUBLIC UTILITY EASEMENT | P.U.E. |
| ELECTRIC LINE EASEMENT | E.E. |
| GAS EASEMENT | G.E. |
| TREE EASEMENT | T.E. |
| DRAINAGE EASEMENT | D.E. |
| SANITARY SEWER EASEMENT | S.E. |
| STORM SEWER EASEMENT | S.T.E. |
| ADDRESS | (1234) |
| CENTERLINE | --- |
| SECTION LINE | ---- |
| EASEMENT LINE | ---- |
| PLAT BOUNDARY | ===== |

OWNER/DEVELOPER
STRAHAN CONSTRUCTION, INC.
204 S.W. CAMDEN DRIVE
ANKENY, IOWA 50023
PH: 515-964-1419

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

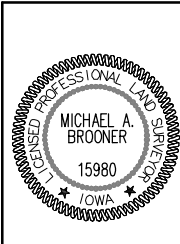
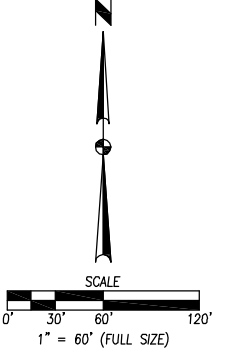
ZONING
R-1: ONE-FAMILY RESIDENCE DISTRICT

BENCHMARK
1. SANITARY SEWER MANHOLE RIM AT NORTHEAST CORNER OF SW CAMDEN RIDGE DRIVE & SW 5TH CURVE LOCATED ON THE WESTERLY SIDE OF LOT 17, CAMDEN WOODS SOUTH PLAT 1. ELEVATION = 993.39
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE EAST SIDE OF SW CAMDEN RIDGE DRIVE IN FRONT OF LOT 15, CAMDEN WOODS SOUTH PLAT 1. ELEVATION = 989.45.

NOTES
1. NO LOTS WILL BE ALLOWED TO HAVE DRIVEWAY ACCESS TO S.W. WEIGEL DRIVE.
2. THE DEVELOPER IS RESPONSIBLE FOR THE SIDEWALK AND STREET LIGHTING ALONG THE S.W. WEIGEL DRIVE FRONTAGE ON THE EAST SIDE OF THE STREET FOR CAMDEN WOODS SOUTH PLAT 1 AND PLAT 2.
3. THE 25' LANDSCAPE EASEMENT ALONG S.W. WEIGEL DRIVE WILL INCLUDE LANDSCAPING AND BERMING APPROXIMATELY 3 FEET IN HEIGHT. NO STRUCTURES OR FENCES ARE ALLOWED WITHIN SAID LANDSCAPE EASEMENT.
4. OUTLOTS 'V' & 'W' TO BE DEEDED TO RESPECTIVE ADJACENT PROPERTIES DIRECTLY SOUTH OF SAID OUTLOTS.
5. OUTLOTS 'X' & 'Y' TO BE DEEDED AND OWNERSHIP TIED TO RESPECTIVE ADJACENT LOT 10 & 11.
6. NO BUILDINGS OR STRUCTURES ARE ALLOWED IN THE SLOPE SETBACK (BETWEEN THE REAR LOT LINE AND THE SLOPE SETBACK LINE).

PLAT DESCRIPTION
LOTS E, 1, 2 AND PART OF LOTS 3 AND 4, J.C. RITTIGERS WOODED ACRES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF CAMDEN WOODS SOUTH PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE SOUTH 89°39'43" EAST ALONG THE SOUTHERLY LINE OF SAID CAMDEN WOODS SOUTH PLAT 1, A DISTANCE OF 207.00 FEET; THENCE SOUTH 84°52'18" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 38.55 FEET; THENCE SOUTH 77°28'41" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 175.84 FEET; THENCE SOUTH 68°48'26" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 47.84 FEET; THENCE SOUTH 18°54'56" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 36.94 FEET; THENCE SOUTH 89°39'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 145.00 FEET; THENCE SOUTH 88°12'53" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 1°47'07" WEST, 16.10 FEET; THENCE NORTH 89°48'37" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 601.22 FEET TO THE SOUTHEAST CORNER OF SAID CAMDEN WOODS SOUTH PLAT 1; THENCE SOUTH 01°12'23" EAST ALONG THE EAST LINE OF SAID J.C. RITTIGERS WOODED ACRES, 716.56 FEET TO THE SOUTHEAST CORNER OF SAID J.C. RITTIGERS WOODED ACRES; THENCE SOUTH 89°44'13" WEST ALONG THE SOUTH LINE OF SAID J.C. RITTIGERS WOODED ACRES, 1286.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, J.C. RITTIGERS WOODED ACRES; THENCE NORTH 07°20'17" EAST ALONG THE EAST RIGHT OF WAY LINE OF S.W. WEIGEL DRIVE, 799.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.77 ACRES (948,091 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

CAMDEN WOODS SOUTH PLAT 2
FINAL PLAT

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: LMK
ENGINEER: RDR

ANKENY, IOWA

DATE: 08/27/13
ADDED NOTE #6: 08/15/13
THIRD SUBMITTAL: 08/06/13
FIRST SUBMITTAL: 06/28/13

REVISIONS:

2 / 15
1304.146