

# PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1

<b>INDEX LEGEND</b>	
<b>COUNTY:</b> POLK COUNTY, IOWA	<b>CITY:</b> ANKENY
<b>LOCATION:</b> SEC 26 - TWP 80 NORTH - RGE 24 WEST, NW 1/4, PARCEL "I" SEC 26 - TWP 80 NORTH - RGE 24 WEST, NE 1/4, PARCEL "I" PRAIRIE TRAIL PARK PLAT 1 - LOTS S, T & U PRAIRIE TRAIL PARK PLAT 1 - OUTLOTS A, D, E & F	
<b>REQUESTED BY:</b> DRA PROPERTIES, LC <b>&amp; PROPRIETOR:</b> 1525 NE 36TH STREET ANKENY, IOWA 50021 (515) 964-9444	
<b>SURVEYOR:</b> THAREN J. HELGERSON, PLS #18530	
<b>SURVEY COMPANY:</b> NILLES ASSOCIATES, INC.	
<b>RETURN TO:</b> THAREN J. HELGERSON, NILLES ASSOCIATES, INC. 1250 SW STATE STREET, SUITE A ANKENY, IOWA 50023 PH: (515) 965-0123	

## PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1

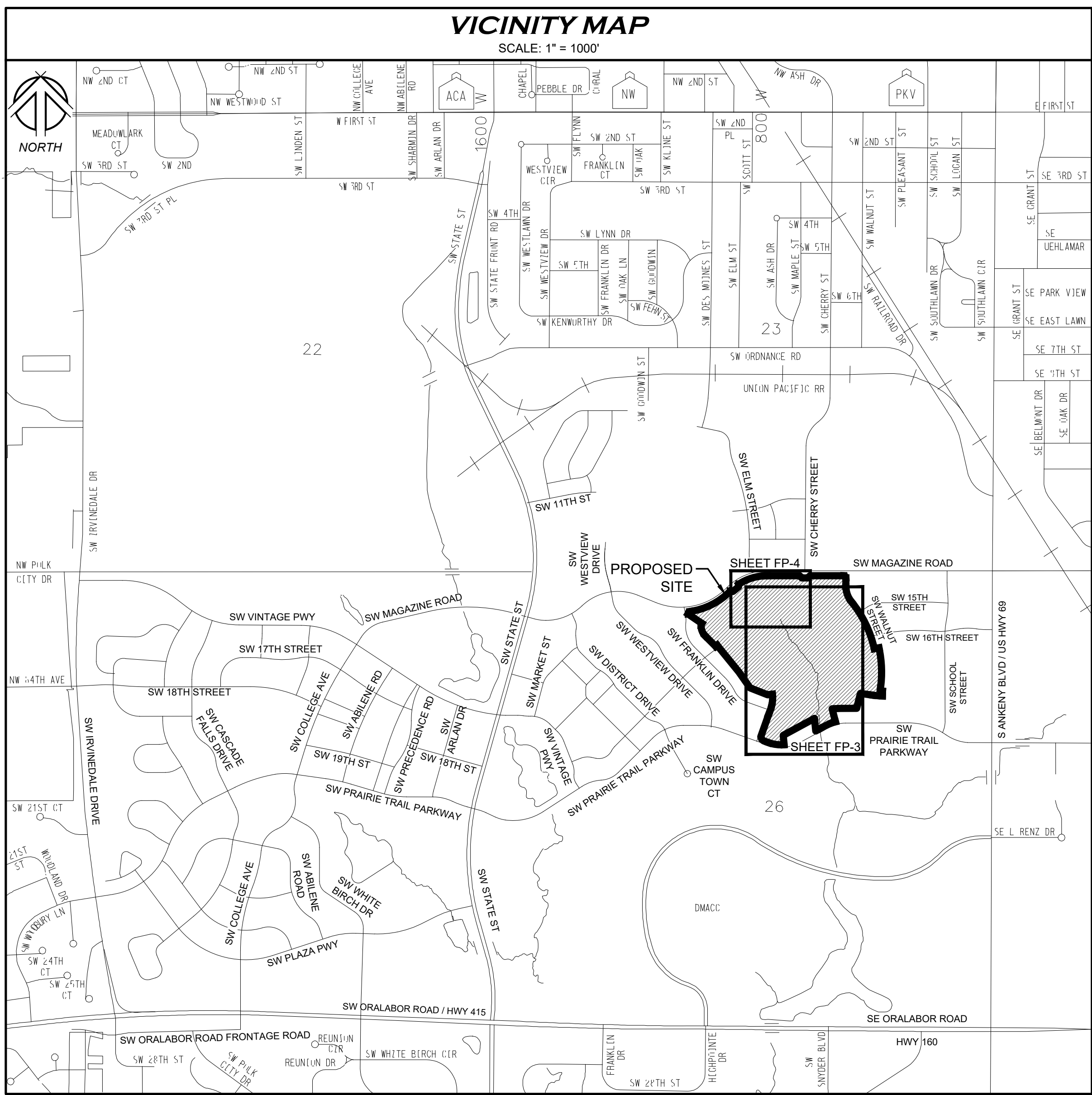
### LEGAL DESCRIPTION

That part of Parcel "I" of the North Half of Section 26, Township 80 North, Range 24 West of the Fifth Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674; AND those parts of Lots S, T and U, and those parts of Outlots A, D, E and F, PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the northwest corner of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, an official plat, located in the City of Ankeny, Polk County, Iowa; thence southeasterly 39.27 feet along a curve to the right, along the west line of said HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 44 degrees 59 minutes 16 seconds East; thence South 00 degrees 00 minutes 44 seconds West, tangent to the last described curve, continuing along said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, a distance of 97.61 feet; thence southeasterly 191.91 feet along a curve to the left, tangent to the last described line, continuing along said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, having a radius of 277.50 feet, a delta angle of 39 degrees 37 minutes 28 seconds and a chord distance of 188.11 feet which bears South 19 degrees 47 minutes 59 seconds East; thence southeasterly 100.67 feet along a reverse curve to the right, tangent to the last described curve, continuing along said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, having a radius of 1272.50 feet, a delta angle of 04 degrees 31 minutes 59 seconds and a chord distance of 100.65 feet which bears South 37 degrees 20 minutes 44 seconds East, to the north line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence southeasterly 303.49 feet, continuing along a curve to the right, along the west line of said HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, having a radius of 1272.50 feet, a delta angle of 13 degrees 39 minutes 53 seconds and a chord distance of 302.77 feet which bears South 28 degrees 14 minutes 48 seconds East; thence southwesterly 41.83 feet along a compound curve to the right, tangent to the last described curve, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 95 degrees 52 minutes 29 seconds and a chord distance of 37.12 feet which bears South 26 degrees 31 minutes 23 seconds West; thence South 22 degrees 11 minutes 58 seconds East, not tangent to the last described curve, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, a distance of 55.38 feet; thence southeasterly 38.74 feet along a curve to the right, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, not tangent to the last described line, having a radius of 1272.50 feet, a delta angle of 04 degrees 16 minutes 43 seconds and a chord distance of 95.00 feet which bears South 14 degrees 26 minutes 31 seconds East, to the north line of PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 79 degrees 42 minutes 06 seconds East, along said north line of PRAIRIE TRAIL PARK PLAT 1, a distance of 55.03 feet; thence southeasterly 473.95 feet along a curve to the right, not tangent to the last described line, having a radius of 1327.50 feet, a delta angle of 20 degrees 27 minutes 22 seconds and a chord distance of 471.44 feet which bears South 01 degree 59 minutes 29 seconds East; thence southeasterly 42.13 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 96 degrees 32 minutes 55 seconds and a chord distance of 37.32 feet which bears South 37 degrees 02 minutes 15 seconds East; thence South 01 degree 41 minutes 17 seconds West, not tangent to the last described curve, a distance of 55.00 feet, to the south line of said Outlot D, Prairie Trail Park Plat 1; thence northwesterly 114.62 feet along a curve to the right, along said south line of Outlot D, Prairie Trail Park Plat 1, not tangent to the last described line, having a radius of 977.50 feet, a delta angle of 06 degrees 43 minutes 06 seconds and a chord distance of 114.55 feet which bears North 84 degrees 57 minutes 10 seconds West, to the west line of said Outlot D, Prairie Trail Park Plat 1; thence North 81 degrees 35 minutes 37 seconds West, tangent to the last described curve, to the east line of said Lot T, Prairie Trail Park Plat 1; thence South 14 degrees 05 minutes 40 seconds West, along said east line of Lot T, Prairie Trail Park Plat 1, a distance of 177.35 feet, to the north line of Heritage Park Prairie Trail Plat 2, an official plat, located in the City of Ankeny, Polk County; thence South 89 degrees 47 minutes 57 seconds West, along said north line of Heritage Park Prairie Trail Plat 2, a distance of 185.25 feet; thence South 87 degrees 30 minutes 29 seconds West, continuing along said north line of Heritage Park Prairie Trail Plat 2, a distance of 97.32 feet, to the west line of said Heritage Park Prairie Trail Plat 2; thence South 14 degrees 09 minutes 01 second East, said west line of Heritage Park Prairie Trail Plat 2, a distance of 154.82 feet, to the north line of Lot A, said Prairie Trail Park Plat 1; thence southwesterly 49.49 feet along a curve to the left, not tangent to the last described line, along said north line of Lot A, Prairie Trail Park Plat 1, having a radius of 479.50 feet, a delta angle of 05 degrees 54 minutes 51 seconds and a chord distance of 49.47 feet which bears South 72 degrees 53 minutes 33 seconds West; thence northwesterly 53.32 feet along a reverse curve to the right, tangent to the last described curve, continuing along said north line of Lot A, Prairie Trail Park Plat 1, having a radius of 35.00 feet, a delta angle of 87 degrees 17 minutes 06 seconds and a chord distance of 48.31 feet which bears North 66 degrees 25 minutes 19 seconds West; thence South 67 degrees 13 minutes 14 seconds West, not tangent to the last described curve, continuing along said north line of Lot A, Prairie Trail Park Plat 1, a distance of 68.00 feet; thence South 22 degrees 46 minutes 46 seconds East, continuing along said north line of Lot A, Prairie Trail Park Plat 1, a distance of 8.24 feet; thence southwesterly 51.48 feet along a curve to the right, not tangent to the last described line, continuing along said north line of Lot A, Prairie Trail Park Plat 1, having a radius of 35.00 feet, a delta angle of 84 degrees 16 minutes 11 seconds and a chord distance of 46.96 feet which bears South 19 degrees 21 minutes 19 seconds West; thence South 61 degrees 29 minutes 25 seconds West, tangent to the last described curve, continuing along said north line of Lot A, Prairie Trail Park Plat 1, a distance of 67.94 feet, to the east line of Lot 1, said Prairie Trail Park Plat 1; thence North 05 degrees 45 minutes 08 seconds West, along said east line of Lot 1, Prairie Trail Park Plat 1, a distance of 146.40 feet, to the south line of said Lot S, Prairie Trail Park Plat 1; thence South 61 degrees 29 minutes 25 seconds West, along said south line of Lot S, Prairie Trail Park Plat 1, a distance of 409.01 feet, to the west line of Lot 4, said Prairie Trail Park Plat 1; thence South 04 degrees 43 minutes 39 seconds East, along said west line of Lot 4, Prairie Trail Park Plat 1, a distance of 108.51 feet, to said north line of Lot A, Prairie Trail Park Plat 1; thence northwesterly 177.99 feet along a curve to the right, not tangent to the last described line, along said north line of Lot A, Prairie Trail Park Plat 1, having a radius of 420.50 feet, a delta angle of 24 degrees 15 minutes 10 seconds and a chord distance of 176.67 feet which bears North 82 degrees 36 minutes 04 seconds West; thence North 70 degrees 28 minutes 29 seconds West, tangent to the last described curve, continuing along said north line of Lot A, Prairie Trail Park Plat 1, a distance of 63.23 feet; thence North 51 degrees 54 minutes 21 seconds West, continuing along said north line of Lot A, Prairie Trail Park Plat 1, a distance of 26.69 feet, to the easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County; thence North 21 degrees 25 minutes 25 seconds West, along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 33.10 feet; thence North 19 degrees 31 minutes 31 seconds East, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 271.18 feet; thence northwesterly 37.06 feet along a curve to the right, tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 84 degrees 56 minutes 10 seconds and a chord distance of 33.76 feet which bears North 61 degrees 59 minutes 36 seconds East; thence North 23 degrees 41 minutes 23 seconds East, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 57.94 feet; thence northwesterly 40.50 feet along a curve to the right, not tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 92 degrees 49 minutes 24 seconds and a chord distance of 36.22 feet which bears North 31 degrees 31 minutes 53 seconds West; thence northeasterly 135.74 feet along a reverse curve to the left, tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 355.00 feet, a delta angle of 21 degrees 54 minutes 28 seconds and a chord distance of 134.91 feet which bears North 03 degrees 55 minutes 35 seconds East; thence South 82 degrees 58 minutes 21 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 55.00 feet; thence North 68 degrees 30 minutes 30 seconds West, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 217.75 feet; thence North 35 degrees 08 minutes 35 seconds West, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 171.15 feet; thence northwesterly 128.40 feet along a curve to the right, tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 171.15 feet, a delta angle of 71 degrees 10 minutes 14 seconds and a chord distance of 58.19 feet which bears North 37 degrees 36 minutes 56 seconds East; thence North 16 degrees 47 minutes 57 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 20.00 feet; thence southwesterly 47.56 feet along a curve to the left, not tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 70.00 feet, a delta angle of 38 degrees 55 minutes 38 seconds and a chord distance of 46.65 feet which bears South 53 degrees 44 minutes 14 seconds West; thence North 55 degrees 43 minutes 35 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 172.37 feet, to the southerly right-of-way line of SW Magazine Road, as shown on the Warranty Deed recorded in Book 13888, Page 330; thence northeasterly 39.43 feet along a curve to the right, not tangent to the last described line, along said southerly right-of-way line of SW Magazine Road, having a radius of 25.00 feet, a delta angle of 90 degrees 21 minutes 36 seconds and a chord distance of 35.47 feet which bears North 36 degrees 51 minutes 41 seconds East; thence northeasterly 528.31 feet along a reverse curve to the left, tangent to the last described curve, continuing along said southerly right-of-way line of SW Magazine Road, having a radius of 805.00 feet, a delta angle of 37 degrees 36 minutes 09 seconds and a chord distance of 518.88 feet which bears North 63 degrees 14 minutes 24 seconds East; thence South 84 degrees 41 minutes 18 seconds East, not tangent to the last described curve, along said southerly right-of-way line of SW Magazine Road, a distance of 31.78 feet; thence North 50 degrees 50 minutes 20 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 84.29 feet; thence North 04 degrees 18 minutes 34 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 31.30 feet; thence northeasterly 344.52 feet along a curve to the right, not tangent to the last described line, continuing along said southerly right-of-way line of SW Magazine Road, having a radius of 595.00 feet, a delta angle of 33 degrees 10 minutes 31 seconds and a chord distance of 339.72 feet which bears North 73 degrees 25 minutes 29 seconds East; thence South 89 degrees 59 minutes 16 seconds East, tangent to the last described curve, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 374.99 feet; thence South 44 degrees 42 minutes 59 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 35.52 feet; thence North 89 degrees 37 minutes 10 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 69.01 feet; thence North 45 degrees 17 minutes 01 second East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 35.19 feet; thence South 89 degrees 59 minutes 16 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 387.75 feet, to said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4 and the Point of Beginning.

Containing 59.90 acres more or less.

Said parcel is subject to all easements and restrictions.



### LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Found monument 1/2" IR with yellow cap #18643 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- Round iron rebar (outside diameter)
- Round iron pipe (outside diameter)
- Minimum Protection Elevation
- Electric Easement
- Public Utility Easement
- Drainage Easement
- Sanitary Sewer Easement
- Storm Sewer Easement
- Surface Water Flowage Easement
- Water main Easement
- Gas Easement
- MidAmerican Energy Company
- Electric Easement
- Record dimension
- Lot Address
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Existing boundary line
- Existing easement line
- Existing setback line
- FEMA Zone "X" line

### SHEET LIST TABLE

SHEET TITLE	SHEET NO.	DESCRIPTION
FP-1	1	FINAL PLAT
FP-2	2	FINAL PLAT - OVERALL
FP-3	3	FINAL PLAT - RESIDENTIAL & PARK LOTS
FP-4	4	FINAL PLAT - OUTLOT N AND LOTS A & D AND CURVE TABLE

### CERTIFICATION

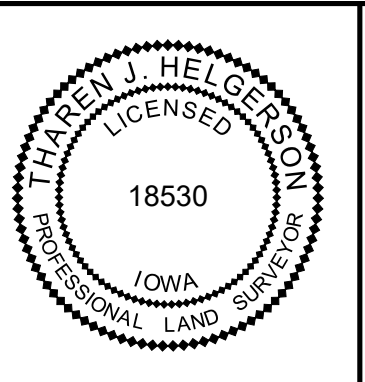
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET FP-1 ONLY

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

THAREN J. HELGERSON, L.S. NO. 18530

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 DATE OF SURVEY: 01/07/19



1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023-2555  
(515) 965-0123 phone - (515) 965-3322 fax  
Civil Engineering - Land Surveying  
Landscape Architecture



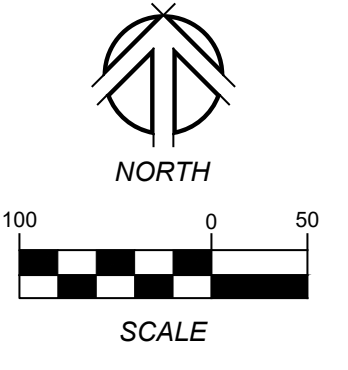
REVISIONS:

1	
2	
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NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR DAMAGES OF ANY KIND TO PERSONS WHO MAY BE INJURED OR PROPERTY DAMAGED AS A RESULT OF THE ENGINEERING INTENT OF THIS DOCUMENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1  
ANKENY, IOWA  
FINAL PLAT

PROJECT NAME	
DESCRIPTION	
NAI NO.	19007
DATE	02/01/19
DRAWN BY	TJH
CHECKED BY	JHP
SHEET SIZE	24" X 36"
SHEET TITLE	FP-1
SHEET NO.	1/4



**LEGEND**

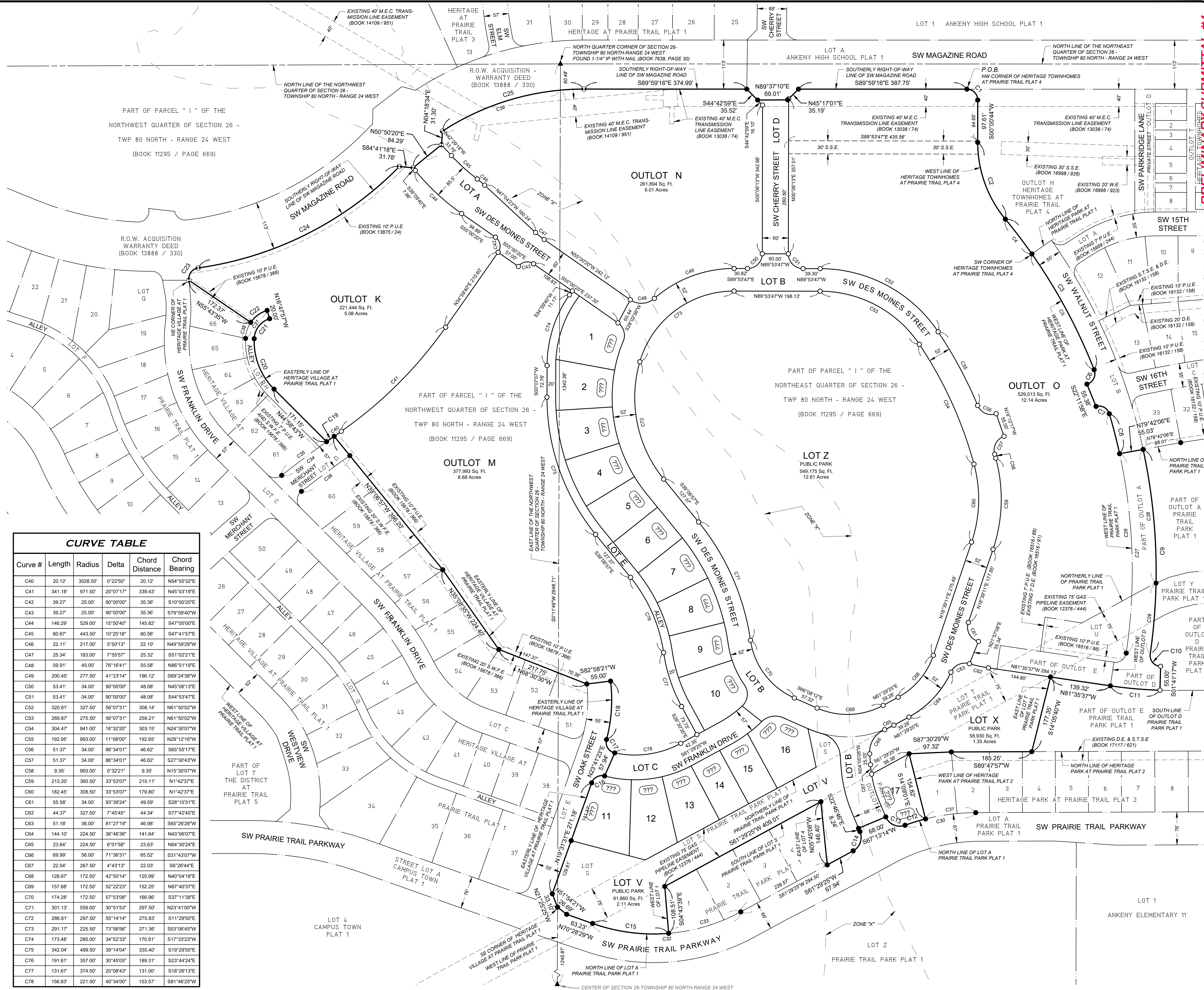
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- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- S.T.S.E. Storm Sewer Easement
- S.W.F.E. Surface Water Flowage Easement
- W.E. Water main Easement
- G.E. Gas Easement
- M.E.C. MidAmerican Energy Company Electric Easement
- (R) Record dimension
- 1234 Lot Address
- Subject boundary line
- - - Proposed boundary line
- - - Proposed easement line
- Existing boundary line
- - - Existing easement line
- - - Existing setback line
- - - FEMA Zone "X" line

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	39.27	25.00	90°00'00"	35.36	S44°59'16"E
C2	191.91	277.50	39°37'28"	188.11	S19°47'59"E
C3	404.16	1272.50	18°11'52"	402.46	S30°30'47"E
C4	100.67	1272.50	4°31'59"	100.65	S37°20'44"E
C5	303.49	1272.50	13°39'53"	302.77	S28°14'48"E
C6	41.83	25.00	95°52'29"	37.12	S26°31'23"W
C7	38.74	25.00	88°46'52"	34.98	S60°58'18"E
C8	95.02	1272.50	4°16'43"	95.00	S14°26'31"E
C9	473.95	1327.50	20°27'22"	471.44	S1°59'29"E
C10	42.13	25.00	96°32'55"	37.32	S40°02'15"E
C11	114.62	977.50	6°43'06"	114.55	N84°57'10"W
C12	49.49	479.50	5°54'51"	49.47	S72°53'37"W
C13	53.32	35.00	87°17'06"	48.31	N66°25'19"W
C14	51.48	35.00	84°16'11"	46.96	S19°21'19"W
C15	177.99	420.50	24°15'10"	176.67	N82°36'04"W
C16	37.06	25.00	84°56'10"	33.76	N61°59'36"E
C17	40.50	25.00	92°49'24"	36.22	N31°31'53"W
C18	135.74	355.00	21°54'28"	134.91	N3°55'35"E
C19	21.43	3028.50	0°24'19"	21.43	S54°31'57"W
C20	128.40	156.50	47°00'33"	124.83	N21°28'27"W
C21	62.11	50.00	71°10'14"	58.19	N37°36'56"E
C22	47.56	70.00	38°55'38"	46.65	S53°44'14"W
C23	39.43	25.00	90°21'36"	35.47	N36°51'41"E
C24	528.31	805.00	37°36'09"	518.88	N63°14'24"E
C25	344.52	595.00	33°10'31"	339.72	N73°25'29"E
C26	557.16	1272.50	25°05'12"	552.72	N4°02'16"W
C27	462.13	1272.50	20°48'29"	459.60	N1°53'55"W
C28	310.07	1327.50	13°22'59"	309.37	N5°31'41"W
C29	163.88	1327.50	7°04'24"	163.78	N4°42'00"E
C30	166.24	479.50	19°51'49"	165.40	S79°52'02"W
C31	116.74	479.50	13°56'58"	116.45	S82°49'28"W
C32	352.53	420.50	48°02'06"	342.30	N85°30'28"E
C33	174.54	420.50	23°46'56"	173.29	N73°22'53"E
C34	150.71	3028.50	2°51'05"	150.69	S53°18'35"W
C35	129.28	3028.50	2°26'45"	129.27	S53°06'25"W
C36	138.72	2971.50	2°40'29"	138.71	S53°28'19"W
C37	86.95	70.00	71°10'14"	81.47	S37°36'56"W
C38	39.39	70.00	32°14'36"	38.87	N18°09'07"W
C39	290.21	595.00	27°58'44"	287.34	S70°48'35"W

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C40	20.12	3028.50	0°22'50"	20.12	N54°55'32"E
C41	341.18	971.50	20°07'17"	339.43	N45°03'19"E
C42	39.27	25.00	90°00'00"	35.36	S10°00'00"E
C43	39.27	25.00	90°00'00"	35.36	S19°59'40"W
C44	146.29	529.00	15°50'40"	145.82	S47°05'00"E
C45	80.67	443.50	10°25'18"	80.56	S47°41'57"E
C46	22.11	217.00	5°50'13"	22.10	N49°59'29"W
C47	25.34	183.00	7°55'57"	25.32	S51°02'21"E
C48	59.91	45.00	76°16'41"	55.58	N86°51'19"E
C49	200.45	277.50	41°23'14"	196.12	S69°24'36"W
C50	53.41	34.00	90°00'00"	48.08	N45°06'13"E
C51	53.41	34.00	90°00'00"	48.08	S44°53'47"E
C52	320.81	327.50	56°07'31"	308.14	N61°50'02"W
C53	269.87	275.50	56°07'31"	259.21	N61°50'02"W
C54	304.47	941.00	18°32'20"	303.15	N24°30'07"W
C55	192.95	993.00	11°08'00"	192.65	N28°12'16"W
C56	51.37	34.00	86°34'01"	46.62	S65°55'17"E
C57	51.37	34.00	86°34'01"	46.62	S27°30'43"W
C58	9.35	993.00	0°32'21"	9.35	N15°30'07"W
C59	213.20	360.50	33°53'07"	210.11	N1°42'37"E
C60	182.45	308.50	33°53'07"	179.80	N1°42'37"E
C61	55.58	34.00	93°39'24"	49.59	S28°10'31"E
C62	44.37	327.50	7°45'45"	44.34	S77°42'45"E
C63	51.18	36.00	81°27'19"	46.98	S65°26'28"W
C64	144.10	224.50	36°46'36"	141.64	N43°06'07"E
C65	23.64	224.50	6°01'58"	23.63	N64°30'24"E
C66	69.99	56.00	71°36'31"	65.52	S31°43'07"W
C67	22.04	267.50	4°43'13"	22.03	S6°26'44"E
C68	128.97	172.50	42°50'14"	125.99	N40°04'18"E
C69	157.68	172.50	52°22'23"	152.25	N87°40'37"E
C70	174.28	172.50	57°53'08"	166.96	S37°11'38"E
C71	301.13	559.00	30°51'53"	297.50	N23°41'00"W
C72	286.81	297.50	55°14'14"	275.83	S11°29'50"E
C73	291.17	225.50	73°58'56"	271.36	S53°06'45"W
C74	173.48	285.00	34°52'33"	170.81	S17°33'23"W
C75	342.04	499.50	39°14'04"	335.40	S19°29'55"E
C76	191.61	357.00	30°45'05"	189.31	S23°44'24"E
C77	131.67	374.50	20°08'43"	131.00	S18°26'13"E
C78	156.83	221.50	40°34'00"	153.57	S81°46'25"W



**PRELIMINARY SUBMITTAL #1**

1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023-2555  
(515) 965-0123 phone - (515) 965-3322 fax  
NILLES ASSOCIATES  
Civil Engineering - Land Surveying  
Landscape Architecture

REVISIONS:  
1) \_\_\_\_\_  
2) \_\_\_\_\_  
3) \_\_\_\_\_  
4) \_\_\_\_\_  
5) \_\_\_\_\_  
6) \_\_\_\_\_  
7) \_\_\_\_\_

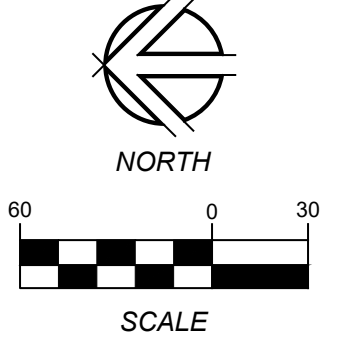
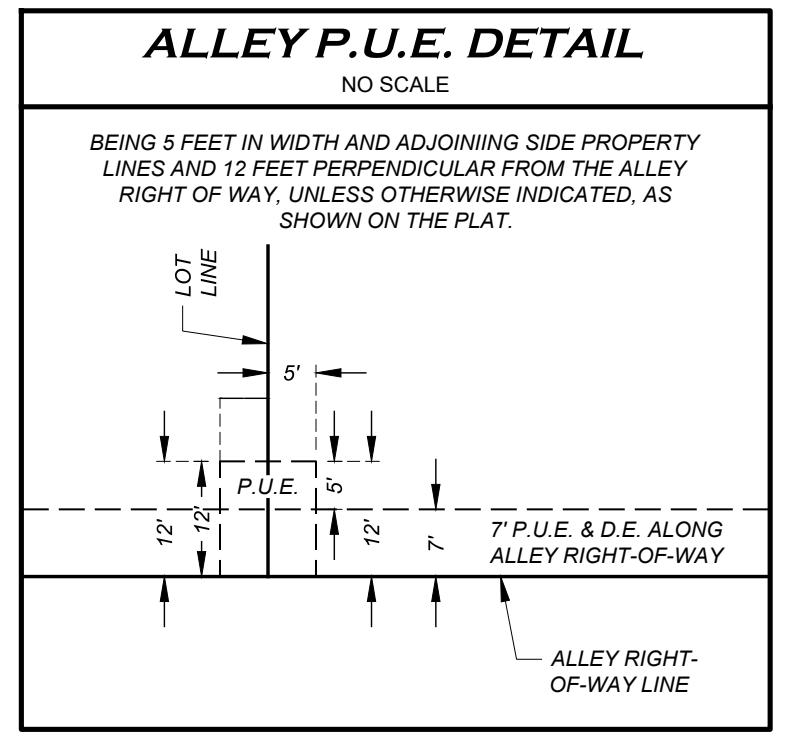
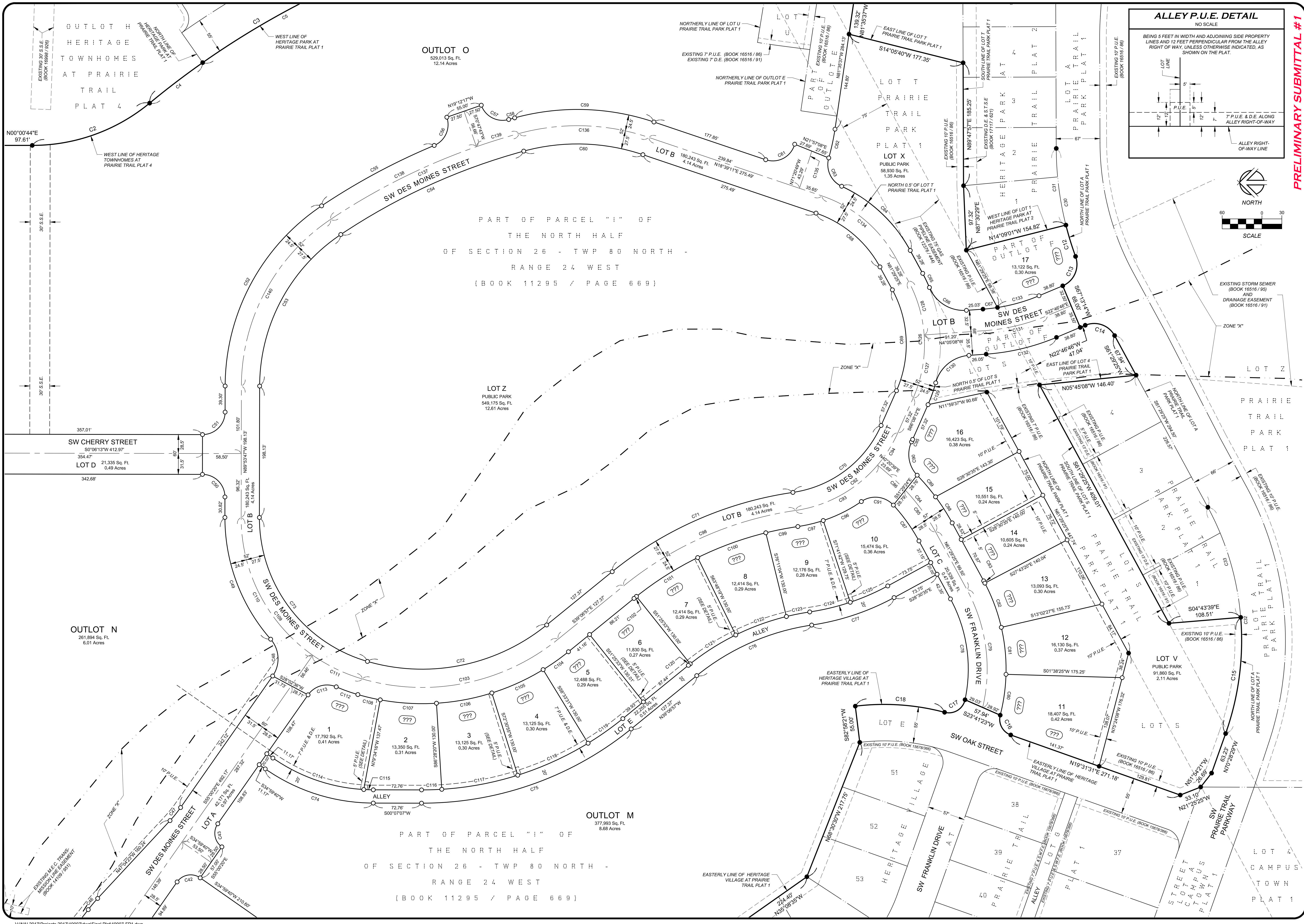
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PROJECT NAME: PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1  
ANKEHY, IOWA

DRAWN BY: TJH  
CHECKED BY: JHP  
SHEET NO.: 2/4

DATE: 02/01/19  
SHEET SIZE: 24" X 36"  
SHEET TITLE: FP-2  
SHEET NO.: 2/4

FINAL PLAT - OVERALL



PRELIMINARY SUBMITTAL #1

1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023-2555  
(515) 965-0123 phone • (515) 965-3322 fax  
CIVIL ENGINEERING - LAND SURVEYING  
LANDSCAPE ARCHITECTURE

REVISIONS:  
1. [ ]  
2. [ ]  
3. [ ]  
4. [ ]  
5. [ ]  
6. [ ]  
7. [ ]

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FINAL PLAT - RESIDENTIAL & PARK LOTS

PROJECT NAME: PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1  
DESCRIPTION: FINAL PLAT - RESIDENTIAL & PARK LOTS  
DATE: 02/01/19  
DRAWN BY: TJH  
CHECKED BY: JHP  
SHEET NO.: 3/4

