

Docket Number: 20/9145

Appellant: Jane K. Snyder Trust
(Property Owner)
28126 U.S. HWY 69
Ames, IA 50035

Don Snyder (Applicant)
5151 SE Rio Ct.
Ankeny, IA

Appeal: Requesting a Variance for an approximate 0.5% Maximum Building Coverage increase (from 15% to approximately 15.5%) to complete the construction of a proposed 1,450 sq.ft. swimming pool, at the subject property of 10026 NW Lake Drive, Polk City.

Appeal Given: The following are excerpts from the application submittal. The complete application with supporting documentation can be reviewed within *Attachment 'A'*.

"This is our third pool we have installed. After having experience of what our needs are, we now have a plan for our recreational needs. We would like more shallow space for the little kids (grandchildren) but still wanted room for the use of a volleyball net area which needs to be set up in the shallow area. We still wanted a deep end for the use of the slide without interfering with the activities going on in the shallow area, so we needed to extend the pool for the use of the deep end for the slide area."

Background

The subject property is zoned "RR" Rural Residential District and is an approximately 82,193 square feet (1.88-acres) parcel legally described as Lot 1 & Lot 2, Lake Ridge Heights Plat 1 in the E ½ of the NE ¼ of Section 18 in Crocker Township. The property is addressed as 10026 NW Lake Drive. Lake Ridge Heights Plat 1 was recorded in 2017. The subject property comprises two platted lots that have been consolidated for the construction of the principal structure. A Building Permit was issued in August of 2019 for the construction of the 11,238 square foot building footprint of the principal structure that now appears to be near completion. There are a few platted easements on the property that limit the location of structures and the way that the property can be utilized. A 30' Private Septic Discharge Collector Line Easement and Sanitary Sewer Easement is located along the rear property line. A 25' Drainage & Private Footing Drain Collector Line Easement is located along the west property line. A 15' Ingress Egress Easement is located adjacent to the east of this 25' easement as recorded in the 2nd Amendment to the Covenants. The property has approximately 289.87 feet of frontage along NW Lake Drive. The property is located less than (1) mile south of the City of Polk City.

The Appellants had applied for a Building Permit for the swimming pool and it was determined through the review process that the proposed swimming pool would create an increase in the building coverage that would exceed the allowance for this property. The building coverage includes the portion of the lot covered by any and all buildings or structures including accessory buildings, decks, pools, pergolas, etc. The Appellants propose to complete the construction of the

swimming pool within the rear yard of the subject property. The location of the proposed swimming pool is 15-feet north of the existing residence and approximately 100-feet from the north property line. The proposed pool is L-shaped and occupies 1,450 square feet. In discussion with the Mr. Snyder, there was indication that the L-shaped pool was proposed to allow for some safety measures to allow separation between a shallow portion of the pool and the deeper water at the end of the pool. This proposal required a slightly larger footprint but achieved their desired outcome at the time of ordering materials for construction of the swimming pool. Additionally, Mr. David M. Jurgens with WCI Pools and Spas, sent over a letter of supporting documentation to specifically address the proposed pool shape and use as justification for the size. The following is an excerpt from the letter that is included within *Attachment 'A'*.

“An ‘L’-shaped pool allows for a large area of shallow water for younger children to play with no worries of wandering into the deeper area of the swimming pool. A rope line will be included in the design to further differentiate the shallow end of the pool from the deep end. The ‘L’-shape also allows for a dedicated deeper area of the swimming pool that accommodates deep water activities. While the swimming pool is larger than a typical residential swimming pool, the manner in which the Snyder’s would like to be able to use the swimming pool does somewhat dictate the size and shape. Two (2) ASTM rated safety covers will be installed on the swimming pool for added safety. One covering the shallow end and one covering the deep end of the swimming pool.”

Ten (10) Notices were sent out to surrounding property owners within 250-feet of the subject property and at this time no responses have been received to-date regarding this request.

Summary of Request

The Appellants propose to complete the construction of the swimming pool within the rear yard of the subject property. The Appellants propose to increase the Maximum Building Coverage on the subject property that will be greater than allowed by approximately 370 sq. ft. or 0.5%. The Polk County Zoning Ordinance, *Article 6 Bulk and Use Standards, Division 2. Table 6.1 Table of Single-Family Bulk Standards*, states in part, the Maximum Building Coverage for properties located in the “RR” Rural Residential District is 15%. See *Attachment 'B'* of this report for a dimension layout of the proposed location of the swimming pool in vicinity to the house and surrounding property lines.

Natural Resources

The subject property is not located within the 100-year flood plain. A Private Storm Water Detention Easement is located adjacent to the southern boundary of this property. The property has a high point of 968 feet located along the east central portion of the lot and a low point of 953 feet along the southwest corner of the property within the platted 25' Drainage Easement. See *Attachment 'C'* of this report for the exact easement dimensions and locations as identified on Lake Ridge Heights Plat 1. The Appellants are proposing additional landscaping that will provide screening of the swimming pool from adjacent properties.

Roads & Utilities

The property has access onto NW Lake Drive, a paved two-lane local street maintained by Polk County. The property is served by an onsite septic system which is located directly southwest of the principal structure. The proposed swimming pool location will comply with the minimum 10-foot separation requirement from any component of the septic system. A 30' Private Septic Discharge Collector Line Easement and Sanitary Sewer Easement is located along the rear property line. A 25' Drainage & Private Footing Drain Collector Line Easement is located along the west property line. A 15' Ingress Egress Easement is located adjacent to the east of this 25' easement as recorded in the 2nd Amendment to the Covenants. Additionally, a 10' Private Footing Drain Collector Line and Sidewalk Easement is located along the northern, front property line and a 20' Public Utility Easement is located adjacent to this easement. Water service is provided by Des Moines Water Works.

Recommendation

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed.

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district which makes it impossible to place a use permitted in the district on the property?

Yes. It is possible to build a swimming pool on the property and meet the maximum building coverage requirement. The Appellants could build a slightly smaller swimming pool however, the request is very minimal requested to allow an additional building coverage of approximately 0.5%. The building coverage limitations of the subject property in addition to several easement restrictions are circumstances that create building improvement limitations for the property. The property owners are aware of these limitations and do not intend to build any additional accessory structures on the subject property. The L-shaped pool requires a larger footprint but allows for safety measures for the intended uses of the pool.

- 2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)

Yes. A swimming pool for personal use is permitted within the district.

- 3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?

Yes. The impact, if any, on surrounding properties will be minimal due to the minor increase of 0.5% requested for additional building coverage on the property. The proposed landscaping and observed setbacks from the property lines and surrounding properties will limit the view of the swimming pool.

4.) Is there a special condition or circumstance that did not result from the actions of the applicant?

No. The Appellants contributed to the need to request the Variance due to the size of the existing principal structure and the limited remaining building footprint available for accessory structures such as a swimming pool. A slightly smaller swimming pool could be built to stay within the 15% maximum building coverage, however, the L-shape of the pool requires a larger footprint and would in turn provided additional safety measures for the intended use of the pool. The requested increase is very minimal at an additional 0.5% in building coverage on the subject property.

5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?

Yes. The Appellant is required to meet the environmental provisions of the Polk County Zoning Ordinance.

The Board of Adjustment may grant a variance if items 1 through 5 are affirmed. Since item 4 was not answered in the affirmative, staff recommends denial of the requested Variance.

Variance Appeal Application



Board of Adjustment Authority

The Polk County Board of Adjustment is empowered by Iowa law and by the Zoning Ordinance of Polk County to hear requests and to make decisions on variance appeals to the Zoning Ordinance for individual properties where provisions of the Ordinance impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Ordinance or to the public interest.

Each variance appeal is only a request to have a hearing before the Board of Adjustment. Notice of the hearing will be provided to all property owners located within 250 feet from the subject property. The Board of Adjustment will make a determination at a public hearing whether or not to approve or deny the request based on a staff report, applicant presentation, as well as public input. All appeals that are denied shall not come back to the Board of Adjustment for one year. Refunds will not be made once notice has been sent out to adjacent property owners.

Please complete the entire application and review the Variance Regulations on page 3.

1. The undersigned applicant requests that the Board of Adjustment consider this application for a variance appeal for the following general purpose. (Describe briefly the request)

INSTALL Swimming Pool Short By 370 sq ft

(time stamp)
Official Use Only

2. Subject Property Address: 10026 NW LAKE DRIVE

3. Subject Property Zoning District: CROCKER TOWNSHIP

4. District and Parcel Number: 18066 8648 00032

5. Subject Property Legal Description (attach if necessary):

lots 1 & 2 LAKE RIDGE HEIGHTS Plat 1 Polk County

SECTION 18 T80 N, R 24

6. Filing Fee: \$315 per variance (each provision requested for a variance is considered a separate variance request)

7. Applicant(s) Information:

JANE K SNYDER TRUST
Applicant (Print Name)

Jane K. Snyder, Trustee
Signature

6-2-2020
date

JANE K SNYDER TRUST
Interest in Property (owner, renter, prospective buyer, etc.)

JANES@DEANSNYDER.COM
Email

28126 US HWY 69 AMES IOWA 50010
Address, City, State and Zip

515-681-5641
Phone

Fax

8. Applicant(s) Representative:

If the appeal is going to be represented by someone other than the applicant please provide that information below

Don Snyder
Applicant Representative (Print Name)

Dean Snyder Construction
Firm or Business Name

5151 SE Rio Ct., Ankeny, IA 50021
Address, City, State and Zip

don5@dean Snyder.com
Email

515-681-5091
Phone

Fax

The application must be signed by all the Titleholders, Contract Purchasers, or Option Purchasers of the subject property. The application may also be signed by the Registered Agent for a corporation or other person with similar legal authority to sign for a property owner. (if additional signatures are needed please attach)

6-2-2020
date

date

date

date

WANT to install swimming pool

Return completed forms to: Polk County Public Works, Planning Division 5885 NE 14th Street, Des Moines, IA 50313
Phone (515) 286-3705 • Fax (515) 286-3437
Forms and calendar available online <http://www.polkcountyiowa.gov/PublicWorks/>

OFFICIAL USE ONLY			
Received by		Docket Number	
Date Received		Reviewed by	
BOA meeting date		BOA Approved	Y / N

This is our third pool we have installed. After having experience of what our needs are, we now have a plan for our recreational needs. We would like more shallow space for the little kids (grandchildren) but still wanted room for the use of a volleyball net area which needs to be set up in the shallow area. We still wanted a deep end for the use of the slide without interfering with the activities going on in the shallow area, so we needed to extend the pool for the use of the deep end for the slide area.

As you will see on the site plan we have removed the trees on the easement and omitted the landscaping in the area with an easement.

Jane Snyder

July 7, 2020

Jennifer Ellison
Public Works Planner--Polk County, IA
5885 NE 14th St.
Des Moines, IA 50313
515.286.2280
jennifer.ellison@polkcountyiowa.gov

WCI Pools & Spas
Dave Jurgens
109 East Ave.
Ames, IA 50010
515.232.8923
wciPOOLguy@gmail.com

RE: Variance—10026 NW Lake Dr.

Jennifer,

Thank you for talking with me the other day concerning the variance for the swimming pool at 10026 NW Lake Drive in Polk City for Don & Jane Snyder. While there is no written documentation as to the increased safety of an 'L'-shaped swimming pool that I am aware of, there are a few points that can be made.

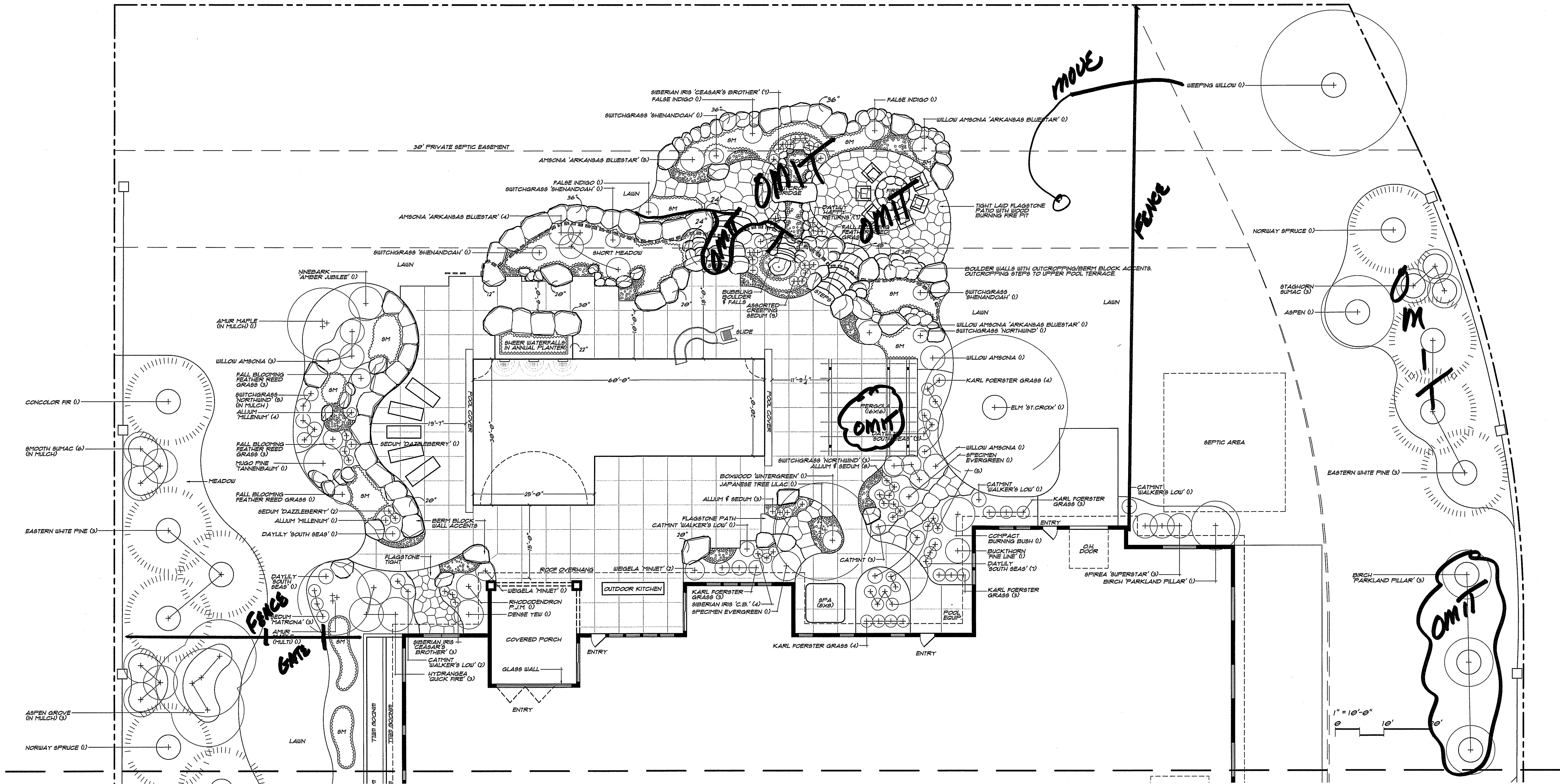
The Snyder's desire to have a large swimming pool to accommodate their large family. Being a social family, they would like to create a central location where all the family can meet to be together. This includes their own grown children, as well as a growing number of grand children. An 'L'-shaped pool allows for a large area of shallow water for younger children to play with no worries of wandering into the deeper area of the swimming pool. A rope line will be included in the design to further differentiate the shallow end of the pool from the deep end. The 'L'-shape also allows for a dedicated deeper area of the swimming pool that accommodates deep water activities.

While the swimming pool is larger than a typical residential swimming pool, the manner in which the Snyder's would like to be able to use the swimming pool does somewhat dictate the size and shape. Two (2) ASTM rated safety covers will be installed on the swimming pool for added safety. One covering the shallow end and one covering the deep end of the swimming pool.

Hope this helps. Please let me know if you have any other questions or concerns.
Thank you.

Sincerely,

David M. Jurgens
WCI Pools and Spas
Ames & Urbandale



p:\SAP\WSD\snyder-associates.com\Project\Wes-Documents\Snyder-Associates.com\Lake Ridge Heights Plat 1\Lake Ridge Heights Plat 1.dwg

SNYDER

17 MAY 2016
8:21:30 AM

PT1.dgn

SNYDER

Attachment 'C'

LAKE RIDGE HEIGHTS PLAT 1

FINAL PLAT

Doc ID: 031570180014 Type: PLT
Kind: PLAT
Recorded: 01/18/2017 at 10:20:32 AM
Fee Amt: \$122.00 Page: 1 of 14
Polk County Iowa
JULIE W. MAGERTY RECORDER
File# 2016-00062635
Bk 16347 Pg 820-833

NOTES

- IF THIS AREA IS ANNEXED BY THE CITY OF POLK CITY, THE OWNERS OF THE LOTS ARE HEREBY NOTIFIED THAT THEY WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION AS PER MUNICIPAL STANDARDS.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY OWNER.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL LOT OWNER.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AS REQUIRED FOR THIS PROJECT.
- ALL MAILBOXES LOCATED IN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- WATER SERVICE TO THE SUBDIVISION SHALL BE PROVIDED BY DES MOINES WATER WORKS. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH WATER SERVICE RULES AND REGULATIONS.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED.
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT.
- STREET LOT A SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. STREET LOT B SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
- NO INDIVIDUAL LOT ENTRANCE SHALL BE ALLOWED WITHIN 150 FEET FROM THE E-E INTERSECTION OF TWO PUBLIC ROADWAYS CONNECTING OUTSIDE THE PLAT OR WITHIN 70 FEET FROM THE E-E INTERSECTION OF TWO PUBLIC ROADWAYS WITHIN THE PLAT.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- TRIANGULAR SITE DISTANCE EASEMENTS SHALL REMAIN FREE OF ALL STRUCTURES, BERMS, TREES, FENCES, SHRUBBERY ATTAINING HEIGHT GREATER THAN 2.5 FEET, DRIVEWAYS, AND SIGNS, EXCEPT UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE "1-1/2" PVC SUMP PUMP OUTLET SERVICES" CONFORM TO SUDAS DESIGNATION OF "1-1/2" PVC FOOTING DRAIN SERVICE". REFER TO SUDAS FOR PRODUCT AND EXECUTION REQUIREMENTS.
- THE HOME BUILDER SHALL INSTALL THE SUMP PUMP OUTLET SERVICE AND IS REQUIRED TO GET A POLK COUNTY GRANT PERMIT. THE SERVICE WILL BE MAINTAINED BY THE PROPERTY OWNER, INCLUDING THE PORTION OF THE SERVICE IN THE ROAD RIGHT-OF-WAY AND THE CONNECTION TO THE STORM SEWER INTAKE.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASINS AND THEIR OUTLET FACILITIES WITHIN THE PRIVATE STORM WATER DETENTION EASEMENTS. THE HOMEOWNER'S ASSOCIATION WILL UTILIZE THE ACCESS EASEMENTS TO ACCESS THE BASIN FACILITIES FOR MAINTENANCE PURPOSES. THE DETENTION BASIN ON LOTS 20 AND 21 IS DESIGNED TO RETAIN STORM WATER RUNOFF.
- STRUCTURES, DRIVEWAYS, AND/OR GRADING (OTHER THAN TO REMOVE SEDIMENT AND/OR REPAIR EROSION) BY INDIVIDUAL LOT OWNERS SHALL NOT BE PERMITTED WITHIN DETENTION OR DRAINAGE EASEMENTS AS PER CITY OF POLK CITY.
- NO PARKING SHALL BE ALLOWED ALONG THE WATER MAIN SIDE OF NW 46TH COURT OR ON EITHER SIDE DURING SNOW REMOVAL.
- SUMP PUMP SERVICES FOR LOTS 1-13 AND 27-28 SHALL CONNECT TO THE FOOTING DRAIN COLLECTOR IN THE FRONT OF THE LOTS. LOT 1 WILL ALSO HAVE A FOOTING DRAIN COLLECTOR LINE ALONG THE WEST LOT LINE. THE HOMEOWNER'S ASSOCIATION WILL OWN AND BE RESPONSIBLE TO MAINTAIN ALL FOOTING DRAIN COLLECTOR LINES. LOTS 14-26 SHALL CONNECT TO STORM STRUCTURES ON NW 46TH COURT AS SHOWN ON THE PRELIMINARY PLAT.
- ACCESS TO LOTS 14-26 IS RESTRICTED TO NW 46TH COURT. ACCESS TO LOT 7 IS RESTRICTED TO THE WEST 50' ALONG NW LAKE DRIVE OR THE SOUTH 50' OF THE LOT ALONG NW 44TH STREET. ACCESS TO LOT 12 IS RESTRICTED TO THE NORTH 30' OF THE LOT. ACCESS TO LOT 13 IS RESTRICTED TO THE LOT FRONTAGE ALONG NW 44TH STREET.
- THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE SEPTIC DISCHARGE COLLECTOR LINES THAT ARE LOCATED WITHIN THE 30' PRIVATE SEPTIC DISCHARGE COLLECTOR LINE EASEMENTS AND WITHIN THE ROAD RIGHT-OF-WAY. THE SEPTIC DISCHARGE COLLECTOR LINES PROVIDE AN OUTLET FOR THE PRIVATE ALTERNATIVE ON-SITE WASTEWATER TREATMENT SYSTEMS.
- THE PRIVATE SEPTIC DISCHARGE COLLECTOR LINE IS A PRIVATE IMPROVEMENT OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND THE EASEMENT IS IN FAVOR OF THE ASSOCIATION. THE PUBLIC SANITARY SEWER EASEMENTS PROVIDE A PERMANENT EASEMENT OPTION WHEREBY UPON INSTALLATION OF A PUBLIC SANITARY SEWER SYSTEM A PRE-DETERMINED ALIGNMENT HAS BEEN GRANTED TO POLK CITY.
- OUTLOT "X" IS TO BE DEEDED TO THE ADJACENT PROPERTY OWNER AND A LOT TIE AGREEMENT SHALL BE RECORDED TO COMBINE/JOIN THE TWO PARCELS.

PROPERTY DESCRIPTION

ALL THAT PART OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF IOWA HIGHWAY #415, EXCEPT ESTABLISHED ROADS:

EXCEPT

THAT PART OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18 DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5094 PAGE 431 AND IN COURT OFFICER DEED RECORDED IN BOOK 5094 PAGE 432 IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°30'52" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 47.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'09" EAST, 229.00 FEET; THENCE NORTH 00°36'43" EAST, 30.50 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 230.00 FEET, WHOSE ARC LENGTH IS 103.57 FEET AND WHOSE CHORD BEARS NORTH 13°31'13" EAST, 102.70 FEET; THENCE NORTH 26°26'56" EAST, 136.07 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 18°40'59" WEST, 35.36 FEET; THENCE NORTH 26°19'01" EAST, 27.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NW LAKE DRIVE; THENCE SOUTH 63°40'59" EAST ALONG SAID SOUTHERLY LINE, 1025.99 FEET TO THE WEST RIGHT OF WAY LINE OF NW 44TH STREET; THENCE SOUTH 00°31'26" WEST ALONG SAID WEST LINE, 1055.19 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 98TH AVENUE; THENCE NORTH 89°19'00" WEST ALONG SAID NORTH LINE, 1235.33 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°30'52" EAST ALONG SAID WEST LINE, 1187.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.90 ACRES (1,563,9025.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURVEYOR'S NOTE

PROPERTY DESCRIPTION AS PROVIDED FOR THIS PLAT IS IDENTICAL TO WARRANTY DEED BOOK 16020, PAGE 236 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE.

OWNER/DEVELOPER

LAKE RIDGE HEIGHTS LLC
10372 NW 40TH ST
POLK CITY, IOWA 50226
515-979-0022

ENGINEER/SURVEYOR

SNYDER AND ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IOWA 50021
CHAD DEVORE, P.E.
ERIN D. GRIFFIN, P.L.S.
(515) 964-2020

DATE OF SURVEY

MARCH 31, 2016

ZONING CLASSIFICATION

RURAL RESIDENTIAL DISTRICT

BULK REGULATIONS

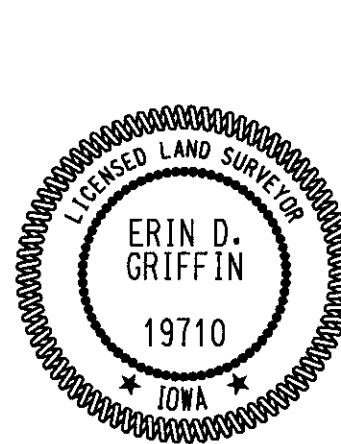
SINGLE FAMILY LOT DEVELOPMENT:
MINIMUM LOT AREA - 40,000 SF
YARD SETBACKS - FRONT 50'
SIDE 15'
REAR 50'

MINIMUM LOT WIDTH - 140'

State of Iowa, Polk County as
I certify that the attached plat name has been
approved as being unique to Polk County and
the plat has been entered of record in the
office of the Polk County Auditor
this 18 day of 1-17 20
JAMIE FITZGERALD, County Auditor
By *Don Snyder*

Final Plat - APPROVED

Project Number: 2016-05509
Don Snyder Date 1/17/17
Polk County Chairperson, Board of Supervisors



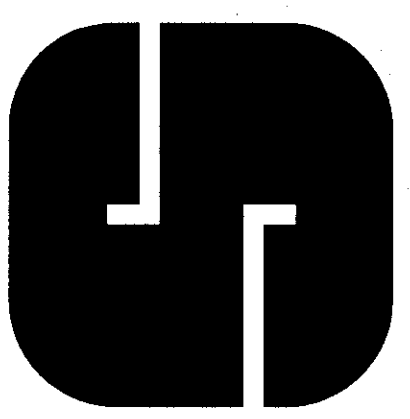
I hereby certify that this land surveying
document was prepared and the related survey
work was performed by me or under my direct
personal supervision and that I am a duly
licensed Land Surveyor under the laws of the
State of Iowa.
Erin D. Griffin 12/23/16 Date
Erin D. Griffin, P.L.S.
License Number 19710
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
SHEETS 1-2

LAKE RIDGE HEIGHTS PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 1160086

Sheet 1 of 2

