

12  
CHG 7/10

# INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
egriffin@snyder-associates.com

SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
EXISTING 14TH STREET R.O.W.  
ADJACENT TO LYON'S ADDITION &  
KEENE & POINDEXTER'S ADDITION  
SEC. 09-78-24

REQUESTED BY:  
14 WALNUT LLC



Doc ID: 033053540002 Type: PLT  
Kind: SURVEY  
Recorded: 06/11/2018 at 12:18:04 PM  
Fee Amt: \$12.00 Page 1 of 2  
Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
File# 2017-00095802

BK 16955 PG 890-891

## PLAT OF SURVEY OF THE PROPERTY BEING CONVEYED BY THE CITY OF DES MOINES

### VACATION DESCRIPTION

ALL OF THE VACATED 14TH STREET RIGHT-OF-WAY LYING BETWEEN WALNUT STREET TO THE NORTH AND FALCON DRIVE TO THE SOUTH, LOCATED IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, KEENE & POINDEXTER'S ORIGINAL PLAT TO THE CITY OF DES MOINES, AN OFFICIAL PLAT; THENCE SOUTH 16°02'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 14TH STREET, 133.42 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE; THENCE SOUTH 74°16'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 30.00 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID 14TH STREET; THENCE NORTH 15°50'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 133.38 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTH 74°11'27" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 29.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES (3,971 S.F.).

### DATE OF SURVEY

MAY 24, 2015

### OWNER

CITY OF DES MOINES  
ROW DIVISION  
400 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309

### BASIS OF BEARING

THE NORTH LINE OF LOT 2, KEENE & POINDEXTER'S ORIGINAL PLAT TO THE CITY OF DES MOINES IS ASSUMED TO BEAR NORTH 74°11'27" EAST.

*ETS 6-4-18*

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	+	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	



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.

*Erin D. Griffin* 6/1/18  
Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

14TH STREET

PLAT OF SURVEY



2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2

PN: 116.0476

FLD BK: 987B PG: 67

DATE: 04/09/18

PM/TECH: EDG/SGK

# PLAT OF SURVEY

OF THE PROPERTY BEING CONVEYED  
BY THE CITY OF DES MOINES

Fnd Cut "X"  
5' Offset  
NE Corner Lot 2  
Keene & Poindexter's  
Original Plat

Fnd Cut "X"  
5' Offset  
NW Corner Lot 2  
Keene & Poindexter's  
Original Plat

Fnd 3/8" Rebar  
NE Corner  
Lot 1, Block 39

N74°11'27"E 70.84'M  
N71°07'50"E 70.87'R

N74°11'27"E 29.54'M  
S71°07'50"W 29.57'R  
30°P

Retracement Survey  
(Book 15404, Page 248)

Pt. Lot 2  
KEENE &  
POINDEXTER'S  
ORIGINAL PLAT

Lot 1  
BLOCK 39  
LYON'S ADDITION  
TO FORT  
DES MOINES

14TH STREET

Vacated 14th Street

N19°04'11"W 133.80'R  
S16°02'13"E 133.42'M

N15°30'11"W 133.38'  
101.30'

Fnd 1/2" Rebar, Bent  
1.46' North  
SW Corner  
Lot 2, Block 34  
Keene & Poindexter's  
Original Plat

SW Corner Lot 2,  
Keene & Poindexter's O.P.

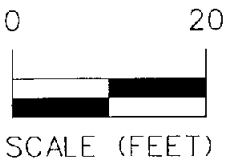
Pt. Lot 2

30.00'P  
30.00'M  
S74°16'20"W

Fnd Mag Nail  
SE Corner  
Lot 3, Block 34  
Keene & Poindexter's  
Original Plat

N71°11'14"E 201.56'R  
N74°16'20"E 201.51'M

FALCON DRIVE



EVS 6-4-18

**14TH STREET**

**PLAT OF SURVEY**

SHEET 2 OF 2
PN: 116.0476
FLD BK: 987B PG: 67
DATE: 04/09/18
PM/TECH: EDG/SGK



2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020