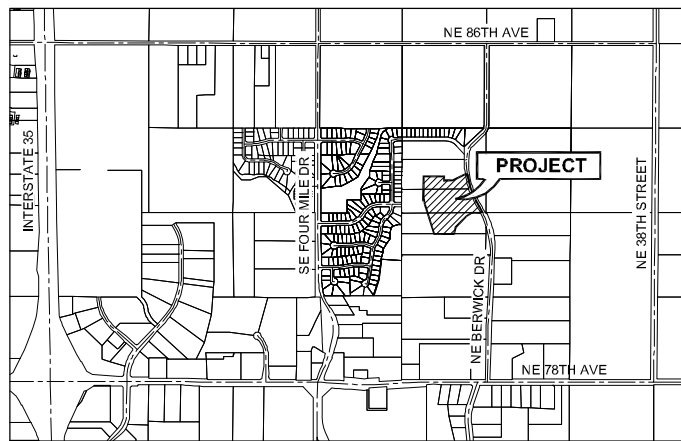


SALES PLAT FOR: CLOVER RIDGE EAST PLAT 3

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STD STANDARD LOT
WO WALKOUT LOT
DL DAYLIGHT LOT
MPE MINIMUM PROTECTION ELEVATION
* MINIMUM SIDERYARD SETBACK ON ONE SIDE IS
7' FOR 1-STORY AND 8' FOR > 1-STORY



80' PUBLIC HIGHWAY EASEMENT
BK 5438, PG 471
(NOTE: EASEMENT MATCHES
J.A.D. FARMS PLAT 1 ON EAST
SIDE OF ROAD TO THE SOUTH.
DOES NOT MATCH PHYSICAL
LOCATION OF ROAD.)

80' ROADWAY EASEMENT
AS SHOWN ON RETRACEMENT
SURVEY IN BK 15455, PG 75-76
(NOTE: LOCATION OF EASEMENT IS
BASED ON ROAD LOCATION AS IT
IS PRESENTLY ESTABLISHED.)

PLAT INFORMATION

LOT NO.	ADDRESS	LOT WIDTH	BUILDABLE WIDTH (1-STORY)	BUILDABLE AREA FT ² (1-STORY)	BUILDABLE WIDTH (>1-STORY)	BUILDABLE AREA FT ² (>1-STORY)	FRONT SETBACK	* SIDE SETBACK	REAR SETBACK	BASEMENT	M.P.E.
1	1916 SE OLIVER DRIVE	84'	47'	4238	46'	4094	30'	15'/17'	35'	STD/DL	937.10
2	1912 SE OLIVER DRIVE	65'	50'	3394	48'	3261	30'	15'/17'	35'	DL	937.10
3	1908 SE OLIVER DRIVE	65'	50'	3253	48'	3123	30'	15'/17'	35'	WO	937.10
4	1904 SE OLIVER DRIVE	65'	50'	3250	48'	3120	30'	15'/17'	35'	WO	938.50
5	1818 SE OLIVER DRIVE	65'	50'	3250	48'	3120	30'	15'/17'	35'	WO	938.50
6	1815 SE OLIVER DRIVE	65'	50'	3250	48'	3120	30'	15'/17'	35'	DL/WO	939.25
7	1903 SE OLIVER DRIVE	65'	50'	3250	48'	3120	30'	15'/17'	35'	WO	939.25
8	1907 SE OLIVER DRIVE	65'	50'	3246	48'	3116	30'	15'/17'	35'	DL/WO	939.25
9	1907 SE OLIVER DRIVE/3502 SE 20TH STREET	125'	88'	4858	87'	4730	30'	15'/17'	35'	STD	939.25
10	3506 SE 20TH STREET	85'	70'*	4130	68'*	3999	30'	15'/17'	35'	STD	939.25
11	3510 SE 20TH STREET	65'	50'	3250	48'	3120	30'	15'/17'	35'	STD	939.25
12	3602 SE 20TH STREET	67'	52'	3250	50'	3260	30'	15'/17'	35'	STD	939.25
13	3606 SE 20TH STREET	70'	49'	3192	48'	3128	30'	15'/17'	35'	STD	939.25
14	3610 SE 20TH STREET	92'	55'	3487	54'	3423	30'	15'/17'	35'	STD	939.25
15	3611 SE 20TH STREET	101'	64'	22506	63'	22024	30'	15'/17'	35'	DL/WO	-
16	3507 SE 20TH STREET	65'	48'	3200	47'	3200	30'	15'/17'	35'	DL	-
17	3603 SE 20TH STREET	65'	48'	3127	47'	2997	30'	15'/17'	35'	DL	-
18	3515 SE 20TH STREET	65'	50'	3250	48'	3120	30'	15'/17'	35'	DL	-
19	3511 SE 20TH STREET	65'	50'	3250	48'	3120	30'	15'/17'	35'	DL	-
20	3507 SE 20TH STREET	65'	50'	3250	48'	3120	30'	15'/17'	35'	DL	-
21	3503 SE 20TH STREET/2001 OLIVER COURT	91'	52'*	3282	53'*	3282	30'	15'/17'	35'	DL/STD	-
22	2005 SE OLIVER COURT	83'	68'	11531	66'	11177	30'	15'/17'	35'	DL	-
23	2009 SE OLIVER COURT	80'	63'	8161	62'	8004	30'	15'/17'	35'	DL	-
24	2013 SE OLIVER COURT	84'	64'	13538	63'	13425	30'	15'/17'	35'	DL	-
25	2017 SE OLIVER COURT	84'	68'	14836	66'	14609	30'	15'/17'	35'	DL	-
26	2018 SE OLIVER COURT	81'	64'	12998	62'	12797	30'	15'/17'	35'	WO	-
27	2014 SE OLIVER COURT	74'	59'	5498	57'	5311	30'	15'/17'	35'	WO	-
28	2010 SE OLIVER COURT	78'	63'	5919	61'	5743	30'	15'/17'	35'	DL	-
29	2006 SE OLIVER COURT	78'	63'	5139	61'	4985	30'	15'/17'	35'	STD	-
30	2002 SE OLIVER COURT/3417 SE 20TH STREET	95'	58'	4684	57'	4610	30'	15'/17'	35'	STD	-

* BUILDABLE WIDTH GETS SMALLER AS YOU PROGRESS INTO THE LOT.

