

OWNER/DEVELOPER:

CENTENNIAL DEVELOPMENT LC
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
PH. (515) 965-7876

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400

DATE OF SURVEY:

MARCH, 2014

ZONING:

R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT
(RESTRICTED TO SINGLE FAMILY)
(LOTS 1-20 & 44-88)

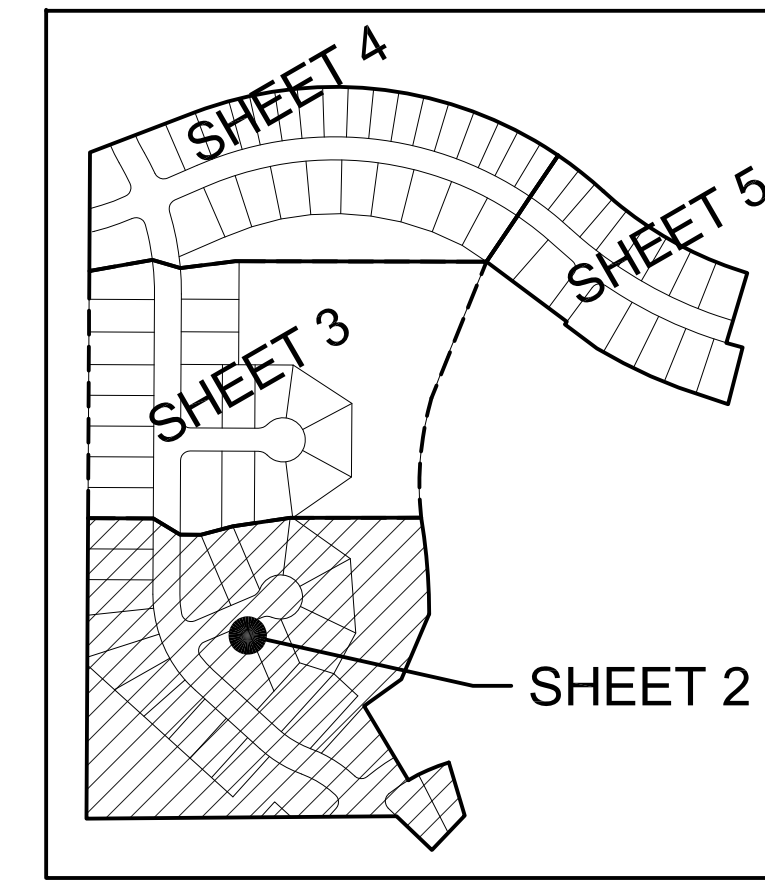
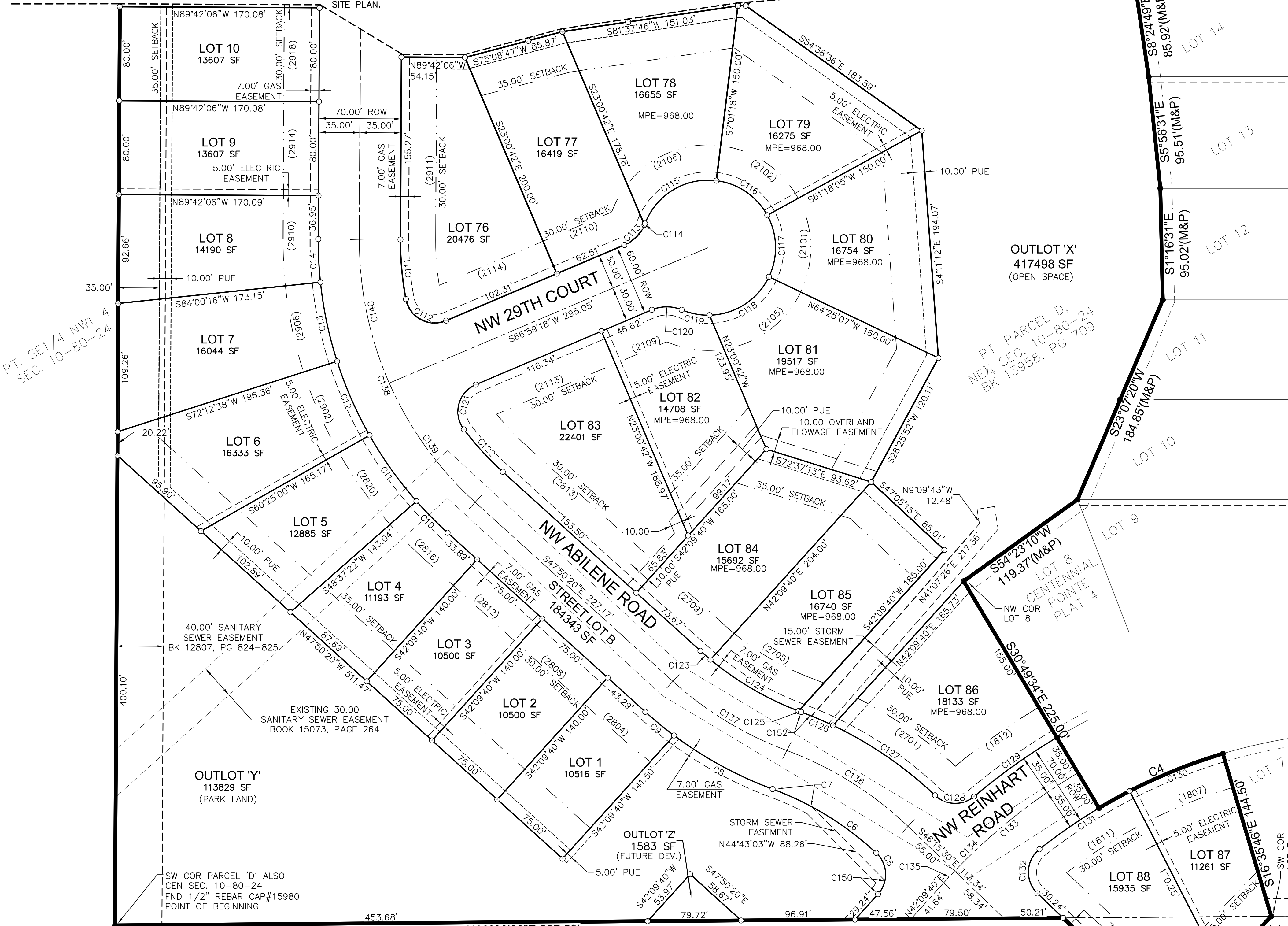
PUD: PLANNED UNIT DEVELOPMENT (LOTS 21-43)
LOTS WITHIN THIS ZONING WILL REQUIRE LANDSCAPING
AS SHOWN ON THE APPROVED CENTENNIAL POINTE PUD
SITE PLAN.

CENTENNIAL POINTE PLAT 5

FINAL PLAT

SEE: SHEET 3

SEE: SHEET 3



SHEET INDEX: NOT TO SCALE

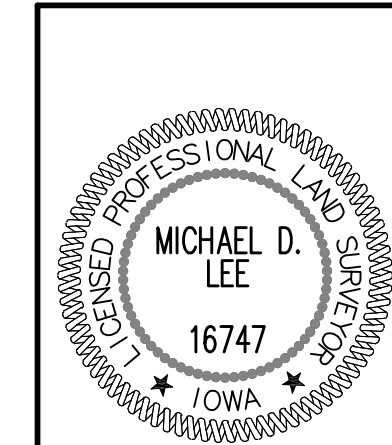
PLAT DESCRIPTION:

A PART OF PARCEL 'D' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13958, PAGE 709 IN THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 'D' ALSO KNOWN AS THE CENTER OF SAID SECTION 10; THENCE NORTH 01°18'04" EAST ALONG THE WEST LINE OF SAID PARCEL 'D', 1734.47 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'D'; THENCE NORTH 69°05'26" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'D', 291.67 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH IS 1140.93 FEET AND WHOSE CHORD BEARS THENCE SOUTH 79°05'19" EAST, 1084.04 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 434.21 FEET AND WHOSE CHORD BEARS THENCE SOUTH 60°23'56" EAST, 430.55 FEET TO THE NORTHWEST CORNER OF CENTENNIAL POINTE PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 16°42'53" WEST ALONG THE WESTERLY LINE OF SAID CENTENNIAL POINTE PLAT 1, A DISTANCE OF 190.10 FEET; THENCE EASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1155.00 FEET, WHOSE ARC LENGTH IS 44.49 FEET AND WHOSE CHORD BEARS THENCE SOUTH 74°23'22" EAST, 44.48 FEET TO THE NORTHWEST CORNER OF LOT 12, CENTENNIAL POINTE PLAT 1; THENCE SOUTH 14°30'26" WEST ALONG SAID WESTERLY LINE, 152.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHERLY LINE OF CENTENNIAL POINTE PLAT 4; THENCE NORTH 71°31'04" WEST ALONG SAID NORTHERLY LINE, 56.80 FEET; THENCE NORTH 71°16'37" WEST ALONG SAID NORTHERLY LINE, 78.76 FEET; THENCE NORTH 67°49'07" WEST ALONG SAID NORTHERLY LINE, 78.76 FEET; THENCE NORTH 64°21'37" WEST ALONG SAID NORTHERLY LINE, 78.76 FEET; THENCE NORTH 60°54'06" WEST ALONG SAID NORTHERLY LINE, 78.76 FEET; THENCE NORTH 53°15'30" WEST ALONG SAID NORTHERLY LINE, 104.47 FEET; THENCE NORTH 36°44'30" EAST ALONG SAID NORTHERLY LINE, 8.83 FEET; THENCE NORTH 53°15'30" WEST ALONG SAID NORTHERLY LINE, 261.04 FEET TO THE NORTHWEST CORNER OF LOT 21, CENTENNIAL POINTE PLAT 4; THENCE SOUTH 22°28'28" WEST ALONG THE WESTERLY LINE OF SAID CENTENNIAL POINTE PLAT 4, A DISTANCE OF 282.74 FEET; THENCE SOUTH 20°29'59" WEST ALONG SAID WESTERLY LINE, 100.45 FEET; THENCE SOUTH 13°08'13" WEST ALONG SAID WESTERLY LINE, 100.46 FEET; THENCE SOUTH 5°42'36" WEST ALONG SAID WESTERLY LINE, 100.46 FEET; THENCE SOUTH 1°36'52" EAST ALONG SAID WESTERLY LINE, 89.31 FEET; THENCE SOUTH 8°24'49" EAST ALONG SAID WESTERLY LINE, 85.92 FEET; THENCE SOUTH 5°56'31" EAST ALONG SAID WESTERLY LINE, 95.51 FEET; THENCE SOUTH 1°16'31" EAST ALONG SAID WESTERLY LINE, 95.02 FEET; THENCE SOUTH 23°07'20" WEST ALONG SAID WESTERLY LINE, 184.85 FEET; THENCE SOUTH 54°23'10" WEST ALONG SAID WESTERLY LINE, 119.37 FEET; THENCE SOUTH 30°49'34" EAST ALONG SAID WESTERLY LINE, 225.00 FEET; THENCE EASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 115.49 FEET AND WHOSE CHORD BEARS THENCE NORTH 66°17'20" EAST, 115.19 FEET; THENCE SOUTH 16°35'46" EAST ALONG SAID WESTERLY LINE, 144.50 FEET TO THE SOUTHWEST CORNER OF LOT 7, CENTENNIAL POINTE PLAT 4 AND THE SOUTH LINE OF SAID PARCEL 'D'; THENCE SOUTH 43°44'30" WEST, 123.61 FEET; THENCE NORTH 46°15'30" WEST, 127.15 FEET TO THE SOUTH LINE OF SAID PARCEL 'D'; THENCE SOUTH 89°33'03" WEST ALONG SAID SOUTH LINE, 807.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.05 ACRES (1,962,552 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND:

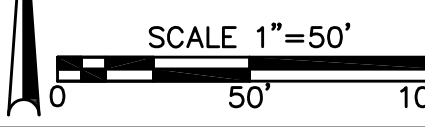
SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	▲	△
PLATTED BEARING & DISTANCE	●	○
MEASURED BEARING & DISTANCE	P	M
RECORDED BEARING & DISTANCE	R	R
DEEDED BEARING & DISTANCE	D	D
MINIMUM PROTECTION ELEVATION	MPE	MPE
PUBLIC UTILITY EASEMENT	P.U.E.	P.U.E.
CENTERLINE	---	---
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.

MICHAEL D. LEE, P.L.S. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 2-5



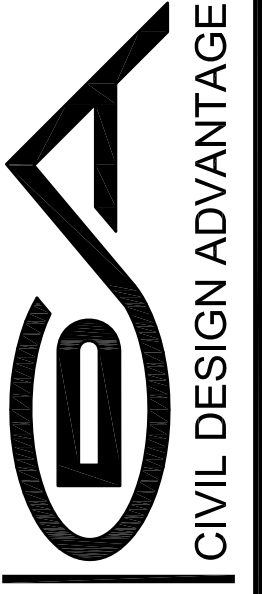
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PLOTTER: 9/16/2014 12:25 PM
PLOT BY: RALPH COLLINS TECH

PT. NE 1/4 SW 1/4 SEC. 10-80-24

PT. NW 1/4 SE 1/4 SEC. 10-80-24

REVISIONS	DATE
FINAL SUBMITTAL	07/15/14
SECOND SUBMITTAL	04/25/14
FIRST SUBMITTAL	04/04/14

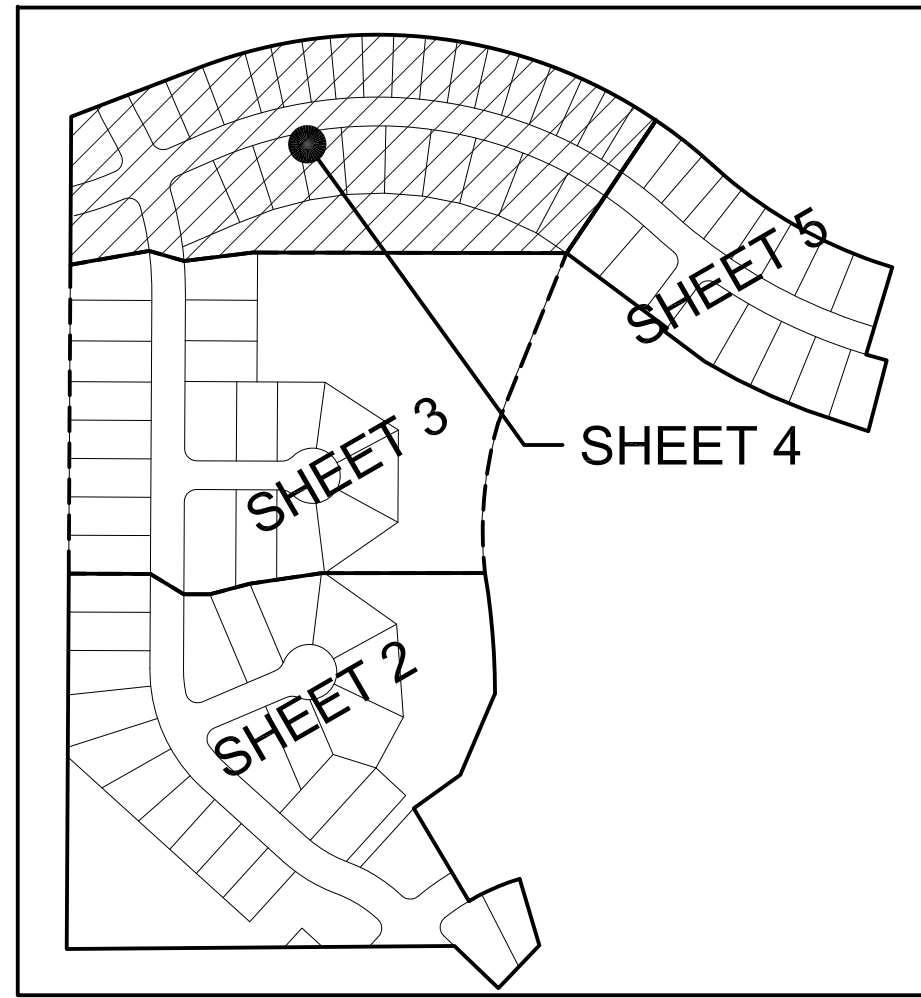
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: JMM



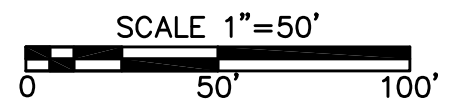
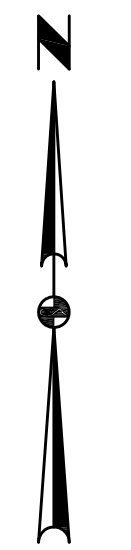
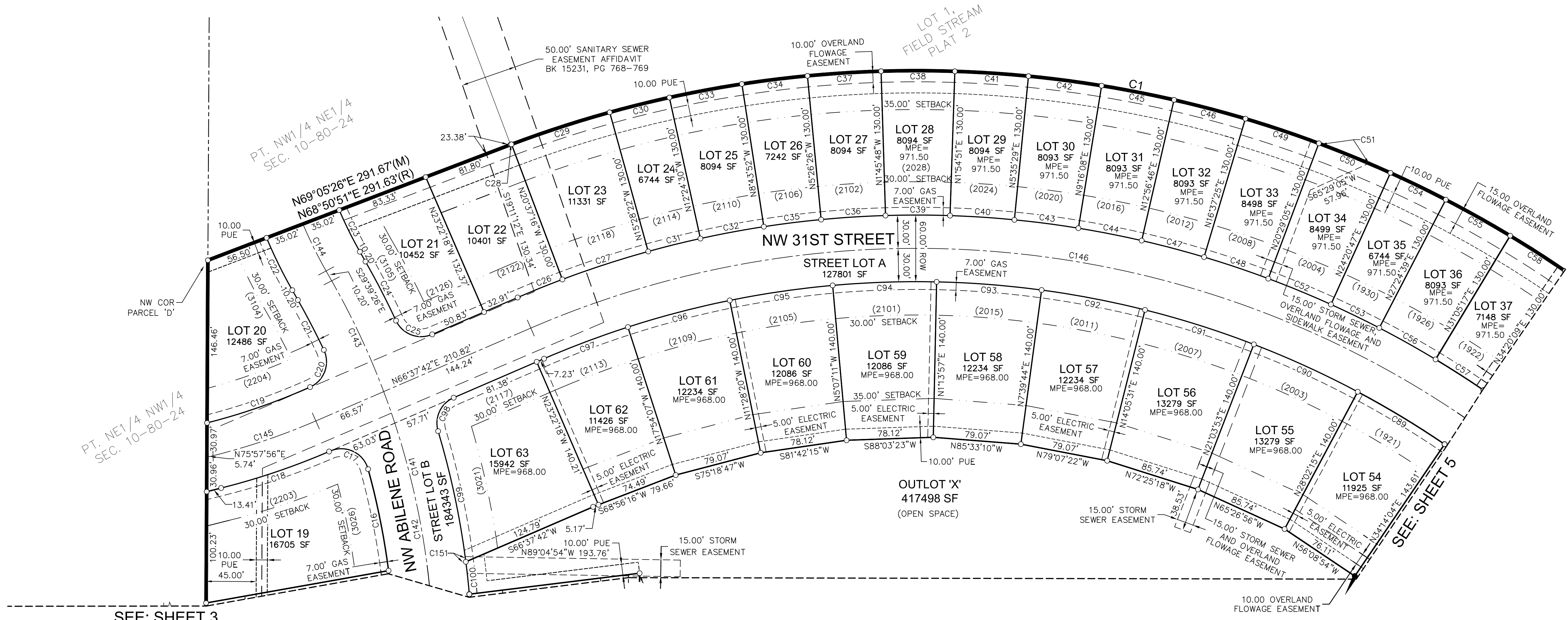
CENTENNIAL POINTE PLAT 5
FINAL PLAT
ANKENY, IOWA
2/32
1402.055

CENTENNIAL POINTE PLAT 5

FINAL PLAT



SHEET INDEX: NOT TO SCALE



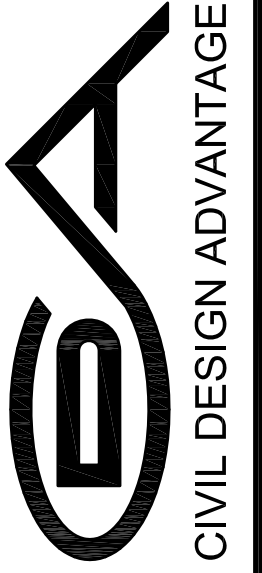
LEGEND:

FOUND	SET	
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY ELEVATION	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

COMMENT: FILE: H:\2014\140205\140205-FINAL PLATING DATE: 9/15/2014 12:26 PM
 PLOTTED BY: ANSON COLLINS TECH

REVISIONS	DATE
FINAL SUBMITTAL	07/15/14
SECOND SUBMITTAL	04/25/14
FIRST SUBMITTAL	04/04/14

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



CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

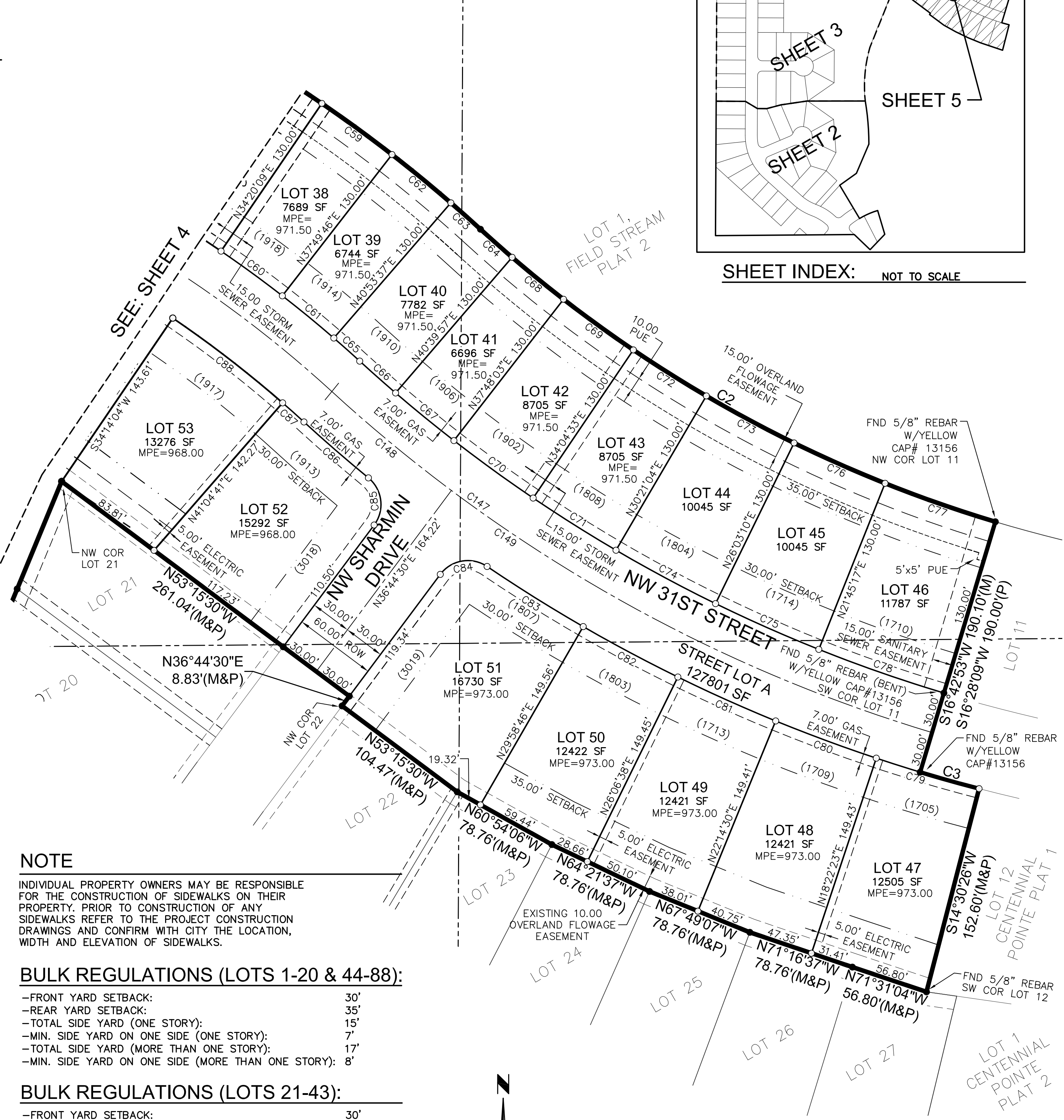
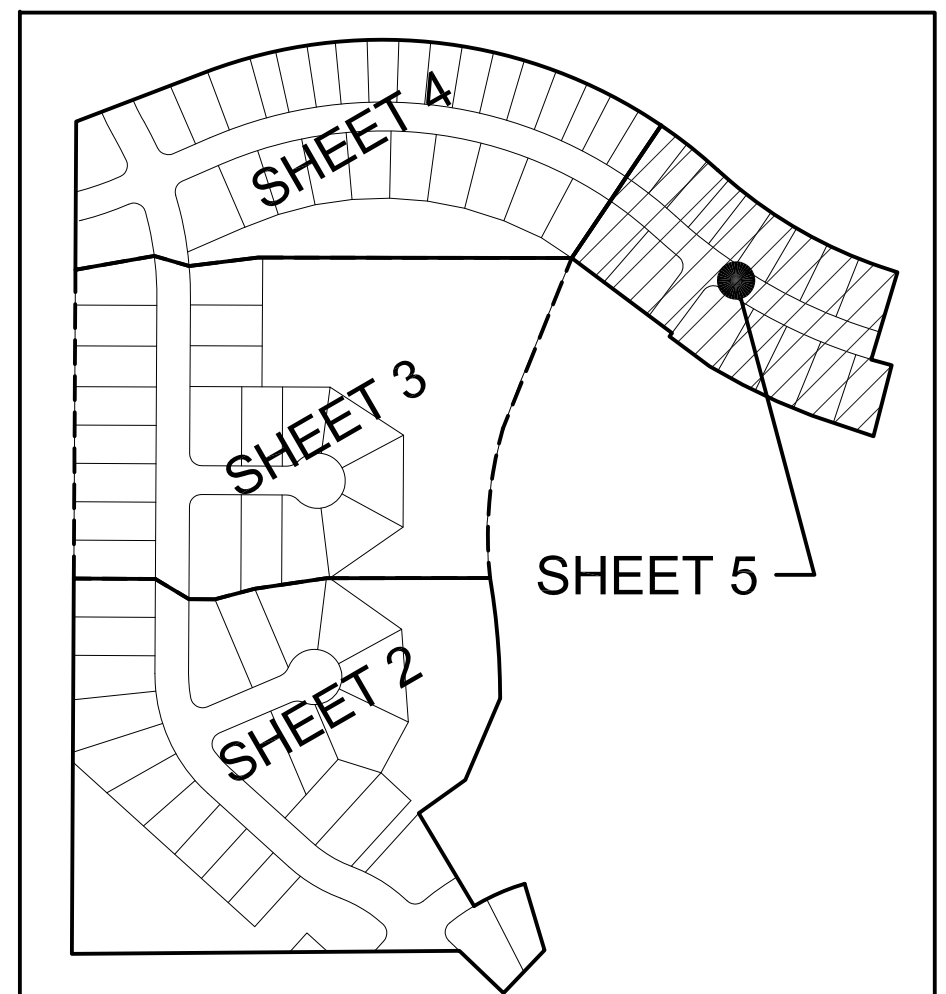
CENTENNIAL POINTE PLAT 5 FINAL PLAT

CENTENNIAL POINTE PLAT 5

FINAL PLAT

CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M)C1	63°09'36"	1035.00'	1140.93'	S79°05'19"E	1084.04'	C52	3°51'42"	905.00'	61.00'	S67°35'04"E	60.99'	C103	46°01'01"	32.50'	26.10'	N67°17'24"E	25.41'
(R)C1	63°09'36"	1035.00'	1140.93'	S79°19'50"E	1084.04'	C53	3°03'52"	905.00'	48.40'	S64°07'17"E	48.40'	C104	53°19'23"	57.50'	53.51'	N70°56'34"E	51.60'
C2	25°46'50"	965.00'	434.21'	S60°23'56"E	430.55'	C54	3°03'52"	1035.00'	55.35'	N64°07'16"W	55.35'	C105	54°25'51"	57.50'	54.62'	S55°10'49"E	52.59'
(M)C3	2°12'24"	1155.00'	44.49'	S74°23'22"E	44.48'	C55	3°40'38"	1035.00'	66.42'	N60°45'01"W	66.41'	C106	56°33'13"	57.50'	56.76'	S0°18'43"W	54.48'
(P)C3	2°12'24"	1155.00'	44.49'	S74°38'03"E	44.48'	C56	3°40'38"	905.00'	58.08'	S60°45'02"E	58.07'	C107	54°24'13"	57.50'	54.60'	S55°47'26"W	52.57'
C4	14°13'48"	465.00'	115.49'	N66°17'20"E	115.19'	C57	3°14'53"	905.00'	51.30'	S57°17'17"E	51.30'	C108	53°19'23"	57.50'	53.51'	N70°20'46"W	51.60'
C5	89°16'07"	25.00'	38.95'	N22°28'23"W	35.13'	C58	3°14'53"	1035.00'	58.67'	N57°17'16"W	58.66'	C109	46°01'01"	32.50'	26.10'	N66°41'35"W	25.41'
C6	22°33'25"	265.00'	104.33'	N58°23'09"W	103.66'	C59	3°29'37"	1035.00'	63.11'	N53°55'02"W	63.10'	C110	90°00'00"	25.00'	39.27'	S45°17'54"W	35.36'
C7	7°58'46"	265.00'	36.91'	N65°40'29"W	36.88'	C60	3°29'37"	905.00'	55.18'	S53°55'02"E	55.17'	C111	11°02'03"	265.00'	51.03'	S5°13'07"E	50.96'
C8	16°23'36"	335.00'	95.85'	N61°28'04"W	95.52'	C61	3°03'52"	905.00'	48.40'	S50°38'18"E	48.40'	C112	102°16'33"	25.00'	44.63'	S61°52'25"E	38.93'
C9	5°25'56"	335.00'	31.76'	N50°33'18"W	31.75'	C62	3°03'52"	1035.00'	55.35'	N50°38'18"W	55.35'	C113	43°46'49"	32.50'	24.83'	N45°05'54"E	24.23'
C10	6°27'42"	335.00'	37.78'	N44°36'29"W	37.76'	C63	1°35'51"	1035.00'	28.86'	N48°18'26"W	28.86'	C114	2°14'13"	32.50'	1.27'	N22°05'23"E	1.27'
C11	11°47'38"	335.00'	68.96'	N35°28'49"W	68.84'	C64	1°49'32"	965.00'	30.75'	N48°25'17"W	30.75'	C115	76°03'01"	57.50'	76.32'	N58°59'47"E	70.84'
C12	11°47'38"	335.00'	68.96'	N23°41'11"W	68.84'	C65	1°35'51"	905.00'	25.23'	S48°18'27"E	25.23'	C116	54°16'48"	57.50'	54.47'	S55°50'19"E	52.46'
C13	11°47'38"	335.00'	68.96'	N11°53'33"W	68.84'	C66	1°49'32"	1095.00'	34.89'	S48°25'17"E	34.89'	C117	54°16'48"	57.50'	54.47'	S1°33'31"E	52.46'
C14	6°17'38"	335.00'	36.80'	N2°50'55"W	36.78'	C67	2°51'54"	1095.00'	54.76'	S50°46'00"E	54.75'	C118	63°13'54"	57.50'	63.46'	S57°11'50"W	60.29'
C15	7°40'27"	665.00'	89.07'	N3°32'19"W	89.00'	C68	2°51'54"	965.00'	48.26'	N50°46'00"W	48.25'	C119	24°11'33"	57.50'	24.28'	N79°05'27"W	24.10'
C16	8°02'36"	665.00'	93.35'	N11°23'50"W	93.28'	C69	3°43'30"	965.00'	62.74'	N54°03'42"W	62.73'	C120	46°01'01"	32.50'	26.10'	S89°59'49"W	25.41'
C17	98°03'35"	25.00'	42.79'	N64°26'56"W	37.75'	C70	3°43'30"	1095.00'	71.19'	S54°03'42"E	71.18'	C121	104°13'27"	25.00'	45.48'	S14°52'35"W	39.46'
C18	9°26'39"	630.00'	103.85'	S71°14'37"W	103.73'	C71	3°43'30"	1095.00'	71.19'	S57°47'12"E	71.18'	C122	10°36'11"	265.00'	49.04'	S42°32'14"E	48.97'
C19	9°52'54"	570.00'	98.31'	N70°49'53"E	98.19'	C72	3°43'30"	965.00'	62.74'	N57°47'12"W	62.73'	C123	2°26'59"	265.00'	11.33'	S49°03'49"E	11.33'
C20	9°11'13"	25.00'	39.79'	N20°17'50"E	35.72'	C73	4°17'53"	965.00'	72.39'	N61°47'53"W	72.38'	C124	18°51'56"	265.00'	87.25'	S59°43'17"E	86.86'
C21	4°21'39"	665.00'	50.61'	N27°28'37"W	50.60'	C74	4°17'53"	1095.00'	82.14'	S61°47'53"E	82.13'	C125	0°30'37"	265.00'	2.36'	S69°24'33"E	2.36'
C22	6°55'18"	435.00'	52.55'	N26°11'47"W	52.52'	C75	4°17'53"	1095.00'	82.14'	S66°05'47"E	82.13'	C126	5°02'26"	335.00'	29.47'	S67°08'39"E	29.46'
C23	6°34'17"	365.00'	41.86'	S26°22'18"E	41.84'	C76	4°17'53"	965.00'	72.39'	N66°05'47"W	72.38'	C127	18°04'58"	335.00'	105.73'	S55°34'57"E	105.29'
C24	4°40'06"	735.00'	59.89'	S27°19'24"E	59.87'	C77	5°02'37"	965.00'	84.95'	N70°46'02"W	84.92'	C128	83°34'01"	25.00'	36.46'	S88°19'28"E	33.32'
C25	88°22'58"	25.00'	38.56'	S69°10'49"E	34.85'	C78	5°02'36"	1095.00'	96.38'	S70°46'01"E	96.35'	C129	9°16'54"	535.00'	86.67'	N54°31'58"E	86.57'
C26	2°45'03"	905.00'	43.45'	N68°00'13"E	43.44'	C79	3°52'06"	1155.00'	77.98'	N73°29'01"W	77.96'	C130	10°33'07"	465.00'	85.64'	S68°07'40"W	85.52'
C27	5°08'54"	905.00'	81.32'	N71°57'11"E	81.29'	C80	3°52'08"	1155.00'	77.99'	N69°41'33"W	77.97'	C131	11°16'21"	465.00'	91.49'	S57°12'56"W	91.34'
C28	0°02'52"	1035.00'	0.86'	S69°21'19"W	0.86'	C81	3°52'08"	1155.00'	77.99'	N65°49'26"W	77.97'	C132	97°50'15"	25.00'	42.69'	S2°39'38"W	37.69'
C29	5°08'54"	1035.00'	93.00'	S71°57'12"W	92.97'	C82	3°52'08"	1155.00'	77.99'	N61°57'18"W	77.97'	C133	17°00'45"	500.00'	148.46'	N50°40'03"E	147.92'
C30	3°03'52"	1035.00'	55.35'	S76°03'34"W	55.35'	C83	4°05'27"	1155.00'	82.47'	N57°58'31"W	82.45'	C134	15°25'55"	500.00'	134.67'	N51°27'28"E	134.26'
C31	3°03'52"	905.00'	48.40'	N76°03'34"E	48.40'	C84	87°19'42"	25.00'	38.10'	S80°24'22"W	34.52'	C135	1°34'50"	500.00'	13.79'	N42°57'05"E	13.79'
C32	3°40'39"	905.00'	58.08'	N79°25'49"E	58.07'	C85	87°19'42"	25.00'	38.10'	N6°55'21"W	34.52'	C136	23°24'22"	300.00'	122.55'	S57°57'41"E	121.70'
C33	3°40'39"	1035.00'	66.43'	S79°25'50"W	66.42'	C86	3°04'41"	1155.00'	62.05'	N49°02'52"W	62.04'	C137	21°49'32"	300.00'	114.28'	S58°45'06"E	113.59'
C34	3°17'25"	1035.00'	59.44'	S82°54'51"W	59.43'	C87	1°24'48"	845.00'	20.84'	N48°12'55"W	20.84'	C138	48°08'14"	300.00'	252.05'	S23°46'13"E	244.70'
C35	3°17'25"	905.00'	51.97'	N82°54'51"E	51.96'	C88	6°50'36"	845.00'	100.93'	N52°20'37"W	100.87'	C139	24°04'07"	300.00'	126.02'	N35°48'16"W	125.10'
C36	3°40'39"	905.00'	58.08'	N86°23'53"E	58.07'	C89	6°11'50"	845.00'	91.40'	N58°51'50"W	91.35'	C140	24°04'07"	300.00'	126.02'	N11°44'09"W	125.10'
C37	3°40'39"	1035.00'	66.43'	S86°23'53"W	66.42'	C90	6°58'22"	845.00'	102.83'	N65°26'56"W	102.77'	C141	29°57'21"	700.00'	365.98'	S14°40'46"E	361.83'
C38	3°40'39"	1035.00'	66.43'	N89°55'28"W	66.42'	C91	6°58'22"	845.00'	102.83'	N72°25'18"W	102.77'	C142	20°55'23"	700.00'	255.62'	N10°09'47"W	254.21'
C39	3°40'39"	905.00'	58.08'	S89°55'29"E	58.07'	C92	6°25'47"	845.00'	94.83'	N79°07'22"W	94.78'	C143	9°01'58"	700.00'	110.36'	N25°08'27"W	110.24'
C40	3°40'39"	905.00'	58.08'	S86°14'50"E	58.07'	C93	6°25'47"	845.00'	94.83'	N85°33'10"W	94.78'	C144	6°45'43"	400.00'	47.21'	S26°16'35"E	47.18'
C41	3°40'39"	1035.00'	66.43'	N86°14'50"W	66.42'	C94	6°21'08"	845.00'	93.68'	S88°03'23"W	93.64'	C145	9°20'15"	600.00'	97.78'	N71°17'49"E	97.67'
C42	3°40'39"	1035.00'	66.43'	N82°34'11"W	66.42'	C95	6°21'08"	845.00'	93.68'	S81°42'15"W	93.64'	C146	65°51'47"	875.00'	1005.84'	S80°26'25"E	951.36'
C43	3°40'39"	905.00'	58.08'	S82°34'12"E	58.07'	C96	6°25'47"	845.00'	94.83'	S75°18'47"W	94.78'	C147	25°46'48"	1125.00'	506.19'	S60°23'55"E	501.93'
C44	3°40'39"	905.00'	58.08'	S78°53'33"E	58.07'	C97	5°28'11"	845.00'	80.67'	S69°21'47"W	80.64'	C148	5°44'58"	1125.00'	112.89'	S50°23'00"E	112.84'
C45	3°40'39"	1035.00'	66.43'	N78°53'32"W	66.42'	C98	83°18'33"	25.00'	36.35'	S24°58'25"W	33.23'	C149	20°01'49"	1125.00'	393.29'	S63°16'24"E	391.30'
C46	3°40'39"	1035.00'	66.43'	N75°12'54"W	66.42'	C99	9°23'12"	735.00'	120.41'	S11°59'15"E	120.28'	C150	30°02'09"	25.00'	13.11'	N27°08'36"E	12.96'
C47	3°40'39"	905.00'	58.08'	S75°12'55"E	58.07'	C100	2°17'14"	735.00'	29.34'	S60°09'02"E	29.34'	C151	0°21'57"	735.00'	4.69'	N7°28'37"W	4.69'
C48	3°51'41"	905.00'	60.99'	S71°26'45"E	60.98'	C101	5°18'20"	735.00'	68.06'	S2°21'15"E	68.03'	C152	1°37'51"	335.00'	9.53'	N68°50'56"W	9.53'
C49	3°51'41"	1035.00'	69.75'	N71°26'44"W	69.74'												
C50	3°51'42"	1035.00'	69.76'	N67°35'03"W	69.75'												
C51	2°41'05"	1035.00'	48.50'	S68°10'21"E	48.49'												



NOTE

INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.

BULK REGULATIONS (LOTS 1-20 & 44-88):

- FRONT YARD SETBACK: 30'
- REAR YARD SETBACK: 35'
- TOTAL SIDE YARD (ONE STORY): 15'
- MIN. SIDE YARD ON ONE SIDE (ONE STORY): 7'
- TOTAL SIDE YARD (MORE THAN ONE STORY): 17'
- MIN. SIDE YARD ON ONE SIDE (MORE THAN ONE STORY): 8'

BULK REGULATIONS (LOTS 21-43):