

Doc ID: Q3887600021 Type: PLT
 Kind: PLAT
 Recorded: 07/30/2021 at 10:14:57 AM
 Fee Amt: \$107.00 Page 1 of 21
 Polk County Iowa
 JULIE H. HAGGERTY RECORDER
 File# 2021-0008959
 BK 18674 PG 83-103

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
STR: SECTION 17, T8N, R24W - NE1/4 NE1/4	
STR: SECTION 16, T8N, R24W - NW1/4 NW1/4	
STR: SECTION 16, T8N, R24W - SW1/4 NW1/4	
PART OF PARCEL 2019-234 OF OUTLOT 'B', ST LUKE'S PLAT 1	
PROPRIETOR: GROVE LANDING DEVELOPMENT, LLC	
REQUESTED BY: GROVE LANDING DEVELOPMENT, LLC	
SURVEYOR: MICHAEL LEE	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: MICHAEL LEE	
1390 NW 121ST STREET, STE A	
CLIVE, IOWA 50325 / 515-964-1229	

OWNERS:
 GROVE LANDING DEVELOPMENT LLC
 110 SE GRANT STREET, SUITE 101
 ANKENY, IA 50021
 (319) 560-5428
 ATTN: CASEY SCHAFFBUCH

ENGINEER:
 MCCLURE
 1360 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 JBECKER@MCCLUREVISION.COM
 ATTN: JAKE BECKER

AREA SUMMARY:
 NE1/4 NE1/4 SEC 17 = 426,073 SQ.FT.
 NW1/4 NW1/4 SEC 16 = 1,629,509 SQ.FT.
 SW1/4 NW1/4 SEC 16 = 83,128 SQ.FT.
 PT PARCEL 2019-234 = 97,423 SQ.FT.
 TOTAL = 2,236,133 SQ.FT.

ZONING:
 GROVE LANDING P.U.D.

GROVE LANDING PLAT 1 ANKENY, IOWA FINAL PLAT

MCCLURE™
 making lives better.
 1360 NW 121st Street, STE A
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

ROLL CALL
 Plan & Zoning Commission
 Ankeny, IA
 Date: April 6, 2021
 Ayes: 6, Nays: 0, Abstain: 1, Absent: 1
 APPROVED
 J. Flack, Chairperson
 R. Schaffbuch, Secretary

APPROVED
 ANKENY CITY COUNCIL
 Date: 7/19/21
 Res./Ord. No. 2021-283
 Dennis S. Hoy, City Clerk

BULK REGULATIONS

LOTS 26-39, PUD PARCEL A
 FRONT SETBACK = 25' MINIMUM (ALONG 60' ROW)**
 = 30' MINIMUM (ALONG 70' ROW)**
 SIDE SETBACK = 5' MINIMUM ONE SIDE, 10' MINIMUM
 TOTAL SUM OF THE SIDE YARD SETBACK
 REAR SETBACK = 25' MINIMUM**
 LOT WIDTH = 30' MINIMUM
 LOT AREA = 2,500 SF MINIMUM

LOTS 1-25 & 54-76, PUD PARCEL B

FRONT SETBACK = 25' MINIMUM (ALONG 60' ROW)
 = 30' MINIMUM (ALONG 70' ROW)*
 SIDE SETBACK = 5' MINIMUM ONE SIDE, 10' MINIMUM
 TOTAL SUM OF THE SIDE YARD SETBACK
 REAR SETBACK = 30' MINIMUM
 LOT WIDTH = 50' MINIMUM
 LOT AREA = 5,000 SF MINIMUM

LOTS 40-53, PUD PARCEL C

FRONT SETBACK = 25' MINIMUM (ALONG 60' ROW)
 = 30' MINIMUM (ALONG 70' ROW)**
 SIDE SETBACK = 5' MINIMUM ONE SIDE, 10' MINIMUM
 TOTAL SUM OF THE SIDE YARD SETBACK
 REAR SETBACK = 25' MINIMUM
 LOT WIDTH = 40' MINIMUM
 LOT AREA = 4,000 SF MINIMUM

* ADDITIONAL REQUIREMENTS ABOVE AND BEYOND PUD ZONING IN ORDER TO MATCH SURROUNDING NEIGHBORHOODS

** ADDITIONAL REQUIREMENTS FOR THESE LOTS ABOVE AND BEYOND PUD ZONING IN ORDER TO MATCH ADJACENT PARCEL C USES

NOTES:

- 1) LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS (MPE) AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATIONS.
- 2) 8 FOOT SIDEWALKS ARE REQUIRED ON THE EAST SIDE OF NW DRIFTWOOD DRIVE AND THE SOUTH SIDE OF NW 13TH STREET
- 3) THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION
- 4) LOT 'A' IS DEDICATED TO THE CITY AS RIGHT-OF-WAY BY ACCEPTANCE OF THE PLAT
- 5) OUTLOT 'X' AND OUTLOT 'Z' IS A STORM WATER MANAGEMENT EASEMENT AREA
- 6) OUTLOT 'X' AND OUTLOT 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
- 7) LOTS 1 & 76 SHALL NOT HAVE DRIVEWAY ACCESS TO NW WEIGEL DRIVE
- 8) LOTS 38 THROUGH 41 SHALL NOT HAVE DRIVEWAY ACCESS ONTO NW 18TH STREET
- 9) LOTS 54 & 55 SHALL NOT HAVE DRIVEWAY ACCESS ONTO NW 13TH STREET
- 10) DRIVEWAY INSTALLATION FOR LOT 6 SHALL AVOID THE ADA RAMP
- 11) DRIVEWAY INSTALLATION FOR LOTS 8, 13, & 76 SHALL AVOID THE PROPOSED INTAKES
- 12) DRIVEWAY INSTALLATION FOR LOT 68 SHALL AVOID THE STREET LIGHT POLE

FLOOD PLAIN MAP:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP SERVICE THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA'S FLOOD PANEL NO. 19153C0185F, WHICH HAS AN EFFECTIVE DATE OF 02/01/2019. SUBJECT PROPERTY LOCATED IN UNSHADED ZONE X; AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION:

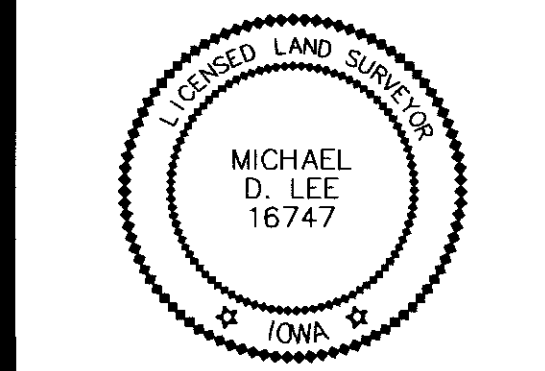
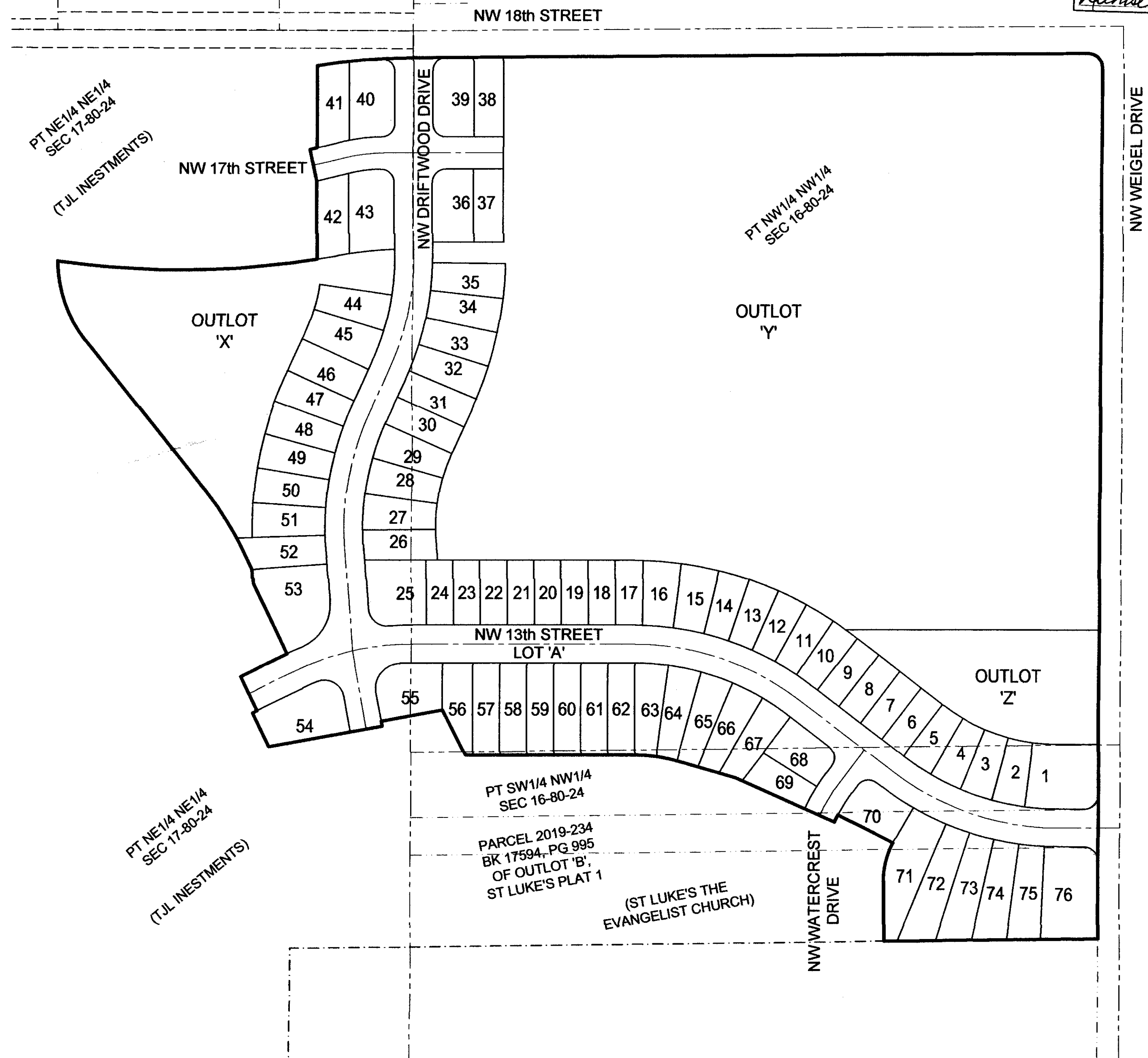
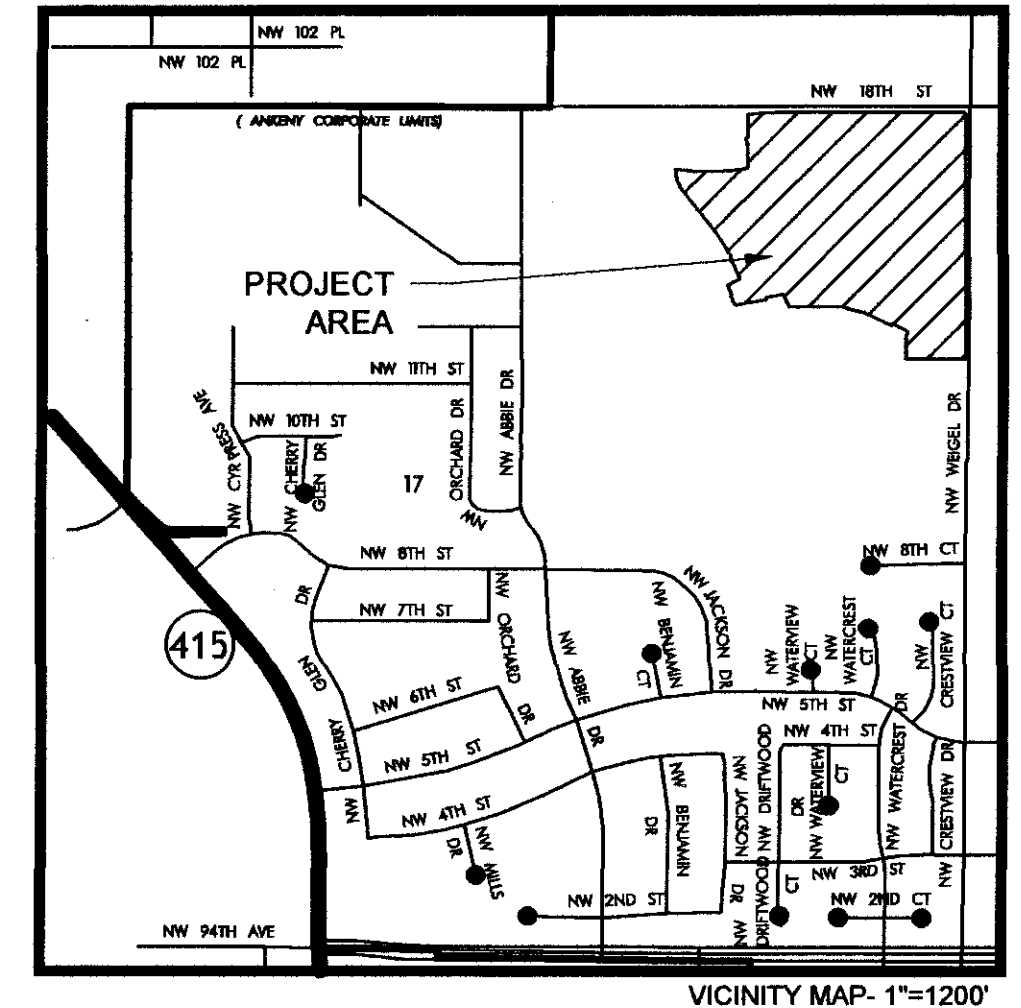
ALL OF PARCEL 2021-31 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18409 PAGE 493 OF OUTLOT 'B', ST LUKE'S PLAT 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17594 PAGE 995; AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 51.33 ACRES (2,236,133 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY:

MARCH 30, 2021

GENERAL LEGEND

- SURVEY BOUNDARY
 - PROPOSED LOT
 - - - EXIST PROPERTY LINE
 - - - SECTION LINE
 - - - SETBACK LINE
 - - - PROPOSED EASEMENT
- MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
 - XX" REBAR W/XXXX (UNLESS NOTED OTHERWISE)
- MONUMENTS SET:
- △ SECTION CORNER 1/2" REBAR W/YPC #16747
 - 1/2" REBAR W/YPC #16747
 - ⊗ CUT X
- FND FOUND
 BK, PG BOOK AND PAGE
 (M), (R) MEASURED, RECORDED
 R.O.W. RIGHT-OF-WAY
 P.U.E. PUBLIC UTILITY EASEMENT
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT



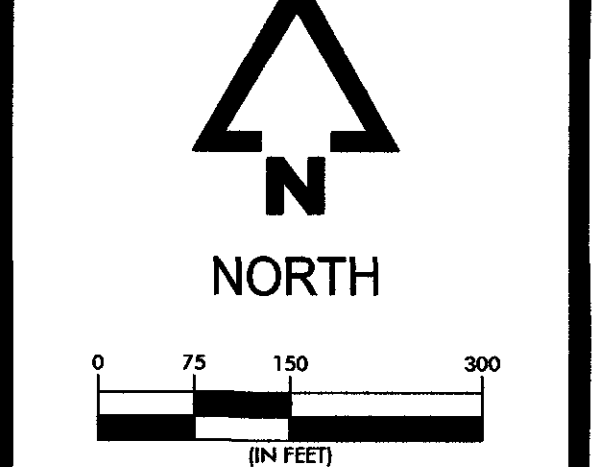
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NAME: Michael Lee
 DATE: 7-27-2021
 MICHAEL D. LEE, PLS
 NO. 16747

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 THRU 6



GROVE LANDING PLAT 1
 FINAL PLAT
 ANKENY, IOWA
 POLK COUNTY
 190791
 DATE REVISIONS
 4 / 26 / 2021
 7 / 27 / 2021

RECEIVED
 JUL 27 2021
 CITY OF ANKENY

ENGINEER: M.LEE
 SURVEYOR: M.LEE
 DRAWN BY: -
 CREW CHIEF: -
 DRAWING NO.: FP-01
 SHEET NO.: 01/06

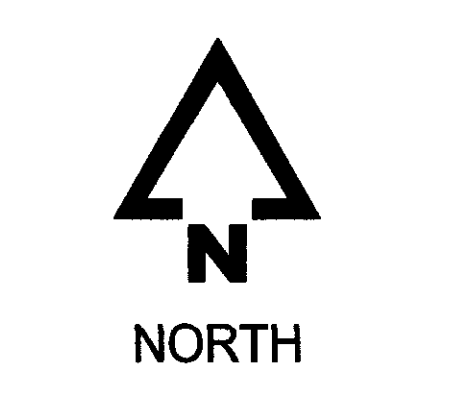
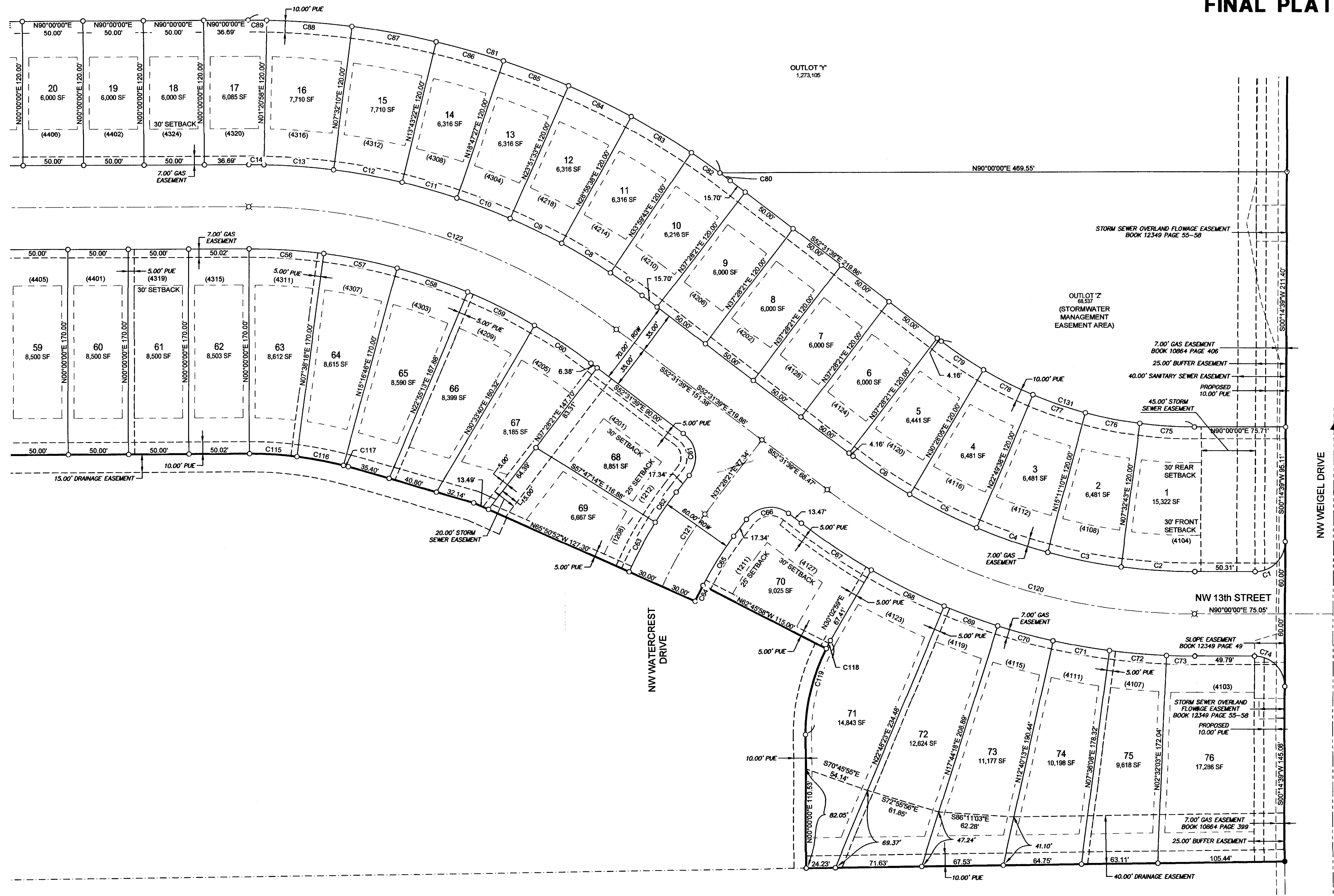
DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final Plat 1.dwg PLOT DATE: 07/27/2021 8:36 AM PLOTTED BY: ANKLEE

GROVE LANDING PLAT 1 ANKENY, IOWA FINAL PLAT



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515-964-1229
fax 515-964-2370



1 inch = 40 ft
**GROVE LANDING
 PLAT 1
 FINAL PLAT**
 ANKENY, IOWA
 POLK COUNTY
 190791
 DATE
 REVISIONS

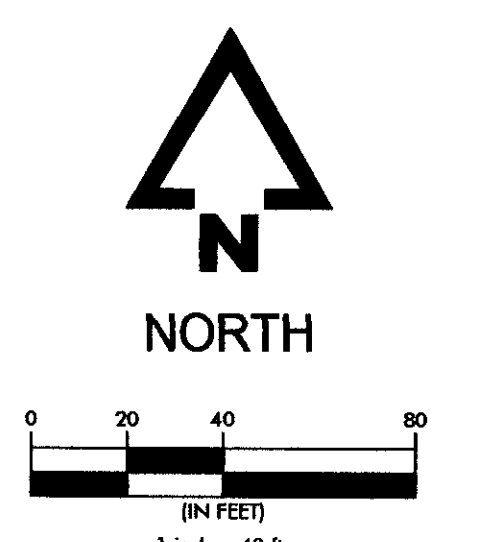
ENGINEER	DRAWN BY
SURVEYOR	CREW CHIEF
M. LEE	

DRAWING NO. **FP-01** SHEET NO. **02/06**

DRAWING PATH: H:\Projects\190791\106-Drawings\Survey\190791-Final Plat 1.dwg PLOT DATE: 07/27/2021 9:21 AM PLOTTED BY: MIKE LEE

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**GROVE LANDING
PLAT 1
FINAL PLAT**
ANKENY, IOWA
POLK COUNTY
190791
DATE
REVISIONS

ENGINEER	DRAWN BY
SURVEYOR	CREW CHIEF
M. LEE	
DRAWING NO.	SHEET NO.
FP-01	03/06

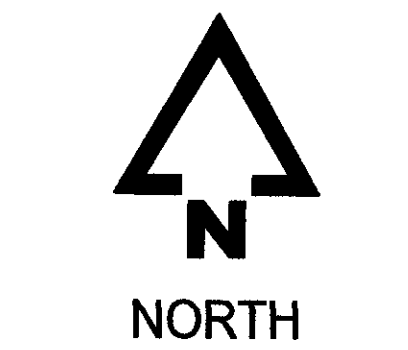
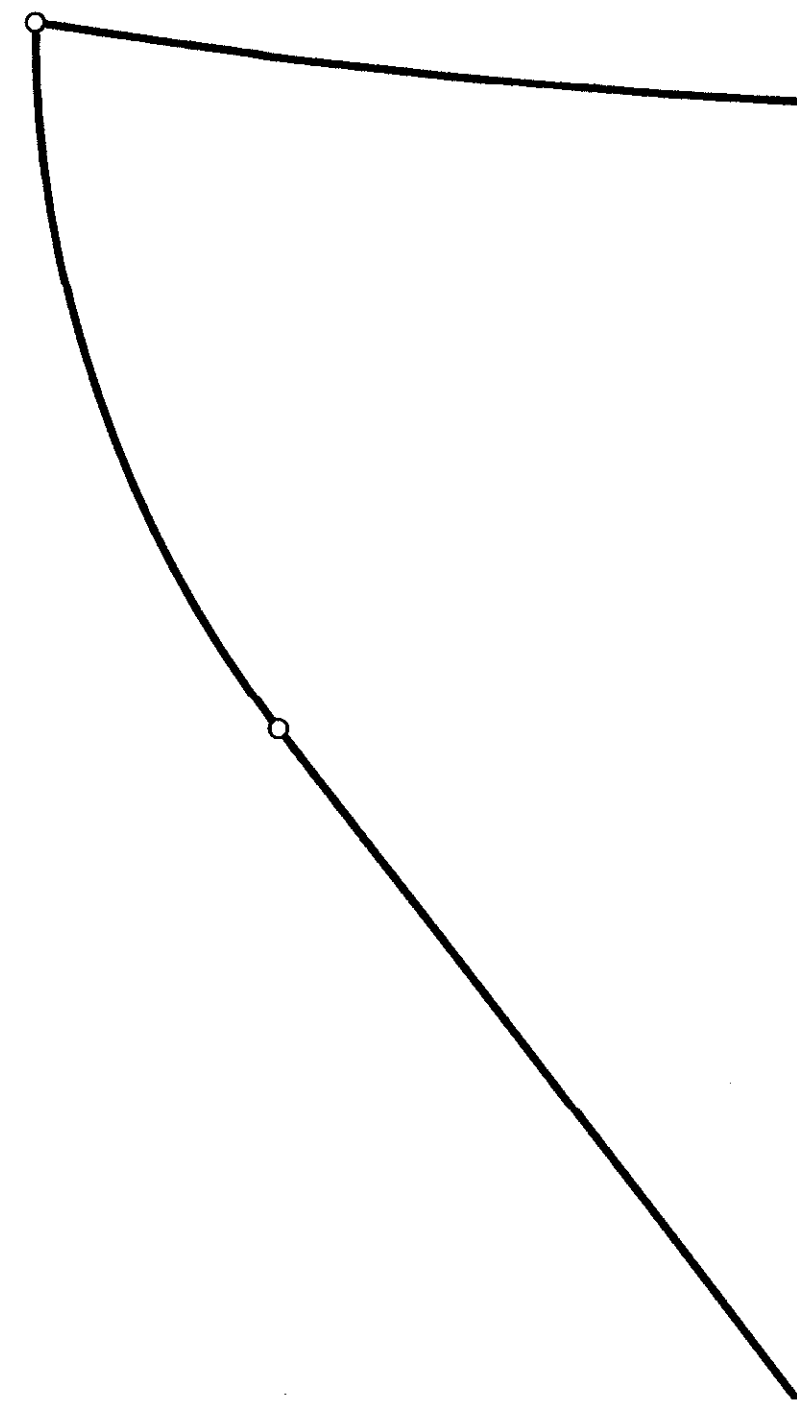
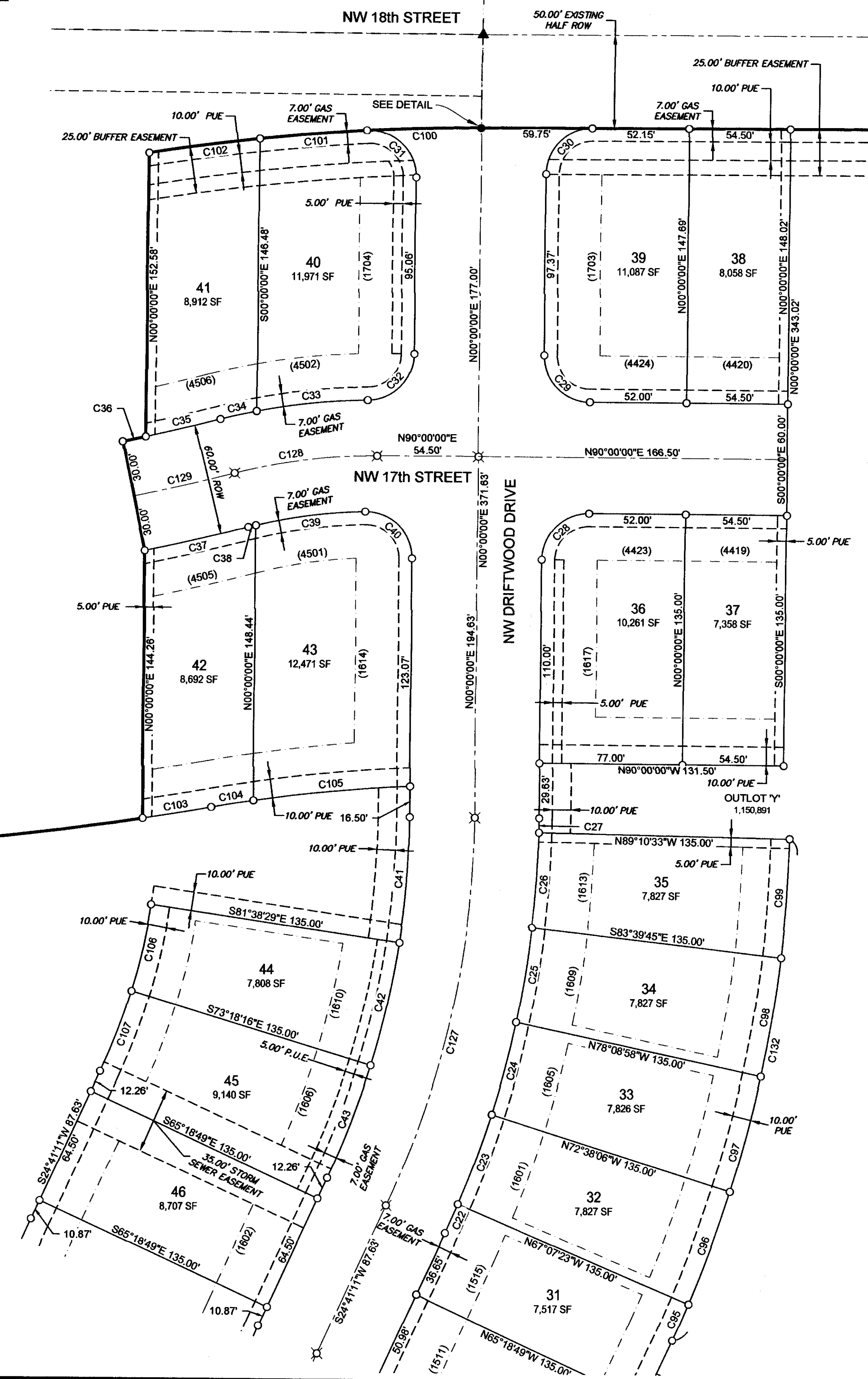
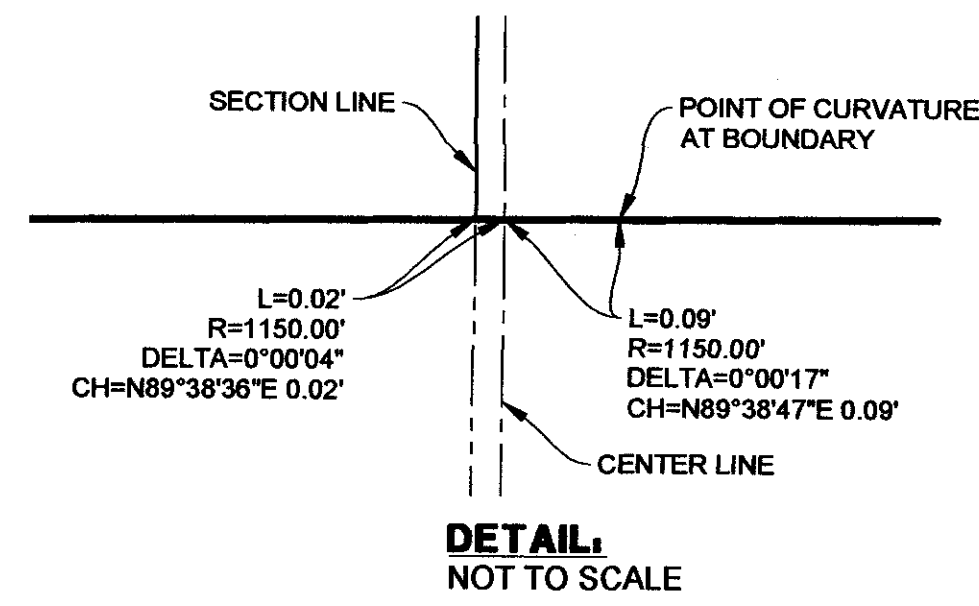
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GROVE LANDING PLAT 1 ANKENY, IOWA FINAL PLAT



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1 inch = 40 ft.
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PLAT 1
FINAL PLAT**
ANKENY, IOWA
POLK COUNTY
190791
DATE
REVISIONS

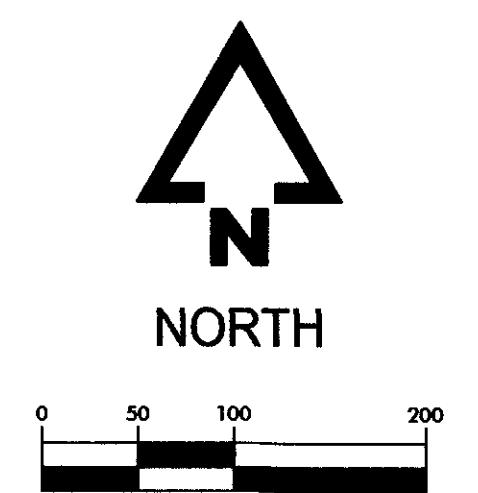
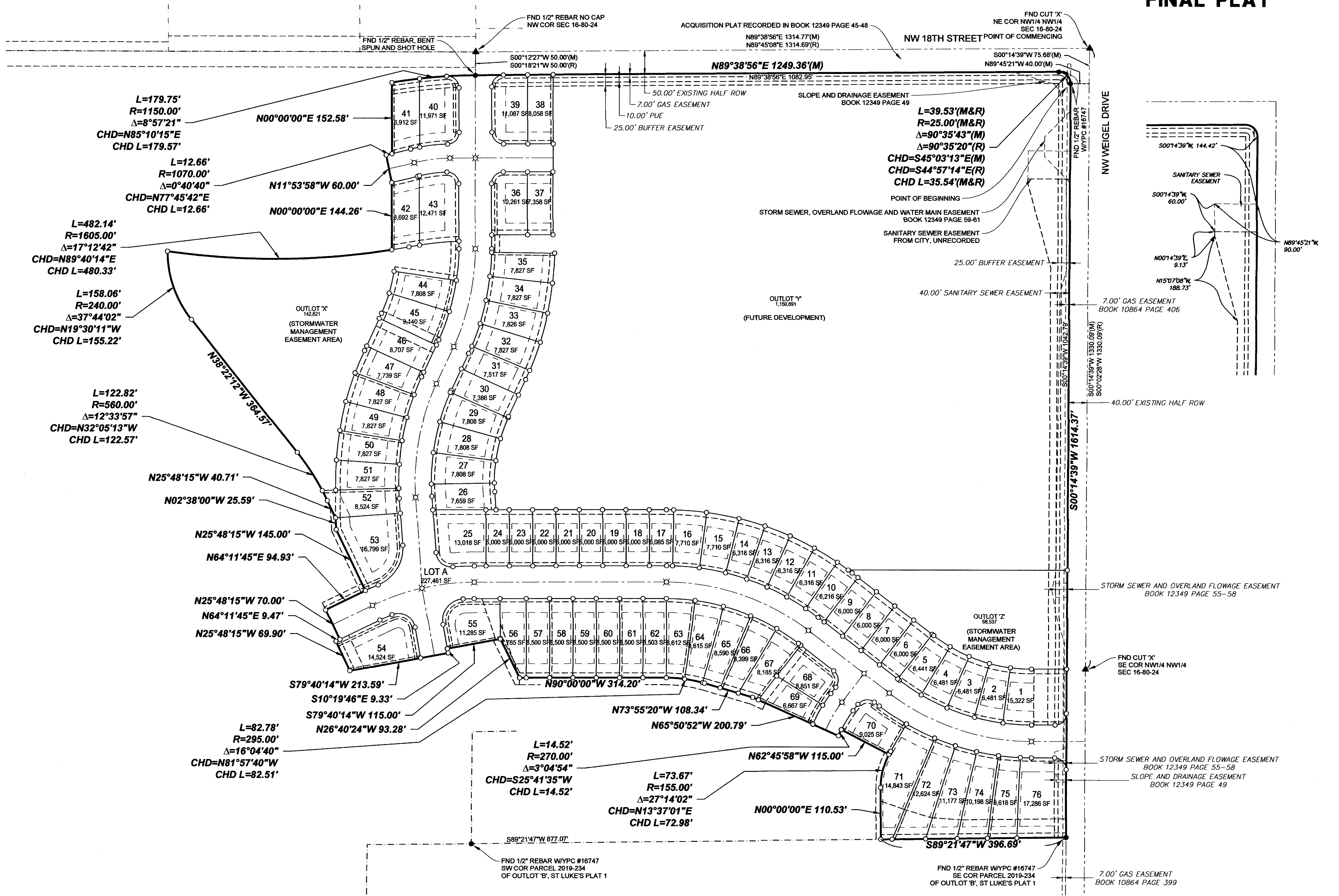
ENGINEER -
SURVEYOR -
M. LEE

DRAWING NO. FP-01
SHEET NO. 04/06

DRAWING PATH: N:\Projects\190791\04-Driftwood\Survey\190791-Final Plat.dwg PLOT DATE: 07/27/2021 9:21 AM PLOTTED BY: AME LEE

GROVE LANDING PLAT 1 ANKENY, IOWA FINAL PLAT

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**GROVE LANDING
PLAT 1
FINAL PLAT**
ANKENY, IOWA
POLK COUNTY
190791
DATE
REVISIONS
ENGINEER
DRAWN BY
SURVEYOR
M. LEE
CREW CHIEF
DRAWING NO.
FP-01
SHEET NO.
05/06

DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final Plat 1.dwg PLOT DATE: 07/27/2021 9:21 AM PLOTTED BY: MIKE LEE

WHEN RECORDED RETURN TO: City of Ankeny, Iowa, Attn: City Clerk, 410 W First Street, Ankeny, IA 50023

Preparer Information: Jake Becker, 1360 NW 121st Street, Clive, Iowa 50325 (515) 964-1229

Grove Landing Plat 1 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
1	4104 NW 13TH STREET	968.5
2	4108 NW 13TH STREET	968.5
3	4112 NW 13TH STREET	968.5
4	4116 NW 13TH STREET	968.5
5	4120 NW 13TH STREET	968.5
6	4124 NW 13TH STREET	968.5
7	4128 NW 13TH STREET	968.5
8	4202 NW 13TH STREET	968.5
9	4206 NW 13TH STREET	968.5
10	4210 NW 13TH STREET	NA
11	4214 NW 13TH STREET	NA
12	4218 NW 13TH STREET	NA
13	4304 NW 13TH STREET	NA
14	4308 NW 13TH STREET	NA
15	4312 NW 13TH STREET	NA
16	4316 NW 13TH STREET	NA
17	4320 NW 13TH STREET	NA
18	4324 NW 13TH STREET	NA
19	4402 NW 13TH STREET	NA
20	4406 NW 13TH STREET	NA

LOT #	ADDRESS	MPE
21	4410 NW 13TH STREET	NA
22	4414 NW 13TH STREET	NA
23	4418 NW 13TH STREET	NA
24	4422 NW 13TH STREET	NA
25	4426 NW 13TH STREET 1303 NW DRIFTWOOD DRIVE	NA
26	1401 NW DRIFTWOOD DRIVE	NA
27	1405 NW DRIFTWOOD DRIVE	NA
28	1503 NW DRIFTWOOD DRIVE	NA
29	1507 NW DRIFTWOOD DRIVE	NA
30	1511 NW DRIFTWOOD DRIVE	NA
31	1515 NW DRIFTWOOD DRIVE	NA
32	1601 NW DRIFTWOOD DRIVE	NA
33	1605 NW DRIFTWOOD DRIVE	NA
34	1609 NW DRIFTWOOD DRIVE	NA
35	1613 NW DRIFTWOOD DRIVE	NA
36	4423 NW 17TH STREET 1617 NW DRIFTWOOD DRIVE	NA
37	4419 NW 17TH STREET	NA
38	4420 NW 17TH STREET	NA
39	4424 NW 17TH STREET 1703 NW DRIFTWOOD DRIVE	NA
40	4502 NW 17TH STREET 1704 NW DRIFTWOOD DRIVE	NA

- CONTINUED ON SHEET 2 OF 2 -

LOT #	ADDRESS	MPE
41	4506 NW 17TH STREET	NA
42	4505 NW 17TH STREET	973.0
43	4501 NW 17TH STREET 1614 NW DRIFTWOOD DRIVE	973.0
44	1610 NW DRIFTWOOD DRIVE	973.0
45	1606 NW DRIFTWOOD DRIVE	973.0
46	1602 NW DRIFTWOOD DRIVE	973.0
47	1516 NW DRIFTWOOD DRIVE	973.0
48	1512 NW DRIFTWOOD DRIVE	973.0
49	1508 NW DRIFTWOOD DRIVE	973.0
50	1504 NW DRIFTWOOD DRIVE	973.0
51	1406 NW DRIFTWOOD DRIVE	973.0
52	1402 NW DRIFTWOOD DRIVE	NA
53	1304 NW DRIFTWOOD DRIVE 4504 NW 13TH STREET	NA
54	1222 NW DRIFTWOOD DRIVE 4503 NW 13TH STREET	982.0
55	1217 NW DRIFTWOOD DRIVE 4421 NW 13TH STREET	NA
56	4417 NW 13TH STREET	NA
57	4413 NW 13TH STREET	NA
58	4409 NW 13TH STREET	NA
59	4405 NW 13TH STREET	NA
60	4401 NW 13TH STREET	NA

LOT #	ADDRESS	MPE
61	4319 NW 13TH STREET	NA
62	4315 NW 13TH STREET	NA
63	4311 NW 13TH STREET	NA
64	4307 NW 13TH STREET	NA
65	4303 NW 13TH STREET	NA
66	4209 NW 13TH STREET	NA
67	4205 NW 13TH STREET	NA
68	1212 NW WATERCREST DRIVE 4201 NW 13TH STREET	NA
69	1208 NW WATERCREST DRIVE	NA
70	1211 NW WATERCREST DRIVE 4127 NW 13TH STREET	NA
71	4123 NW 13TH STREET	NA
72	4119 NW 13TH STREET	NA
73	4115 NW 13TH STREET	NA
74	4111 NW 13TH STREET	NA
75	4107 NW 13TH STREET	NA
76	4103 NW 13TH STREET	981.0



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA

Jacob A. Becker
 JACOB A. BECKER, PE

4.9.2021
 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2

107

RETURN TO

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (104115)
Return To: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801

OWNERS CONSENT TO PLAT

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, Grove Landing Development, LLC, the current holders to the real estate described below does hereby consent to the platting of the real estate as "Grove Landing Plat 1". The subject real estate is legally described as follows:

ALL OF PARCEL 2021-31 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18409 PAGE 493 OF OUTLOT 'B', ST LUKE'S PLAT 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17594 PAGE 995; AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 51.33 ACRES (2,236,133 SQUARE FEET).

The undersigned hereby declares that plat is prepared with its free consent and in accordance with its desire.

DATED: 4-29-21

Grove Landing Development, LLC

By: [Signature]

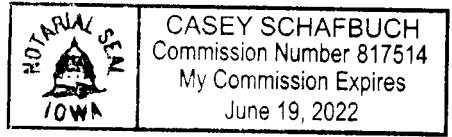
Print: Terry Lutz

Office: Manager

STATE OF IOWA, COUNTY OF POLK) ss:

On this 29 day of APRIL, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared TERRY LUTZ as MANAGER of Grove Landing Development, L.L.C.

[Signature]
Notary Public in and for said State



Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (104115)

Return To: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801

LENDER'S CONSENT TO PLAT

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned officer, acting with full authority for and on behalf of Home State Bank (hereinafter, Lender), 115 W State St., Jefferson, IA 50129, does hereby consent to the platting of the property described below as a part of "Grove Landing Plat 1". The property is legally described as follows:

ALL OF PARCEL 2021-31 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18409 PAGE 493 OF OUTLOT 'B', ST LUKE'S PLAT 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17594 PAGE 995; AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 51.33 ACRES (2,236,133 SQUARE FEET).

The Lender is the present owner of a Mortgagee's interest in the following Security Instruments:

1. Mortgage from TJJ Investments LLC, SHYT Collective Development 10, LLC; Eric R. Ziel, Trustee of Eric and Carol Ziel Joint Revocable Trust dated February 17, 2015 under the provisions of a Trust Agreement dated February 17, 2015; Leo Investments, LLC; DVV Investments LLC to Home State Bank in the original principal amount of \$2,496,170.97 dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 141. Modification of Mortgage dated October 22, 2020 and filed November 13, 2020 in Book 18190 at Page 869.
2. Assignment of rents from TJJ Investments LLC; SHYFT Collective Development 10, LLC; Eric R. Ziel, Trustee of Eric & Carol Ziel Joint Revocable Trust dated February 17, 2015 under the provisions of a Trust

Agreement dated February 17, 2015; Leo Investments, LLC; DVV Investments LLC to Home State Bank dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 155. Agreement Modifying Provisions of Assignment of Rents dated October 22, 2020 and filed November 13, 2020 in Book 18190 at Page 875. Corrected Agreement Modifying Provisions of Assignment of Rents dated January 28, 2021 and filed February 1, 2021 in Book 18333 at Page 714.

3. Mortgage from Eric R. Ziel, Trustee of Eric & Carol Ziel Revocable Trust dated February 17, 2015 under the provisions of a trust agreement dated February 17, 2015, an Iowa Joint Revocable Trust; TJJ Investments LLC; SHYFT Collective Development 10, LLC; Leo Investments LLC; DVV Investments LLC to Home State Bank in the original principal amount of \$2,496,170.97 dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 119.
4. Assignment of Rents from Eric R. Ziel, Trustee of Eric & Carol Ziel Joint Revocable Trust dated February 17, 2015 under the provisions of a trust agreement dated February 17, 2015, an Iowa Joint Revocable Trust; TJJ Investments LLC; SHYFT Collective Development 10, LLC; Leo Investments LLC; DVV Investments LLC to Home State Bank dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 132.

Lender hereby acknowledges that the platting of said real estate into lots is with its consent and in accordance with its desire.

DATED: 5/3/21

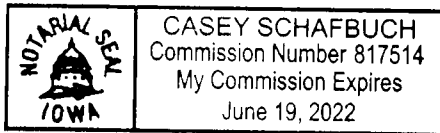
Home State Bank

By: Benjamin A. Yoder
 Print: Benjamin A. Yoder
 Office: Executive Vice President

STATE OF IOWA, COUNTY OF Polk) ss:

On this 3rd day of May, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared Benjamin Yoder as Executive Vice President of Home State Bank, Inc., an Iowa Corporation.

[Signature]
 Notary Public in and for said State



LAW OFFICES

WASKER, DORR, WIMMER & MARCOUILLER, P.C.

FRED L. DORR
MATTHEW D. KERN
MARK R. ADAMS
DAVID C. PULLIAM
MATTHEW M. HURN
ZORICA ILIC BURCH
JOSEPH W. COPPOLA III

HIGHLAND BUILDING – THREE FOUNTAINS OFFICE PARK
4201 WESTOWN PARKWAY – SUITE 250
WEST DES MOINES, IOWA 50266-6720
(515) 283-1801
FAX (515) 283-1802
Email: lawfirm@wdwm.net



OF COUNSEL
D. MARK MARCOUILLER
OF COUNSEL
WILLIAM J. WIMMER
RUSSELL (RUSTY) H. LAIRD
01/16/27 – 06/05/15
CHARLES F. WASKER
02/04/26 – 12/09/16

SHANNON L. SOBEK
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SETH D. DODGE
NICOLE M. REDMAN
JUSTIN E. HAYES
ANNA M. BERGMAN
TAYLOR R. FRANCIS

April 21, 2021

REVISED PLAT OPINION

City of Ankeny
Attn: City Council
Ankeny City Hall
410 West First Street
Ankeny, IA 50023

TITLE GUARANTY DIVISION
Member No. 10507
Our File No. 104115

Re: The Grove Landing Plat 1

Ladies and Gentlemen:

Pursuant to the requirements of Iowa Code Section 354.11 (2013), we hereby certify that we have examined the Abstract of Title (54953-77) prepared by Iowa Title Company, to the following described real estate:

SEE EXHIBIT A

The Abstract of Title has been certified as full and complete from the dated of Root of Title to April 16, 2021 at 12:46 PM.

On the latter date and time, I find title to the property described on Exhibit A to be vested in:

Grove Landing Development,

by virtue of a Quit Claim Deed filed April 16, 2021 in Book 18479 at page 656; the grantor of said deed acquired title by virtue of a Warranty Deed dated February 6, 2020 and filed March 16, 2020 in Book 17736 at Page 348, and by virtue of a Warranty Deed dated February 6, 2020 and filed March 16, 2020 in Book 17735 at Page 801.

Subject to the Special Exceptions and Standard Exceptions noted on the attached schedules. Pursuant to Iowa Code Section 354.11(1)(c), utility easements affecting the examined real estate are not considered encumbrances and are not shown in this opinion.

WASKER, DORR, WIMMER & MARCOUILLER, P.C.


Seth D. Dodge

SDD:ew

SPECIAL EXCEPTIONS

1. This opinion is rendered for platting purposes in accordance with the laws of the State of Iowa and for no other purpose.
2. Entry No. 78 in the abstract shows real estate taxes for fiscal year 2019/2020 in the amounts of \$609.00, \$40.00 and \$1,136.00 per installment. The first installments are shown as paid; the second installments are shown as paid. The properties are assessed in District 181 and referenced as Parcel Numbers 18100014070016, 18100557180004, 18100014070043. You must contact the Polk County Treasurer to confirm the exact amount of annual taxes, as well as their current status.
3. Entry No. 77 of the abstract shows a Preliminary Special Assessment, Certificate No. 1812243100, against Parcel Number 18100014070016 and filed February 24, 2021. This is a proposed assessment for which the Polk County Treasurer cannot accept payment. Please contact the local government agency for more information.
4. Entry No. 60 in the abstract shows a mortgage from TJL Investments LLC, SHYT Collective Development 10, LLC; Eric R. Ziel, Trustee of Eric and Carol Ziel Joint Revocable Trust dated February 17, 2015 under the provisions of a Trust Agreement dated February 17, 2015; Leo Investments, LLC; DVV Investments LLC to Home State Bank in the original principal amount of \$2,496,170.97 dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 141. Modification of Mortgage dated October 22, 2020 and filed November 13, 2020 in Book 18190 at Page 869.
5. Entry No. 62 in the abstract shows an assignment of rents from TJL Investments LLC; SHYFT Collective Development 10, LLC; Eric R. Ziel, Trustee of Eric & Carol Ziel Joint Revocable Trust dated February 17, 2015 under the provisions of a Trust Agreement dated February 17, 2015; Leo Investments, LLC; DVV Investments LLC to Home State Bank dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 155. Agreement Modifying Provisions of Assignment of Rents dated October 22, 2020 and filed November 13, 2020 in Book 18190 at Page 875. Corrected Agreement Modifying Provisions of Assignment of Rents dated January 28, 2021 and filed February 1, 2021 in Book 18333 at Page 714.
6. Entry No. 66 in the abstract shows a mortgage from Eric R. Ziel, Trustee of Eric & Carol Ziel Revocable Trust dated February 17, 2015 under the provisions of a trust agreement dated February 17, 2015, an Iowa Joint Revocable Trust; TJL Investments LLC; SHYFT Collective Development 10, LLC; Leo Investments LLC; DVV Investments LLC to Home State Bank in the original principal amount of \$2,496,170.97 dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 119.
7. Entry No. 67 in the abstract shows an Assignment of Rents from Eric R. Ziel, Trustee of Eric & Carol Ziel Joint Revocable Trust dated February 17, 2015 under the provisions of a trust agreement dated February 17, 2015, an Iowa Joint Revocable Trust; TJL Investments LLC; SHYFT Collective Development 10, LLC; Leo Investments LLC; DVV Investments LLC to Home State Bank dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 132.
8. Entry No. 6 in the abstract shows a Public Highway Easement filed October 31, 1958 in Book 3098 at Page 10.
9. Entry No. 12 in the abstract shows a Permanent Public Sanitary Sewer Easement filed June 6, 2006 in Book 11688 at Page 298.
10. Entry No. 28 in the abstract shows a Perpetual Slope and Drainage Easement and Right-of-Way filed August 28, 2007 in Book 12349 at Page 49.

11. Entry No. 29 in the abstract shows a Perpetual Storm Sewer and Overland Flowage Easement and Right-of-Way filed August 28, 2007 in Book 12349 at Page 55.
12. Entry No. 68 in the abstract shows a Permanent Public Sanitary Sewer Easement filed November 23, 2020 in Book 18208 at Page 590.
13. Entry No. 69 in the abstract shows a MidAmerican Energy Company Underground Electric Easement filed March 2, 2021 in Book 18388 at Page 669-676.
14. Entry No. 71 in the abstract shows a Permanent Storm Sewer Easement filed March 2, 2021 in Book 18392 at Page 327.
15. Entry No. 72 in the abstract shows a Permanent Sanitary Sewer and Drainage Easement filed March 3, 2021 in Book 18392 at Page 336.
16. Plat of Survey for the examined property filed in the Polk County, Iowa, Recorder's Office on filed March 11, 2021 in Book 18409 at Page 493-494. We note all building setback lines and easements shown on said plat.
17. The Abstract shows a copy of the final plat of the examined property. We note all building setback lines and easements shown on said plat.
18. This property is subject to the zoning ordinances for the City of Ankeny and Polk County, Iowa.
19. Searches have been made against Mary L. Ringgenberg Charitable Remainder Unitrust US Bank, N.A., Trustee to and including March 13, 2015 Fern I. Ringgenberg Charitable Remainder Unitrust US Bank, N.A., Trustee to and including May 1, 2015; Mercy Foundation of Des Moines, Iowa Catholic Foundation of Southwest Iowa to and including March 16, 2020; TJJ Investments LLC; SHYFT Collective Development; Eric and Carol Ziel Joint Revocable Trust; Eric R. Ziel, Trustee ; Carol A. Ziel, Trustee; Leo Investments, LLC ; DVV Investments LLC to and including April 16, 2021; and Grove Landing Development, LLC to April 16, 2021 at 12:46 PM. Searches have been limited to Polk County, Iowa. Searches should be continued to the date and time of filing your interest to obtain a complete examination of title.

STANDARD EXCEPTIONS

1. This opinion has been prepared for the person(s) or entities identified as the addressees above and it shall not be relied upon by any other person or entity.
2. Effective July 1, 2009, any property served by a private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless certain exemptions apply. See Iowa Code Section 455B.172(11).
3. You should note that assessment liens are created by the filing of certain documents in the office of the County Treasurer.
4. There has been no visual inspection of the property described herein. You should be aware of the following items which relate to the subject property, which are not necessarily determinable from the Abstract of Title:
 - a. Zoning compliance;
 - b. Housing code compliance;
 - c. Rights of parties in possession of the property besides the titleholders described above;
 - d. The rights of any unknown spouses;
 - e. Claims of materialmen, suppliers, laborers, and contractors arising during the last ninety days;
 - f. The accuracy of any boundary and lot lines of the property or any encroachments;
 - g. Unidentified bankruptcy proceedings;
 - h. Easements;
 - i. Leases;
 - j. Forged or altered instruments;
 - k. Unrecorded purchase money mortgages;
 - l. The procuring of adequate insurance coverage;
 - m. You should be aware that certain activities that may result in environmental liability are not determinable from examining the Abstract of Title. Certain local, state and federal laws may require remedial and other action as well as impose civil and criminal liability. The violation of said laws could result in liens against the real estate related to certain activities and thus you should satisfy yourself that there are no potential environmentally hazardous substances on the real estate under examination that would subject you to liability for any environmental clean-up;
 - n. You should be aware of federal and state laws and regulations regarding issues such as eminent domain and forfeiture. This opinion is subject to any such laws and/or regulations and the power exercised by any governmental entity pursuant to their enforcement;

If you desire any assistance in resolving any of the above matters, please feel free to contact us.

5. If the buyer(s) desire(s) a drawn survey, it should be obtained prior to closing.
6. This is only a preliminary title opinion based, in part at least, on the Abstractor's Pencil Notes. This opinion is made subject to exceptions reserved by the abstractor in preparing the abstract referenced herein. Once your transaction has closed and the documents have been recorded, you should have the entire Abstract continued in final form to show that, and have it returned to us for final examination, so we can render an Attorney's Certificate of Title for you.

EXHIBIT A

ALL OF PARCEL 2021-31 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18409 PAGE 493 OF OUTLOT 'B', ST LUKE'S PLAT 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17594 PAGE 995; AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 51.33 ACRES (2,236,133 SQUARE FEET).

RESOLUTION 2021-283

RESOLUTION ACCEPTING FINAL PLAT, LETTER OF CREDIT FOR EROSION CONTROL, PERFORMANCE AND MAINTENANCE BONDS FOR PAVING AND UNDERGROUND IMPROVEMENTS, PLATTED AND OFFSITE EASEMENTS, WARRANTY DEED FOR STREETS, WATER AND SEWER CONNECTION FEES, PARKLAND DEDICATION AGREEMENT, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT AND AUTHORIZING COST-PARTICIPATION FOR SIDEWALK OVERSIZING AND TRUNCATED DOMES, FOR GROVE LANDING PLAT 1

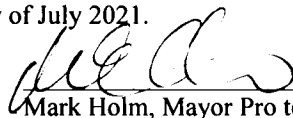
WHEREAS, on the 6th day of April 2021, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Grove Landing Plat 1; and

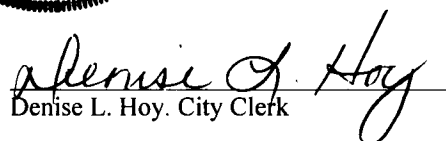
WHEREAS, the attorney's title opinion, easement documents, warranty deed to streets, parkland dedication agreement, development agreement, sewer and water connection fees, performance bonds for paving and underground improvements, and letter of credit for erosion control have been submitted and approved by the Community Development Director.

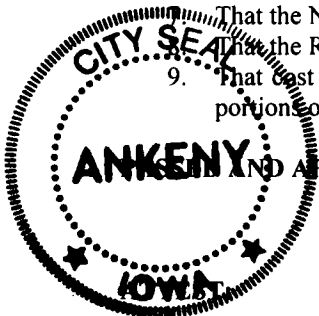
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That final plat for Grove Landing Plat 1 is hereby approved;
2. That the letter of credit for erosion control is hereby accepted;
3. That the performance and maintenance bonds for paving and underground improvements are accepted;
4. That the Public Landscape Buffer Easement, Public Drainage, Public Gas, Public Sanitary Sewer, Public Storm Sewer, Public Utility, Offsite Public Drainage, Offsite Public Gas, Offsite Public Utility, and the Storm Water Management Facility Covenant and Permanent Easement Agreement are hereby accepted;
5. That Parksite Dedication Agreement is approved and is accepted in lieu of park land;
6. That the Mayor is authorized to sign a development agreement;
7. That the NW Weigel Drive Water Connection District 1 connection fee of \$146,924.81 is accepted;
8. That the Rock Creek Trunk Sewer Connection District 1 connection fee of \$200,739.10 is accepted;
9. That cost participation for sidewalk oversizing and truncated domes be authorized for NW 13th Street and portions of NW Weigel Drive in an amount estimated to be \$35,485.00;

RESOLVED AND APPROVED this 19th day of July 2021.


Mark Holm, Mayor Pro tem


Denise L. Hoy, City Clerk



Approval of Subdivision Plat Name

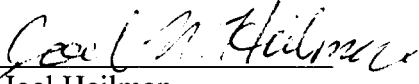
Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

GROVE LANDING PLAT 1



Jamie Fitzgerald, Polk County Auditor

July 30, 2021
Date



By: Joel Heilman

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) **ss:**
COUNTY OF POLK)

I, Mary L. Wells, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

GROVE LANDING PLAT 1 an Official Plat, Polk County, Iowa

do hereby certify that same is free from all certified taxes,
special assessments and special rates and charges.

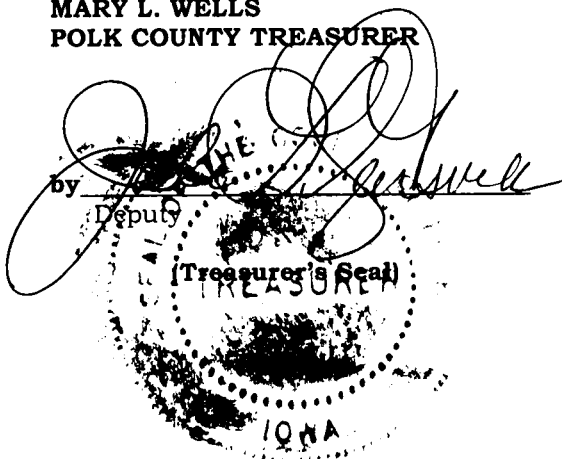
Nor are there any taxes due for Moneys and Credits, Bushels of Grain,
Utilities or Buildings on Leased Land against

GROVE LANDING DEVELOPMENT, LLC,

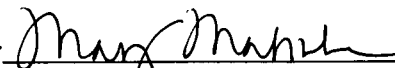
who is(are) the record title holder(s) of said real estate,
except for PRELIMINARY ASSESSMENT, schedule #01-202103, NW 18TH STREET EXTENSION – NW WEIGEL
DRIVE TO NW SPRUCE DRIVE, CITY OF ANKENY, IOWA certified FEBRUARY 24, 2021, in the amount of
\$815,891.00, for which there is an encumbrance bond #IA5597414 on file in the Treasurer's office in the
name of GROVE LANDING DEVELOPMENT, LLC in the amount of \$1,631,782.00 (twice the amount of the
assessment).

Dated at Des Moines, IA , Friday, July 02, 2021 .

MARY L. WELLS
POLK COUNTY TREASURER



Subscribed and sworn to before me on this
2nd day of July, 2021.

by 
Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

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ALL OF PARCEL 2021-31 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18409 PAGE 493 OF OUTLOT 'B', ST LUKE'S PLAT 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17594 PAGE 995; AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A PART OF THE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 51.33 ACRES (2,236,133 SQUARE FEET).