

Doc ID: 038676170018 Type: PLT
 Kind: PLAT
 Recorded: 07/30/2021 at 10:31:38 AM
 Fee Amt: \$92.00 Page 1 of 18
 Polk County Iowa
 JULIE M. HAGERTY RECORDER
 File# 2021-0089825
 BK 18674 PG 198-215

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
STR: SECTION 17, T80N, R24W - NE1/4 NE1/4	
STR: SECTION 17, T80N, R24W - SE1/4 NE1/4	
PROPRIETOR: GROVE LANDING DEVELOPMENT, LLC	
REQUESTED BY: GROVE LANDING DEVELOPMENT, LLC	
SURVEYOR: MICHAEL LEE	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: MICHAEL LEE	
1360 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 SCHAUFBUCH

AREA SUMMARY:
 NE1/4 NE1/4 SEC 17 = 14,009 SQ.FT.
 SE1/4 NE1/4 SEC 17 = 1,153,719 SQ.FT.
 TOTAL = 1,167,728 SQ.FT.

ZONING:
 GROVE LANDING P.U.D.

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

BULK REGULATIONS
LOTS 1-43, PUD PARCEL E
 FRONT SETBACK = 25' MINIMUM (ALONG 60' ROW)
 = 30' MINIMUM (ALONG 70' ROW)*
 SIDE SETBACK = 7.5' MINIMUM ONE SIDE, 15' MINIMUM
 TOTAL SUM OF THE SIDE YARD SETBACK
 REAR SETBACK = 30' MINIMUM
 LOT WIDTH = 65' MINIMUM
 LOT AREA = 8,000 SF MINIMUM

LOTS 44-45, PUD PARCEL D
 FRONT SETBACK = 25' MINIMUM (ALONG 60' ROW)
 = 30' MINIMUM (ALONG 70' ROW)*
 SIDE SETBACK = 7.5' MINIMUM ONE SIDE, 15' MINIMUM
 TOTAL SUM OF THE SIDE YARD SETBACK
 REAR SETBACK = 30' MINIMUM
 LOT WIDTH = 60' MINIMUM
 LOT AREA = 6,000 SF MINIMUM

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

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 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 'Z' IS DEDICATED TO THE CITY AS PARKLAND BY ACCEPTANCE OF THE PLAT
 6) OUTLOT 'Y' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
 7) OUTLOT 'Y' IS A STORM WATER MANAGEMENT EASEMENT AREA
 8) DRIVEWAYS FOR LOT 15 AND LOT 32 SHALL BE CONSTRUCTED TO AVOID STORM INTAKES

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 2021-30 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18409, PAGE 495 OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 26.81 ACRES (1,167,728 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

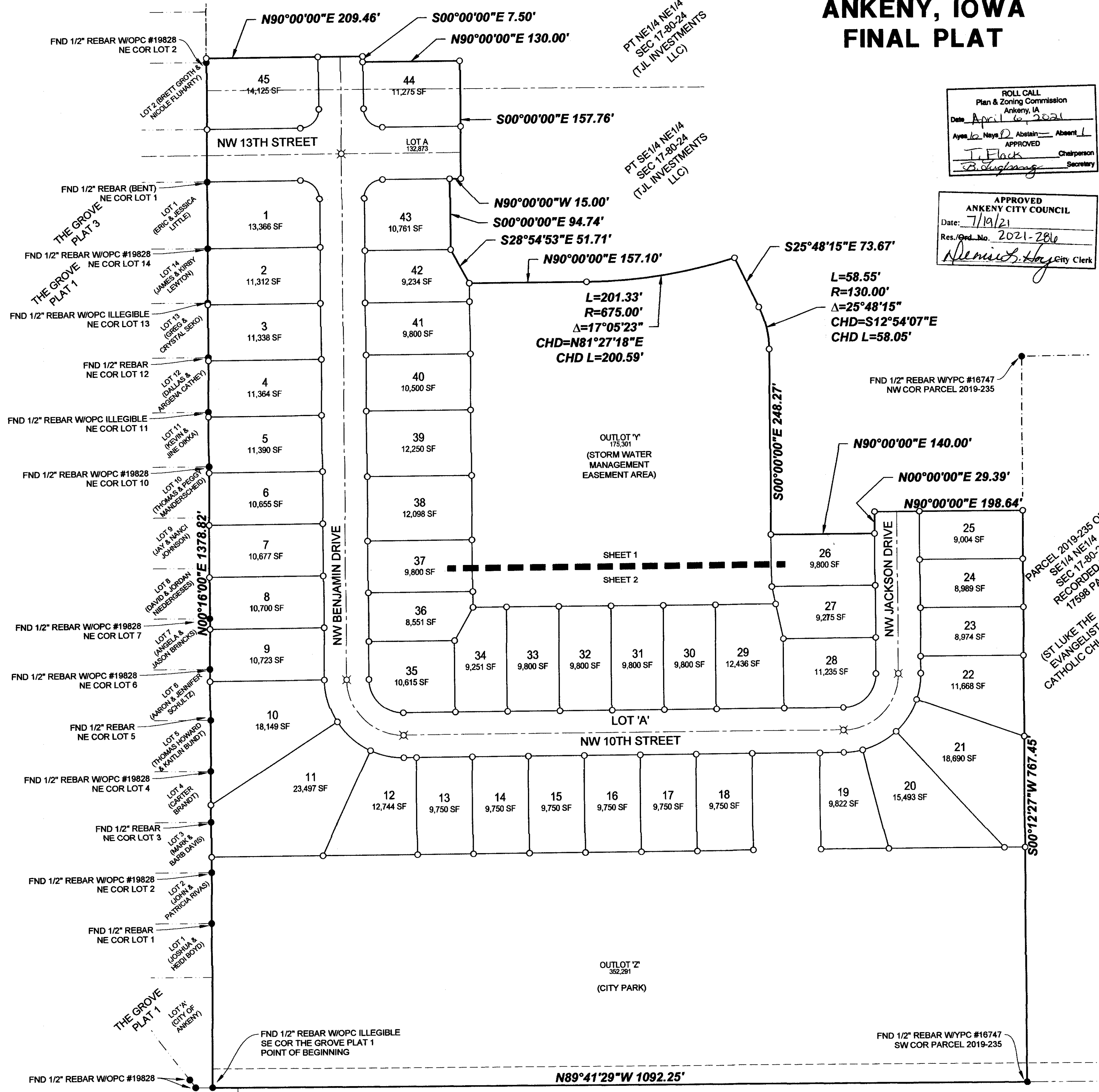
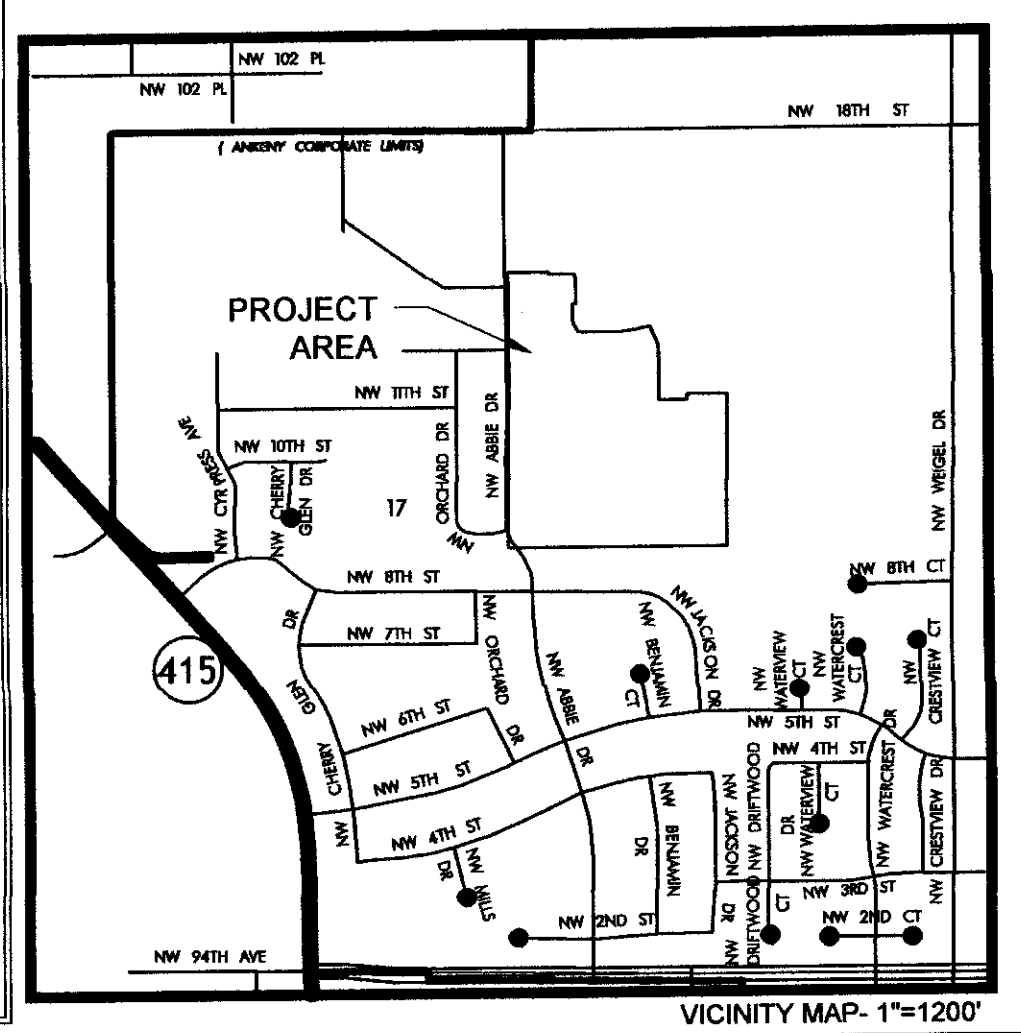
MONUMENTS FOUND:

- ▲ SECTION CORNER (TYPE AS NOTED)
- X/X" REBAR W/XXXX (UNLESS NOTED OTHERWISE)

MONUMENTS SET:

- △ SECTION CORNER
- 1/2" REBAR W/IPC #16747
- 1/2" REBAR W/IPC #16747
- ✕ CUT X

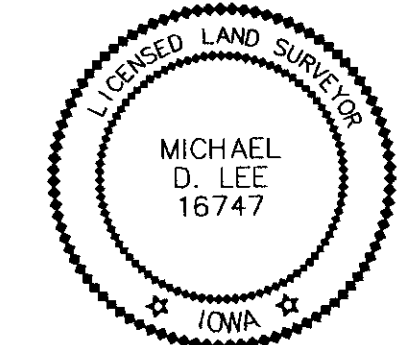
FND FOUND
 BK, PG BOOK AND PAGE
 (M), (R) MEASURED, RECORDED
 R.O.W. RIGHT-OF-WAY
 P.U.E. PUBLIC UTILITY EASEMENT
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT



ROLL CALL
 Plan & Zoning Commission
 Ankeny, IA
 Date: April 6, 2021
 Ayes: 2, Absent: 1
 I. Flack, Chairman
 J. Blum, Secretary

APPROVED
 ANKENY CITY COUNCIL
 Date: 7/19/21
 Res. Ord. No. 2021-286
 Michael D. Lee, City Clerk

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

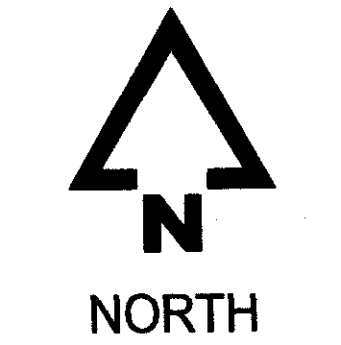


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NAME: Michael D. 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 3



GROVE LANDING PLAT 2 FINAL PLAT
 ANKENY, IOWA
 POLK COUNTY
 190791
 DATE
 REVISIONS

ENGINEER: M. LEE
 SURVEYOR: M. LEE
 DRAWING NO.: FP-02
 SHEET NO.: 01/03

RECEIVED
 JUL 27 2021
 CITY OF ANKENY

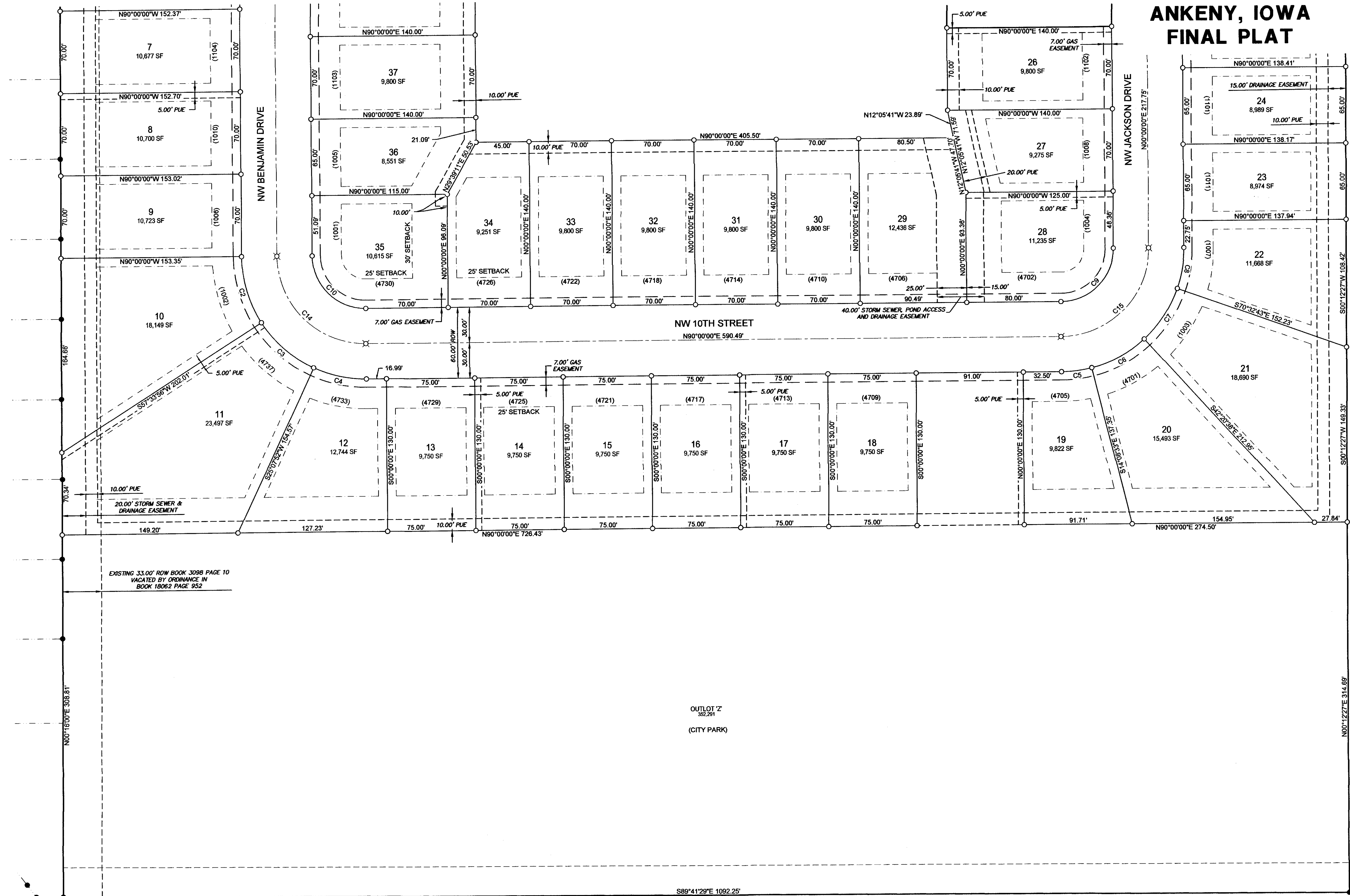
DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final Plat 2.dwg PLOT DATE: 07/27/2021 9:26 AM PLOTTED BY: ANKE LEE

GROVE LANDING PLAT 2 ANKENY, IOWA FINAL PLAT



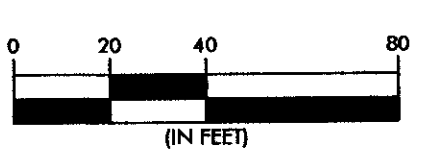
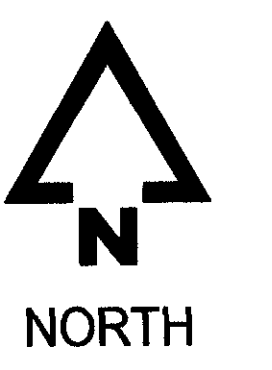
making lives better.

1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370



EXISTING 33.00' ROW BOOK 309B PAGE 10
VACATED BY ORDINANCE IN
BOOK 18062 PAGE 952

OUTLOT Z
352.291
(CITY PARK)



1 inch = 40 ft.
**GROVE LANDING
PLAT 2
FINAL PLAT**
ANKENY, IOWA
POLK COUNTY
190791
DATE
REVISIONS
4 / 26 / 2021

ENGINEER -
SURVEYOR -
M. LEE

DRAWN BY -
CREW CHIEF -

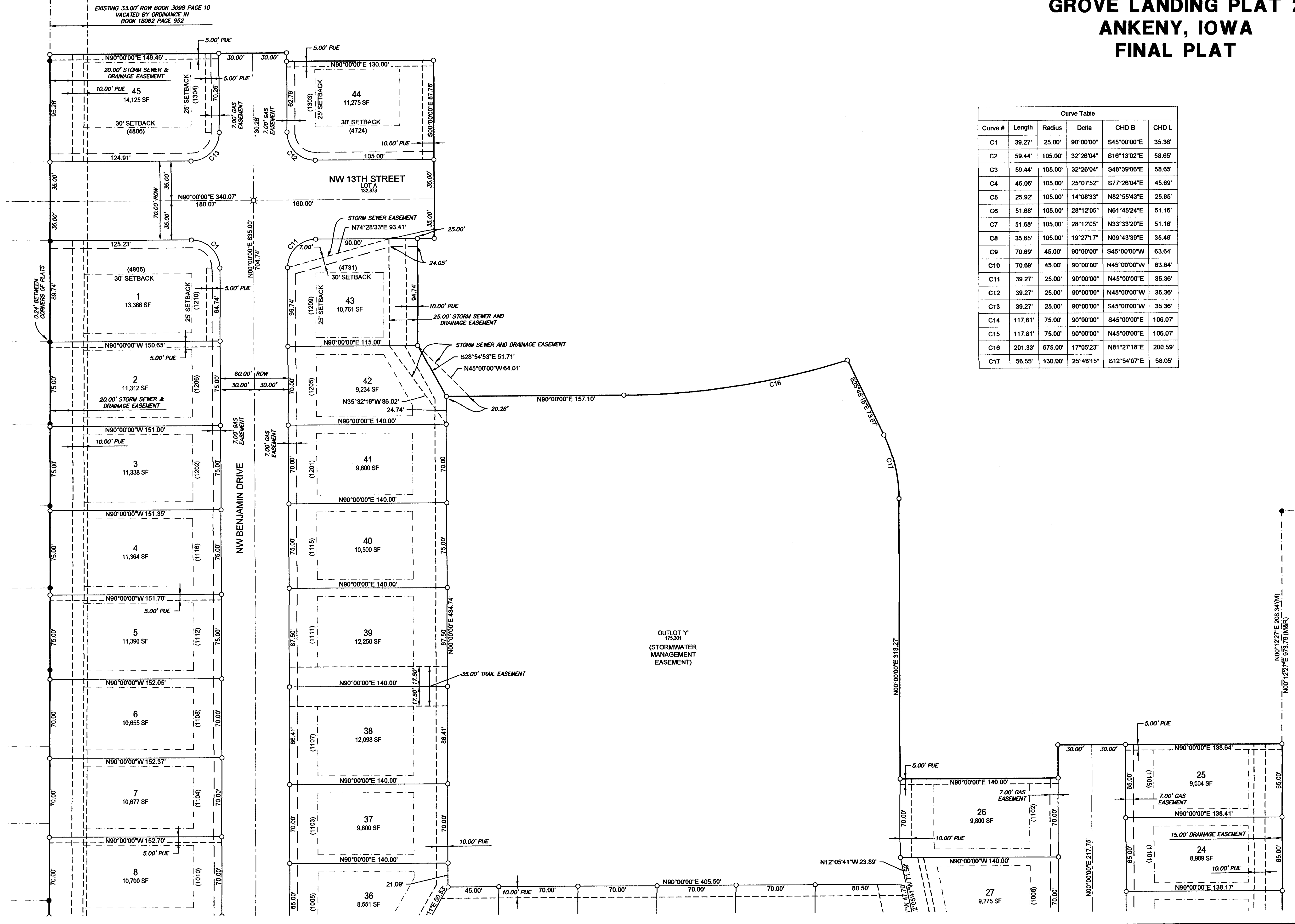
DRAWING NO. **FP-02** SHEET NO. **02/03**

DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final Plat 2.dwg PLOT DATE: 07/27/2021 9:26 AM PLOTTED BY: MIKE LEE

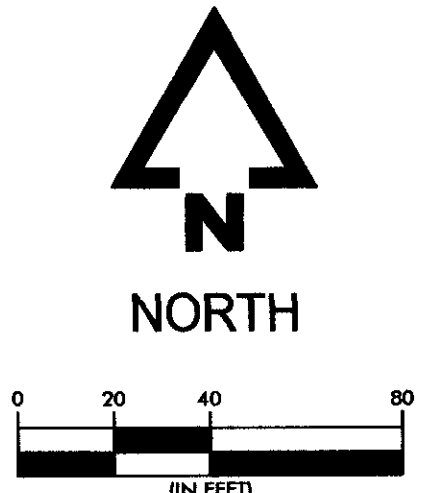
GROVE LANDING PLAT 2 ANKENY, IOWA FINAL PLAT

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

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C2	59.44'	105.00'	32°26'04"	S16°13'02"E	58.65'
C3	59.44'	105.00'	32°26'04"	S48°39'06"E	58.65'
C4	46.06'	105.00'	25°07'52"	S77°26'04"E	45.69'
C5	25.92'	105.00'	14°08'33"	N82°55'43"E	25.85'
C6	51.68'	105.00'	28°12'05"	N61°45'24"E	51.16'
C7	51.68'	105.00'	28°12'05"	N33°33'20"E	51.16'
C8	35.65'	105.00'	19°27'17"	N09°43'39"E	35.48'
C9	70.69'	45.00'	90°00'00"	S45°00'00"W	63.84'
C10	70.69'	45.00'	90°00'00"	N45°00'00"W	63.84'
C11	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C12	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C13	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C14	117.81'	75.00'	90°00'00"	S45°00'00"E	106.07'
C15	117.81'	75.00'	90°00'00"	N45°00'00"E	106.07'
C16	201.33'	675.00'	17°05'23"	N81°27'18"E	200.59'
C17	58.55'	130.00'	25°48'15"	S12°54'07"E	58.05'



DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final Plat 2.dwg PLOT DATE: 07/27/2021 9:26 AM PLOTTED BY: MIKE LEE



GROVE LANDING
PLAT 2
FINAL PLAT
ANKENY, IOWA
POLK COUNTY
190791
DATE
REVISIONS

ENGINEER
SURVEYOR
M. LEE

DRAWN BY
CREW CHIEF

DRAWING NO. FP-02
SHEET NO. 03/03

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 2 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
1	1210 NW BENJAMIN DRIVE 4805 NW 13TH STREET	987.0
2	1206 NW BENJAMIN DRIVE	987.0
3	1202 NW BENJAMIN DRIVE	987.0
4	1116 NW BENJAMIN DRIVE	987.0
5	1112 NW BENJAMIN DRIVE	NA
6	1108 NW BENJAMIN DRIVE	NA
7	1104 NW BENJAMIN DRIVE	987.5
8	1010 NW BENJAMIN DRIVE	987.5
9	1006 NW BENJAMIN DRIVE	987.5
10	1002 NW BENJAMIN DRIVE	987.5
11	4737 NW 10TH STREET	986.0
12	4733 NW 10TH STREET	NA
13	4729 NW 10TH STREET	NA
14	4725 NW 10TH STREET	NA
15	4721 NW 10TH STREET	NA
16	4717 NW 10TH STREET	NA
17	4713 NW 10TH STREET	NA
18	4709 NW 10TH STREET	NA
19	4705 NW 10TH STREET	NA
20	4701 NW 10TH STREET	NA

LOT #	ADDRESS	MPE
21	1003 NW JACKSON DRIVE	NA
22	1007 NW JACKSON DRIVE	NA
23	1011 NW JACKSON DRIVE	NA
24	1101 NW JACKSON DRIVE	NA
25	1105 NW JACKSON DRIVE	NA
26	1102 NW JACKSON DRIVE	984.0
27	1008 NW JACKSON DRIVE	984.0
28	1004 NW JACKSON DRIVE 4702 NW 10TH STREET	984.0
29	4706 NW 10TH STREET	984.0
30	4710 NW 10TH STREET	984.0
31	4714 NW 10TH STREET	984.0
32	4718 NW 10TH STREET	984.0
33	4722 NW 10TH STREET	984.0
34	4726 NW 10TH STREET	984.0
35	1001 NW BENJAMIN DRIVE 4730 NW 10TH STREET	984.0
36	1005 NW BENJAMIN DRIVE	984.0
37	1103 NW BENJAMIN DRIVE	984.0
38	1107 NW BENJAMIN DRIVE	984.0
39	1111 NW BENJAMIN DRIVE	984.0
40	1115 NW BENJAMIN DRIVE	984.0

- CONTINUED ON SHEET 2 OF 2 -

LOT #	ADDRESS	MPE
41	1201 NW BENJAMIN DRIVE	984.0
42	1205 NW BENJAMIN DRIVE	984.0
43	1209 NW BENJAMIN DRIVE 4731 NW 13TH STREET	985.0
44	1303 NW BENJAMIN DRIVE 1724 NW 13TH STREET	978.0
45	1304 NW BENJAMIN DRIVE 1806 NW 13TH STREET	987.0



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

92

RETURN TO:

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (104116)
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 2". The subject real estate is legally described as follows:

All of Parcel 2021-30 as shown on the Plat of Survey recorded in Book 18409, Page 495 of the East Half of the Northeast Quarter of Section 17, Township 80 North, Range 24 West of the Fifth Principal Meridian, in the City of Ankeny, Polk County, Iowa and containing 26.81 Acres (1,167,728 square feet).

TO BE: All lots in GROVE LANDING PLAT 2, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

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

DATED: 4-29-2021

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 (104116)
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 2". The property is legally described as follows:

All of Parcel 2021-30 as shown on the Plat of Survey recorded in Book 18409, Page 495 of the East Half of the Northeast Quarter of Section 17, Township 80 North, Range 24 West of the Fifth Principal Meridian, in the City of Ankeny, Polk County, Iowa and containing 26.81 Acres (1,167,728 square feet).

TO BE: All lots in GROVE LANDING PLAT 2, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

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

1. 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.
2. 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.

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

accordance with its desire.

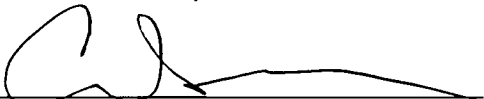
DATED: 5/3/21

Home State Bank

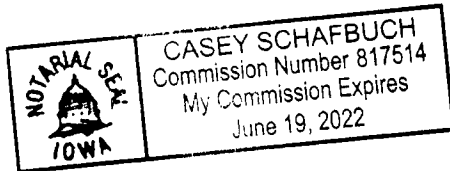
By: Benjamin A. Yaker
Print: Benjamin A. Yaker
Office: Executive Vice President

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 Yaker as Executive Vice President of Home State Bank, Inc., an Iowa Corporation.



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 LIC 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
JASON R. SANDEGREN
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. PLAT104116 - SDD

Re: Grove Landing Plat 2

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 (# 54955-77) 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 November 30, 2020. Pencil Notes prepared by Iowa Title Company (# 54955-77) update the Abstract of Title from said date 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,

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:jmd

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. 9 of the Pencil Notes show real estate taxes for fiscal year 2019/2020 in the amount of \$1,136.00 per installment. The first installment is shown as paid; the second installment is shown as paid. The property is assessed in District 181 and referenced as Parcel No. 181.00014.070.043. You must contact the Polk County Treasurer to confirm the exact amount of annual taxes, as well as their current status.
3. Entry No. 1 of Abstract No. 738317A shows a Mortgage 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; and 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.
 - a. Entry No. 3 of Abstract No. 39933-77 shows a Modification of Mortgage filed November 13, 2020 in Book 18190 at Page 869.
4. Entry No. 2 of Abstract No. 738317A shows an 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; and DVV Investments LLC to Home State Bank dated March 11, 2020 and filed April 1, 2020 in Book 17758 at Page 155.
 - a. Entry No. 4 of Abstract No. 39933-77 shows an Agreement Modifying Provisions of Assignment of Rents filed November 13, 2020 in Book 18190 at Page 875; and
 - b. Entry No. 1 of Abstract No. 3993377A shows a Corrected Agreement Modifying Provisions of Assignment of Rents filed February 1, 2021 in Book 18333 at Page 714.
5. The following easements are shown in the Abstract:
 - a. Entry No. 6 of Abstract No. 738317 shows an Easement for Road Purposes and for use as a Public Highway filed October 31, 1958 in Book 3098 at Page 10;
 - b. Entry No. 10 of Abstract No. 738317 shows a Temporary Construction Easement and Permanent Natural Gas Line Easement filed December 14, 2004 in Book 10864 at Page 406;
 - c. Entry No. 11 of Abstract No. 738317 shows a Permanent Public Sanitary Sewer Easement filed June 6, 2006 in Book 11688 at Page 298;
 - d. Entry No. 24 of Abstract No. 738317 shows a Perpetual Slope and Drainage Easement and Right-of-Way filed August 28, 2007 in Book 12349 at Page 49;
 - e. Entry No. 25 of Abstract No. 738317 shows a Perpetual Storm Sewer and Overland Flowage Easement and Right-of-Way filed August 28, 2007 in Book 12349 at Page 55;
 - f. Entry No. 26 of Abstract No. 738317 shows a Perpetual Storm Sewer, Overland Flowage and Water Main Easement and Right-of-Way filed August 28, 2007 in Book 12349 at Page 59; and
 - g. Entry No. 9 of Abstract No. 39933-77 shows a Permanent Public Sanitary Sewer Easement filed November 23, 2020 in Book 18208 at Page 590.

SPECIAL EXCEPTIONS CONTINUED

6. Entry No. 3 of the Pencil Notes show a Plat of Survey, for Parcel 2021-30 a part of the E ½ of the NE ¼ of Section 17-80-24, filed March 11, 2021 in Book 18409 at Page 495. We note all building setback lines and easements shown on said plat.
7. This property is subject to the zoning ordinances for the City of Ankeny and Polk County, Iowa.
8. Searches have been made against TJJL Investments, L.L.C.; SHYFT Collective Development; Eric and Carol Ziel Joint Revocable Trust; Eric R. Ziel , Trustee; Carol A. Ziel, Trustee; Leo Investments, LLC; and DVV Investments, LLC to and including April 16, 2021; and Grove Landing Development, LLC for the past ten years 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 2021-30 as shown on the Plat of Survey recorded in Book 18409, Page 495 of the East Half of the Northeast Quarter of Section 17, Township 80 North, Range 24 West of the Fifth Principal Meridian, in the City of Ankeny, Polk County, Iowa and containing 26.81 Acres (1,167,728 square feet).

TO BE: All lots in GROVE LANDING PLAT 2, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

RESOLUTION 2021-286

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, SEWER CONNECTION FEE, QUIT CLAIM DEED FOR PARKLAND, AND AUTHORIZING COST-PARTICIPATION FOR SIDEWALK OVERSIZING AND TRUNCATED DOMES, FOR GROVE LANDING PLAT 2

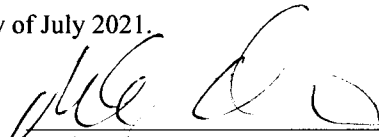
WHEREAS, on the 6th day of April 2021, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Grove Landing Plat 2; and


WHEREAS, the attorney's title opinion, easement documents, warranty deed to streets, parkland dedication 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.

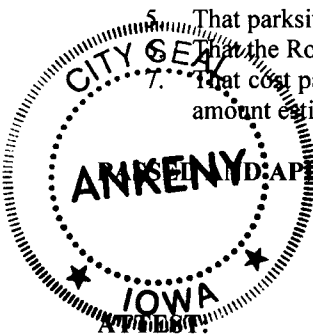
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA:

1. That final plat for Grove Landing Plat 2 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 Access and Recreational Trail, Public Storm Sewer Pond Access and Public Drainage Sewer, Public Drainage, Public Gas, Public Storm Sewer and Drainage, Public Sanitary Sewer, Public Utility, Offsite Public Storm Sewer and Drainage, and the Storm Water Management Facility Covenant and Permanent Easement Agreement are hereby accepted;
5. That parksite quit claim deed is hereby accepted;
6. That the Rock Creek Trunk Sewer Connection District 1 connection fee of \$108,848.60 is accepted;
7. That cost participation for sidewalk oversizing and truncated domes be authorized for NW 13th Street in an amount estimated to be \$3,686.50;

RESOLVED AND APPROVED this 19th day of July 2021.


Mark Holm, Mayor Pro tem


Denise L. Hoy, City Clerk



Approval of Subdivision Plat Name

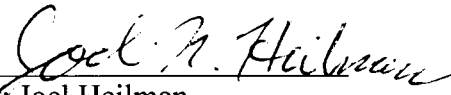
Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Polk County Auditor has approved the subdivision plat name of:

GROVE LANDING PLAT 2



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 2
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 Jade Gussack
Deputy

(Treasurer's Seal)
TREASURER
IOWA

by Mary Mahnke
Notary Public in and for Polk County, IA

(Notary Seal)

NOTARY SEAL
MARY MAHNKE
Commission Number 712561
My Commission Expires
9/13/22

PREPARED BY: **Rebecca Lawrence, Property Description Specialist**

EXHIBIT A

All of Parcel 2021-30 as shown on the Plat of Survey recorded in Book 18409, Page 495 of the East Half of the Northeast Quarter of Section 17, Township 80 North, Range 24 West of the Fifth Principal Meridian, in the City of Ankeny, Polk County, Iowa and containing 26.81 Acres (1,167,728 square feet).