

Doc ID: 03737920017 Type: PLT
KIND: PLAT
Recorded: 11/30/2021 at 03:48:52 PM
File No: 857.00 Page 1 of 17
Polk County Iowa
JULIE H. WAGGERTY RECORDER
File# 2021-00125529
BK 18885 PG 118-134

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 SCHAFFBUCH

AREA SUMMARY:
NE1/4 NE1/4 SEC 17 = 241,654 SQ.FT.
SE1/4 NE1/4 SEC 17 = 299,973 SQ.FT.
TOTAL = 541,627 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 1-21, 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

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

LOT 22, 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

LOTS 23-29, 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

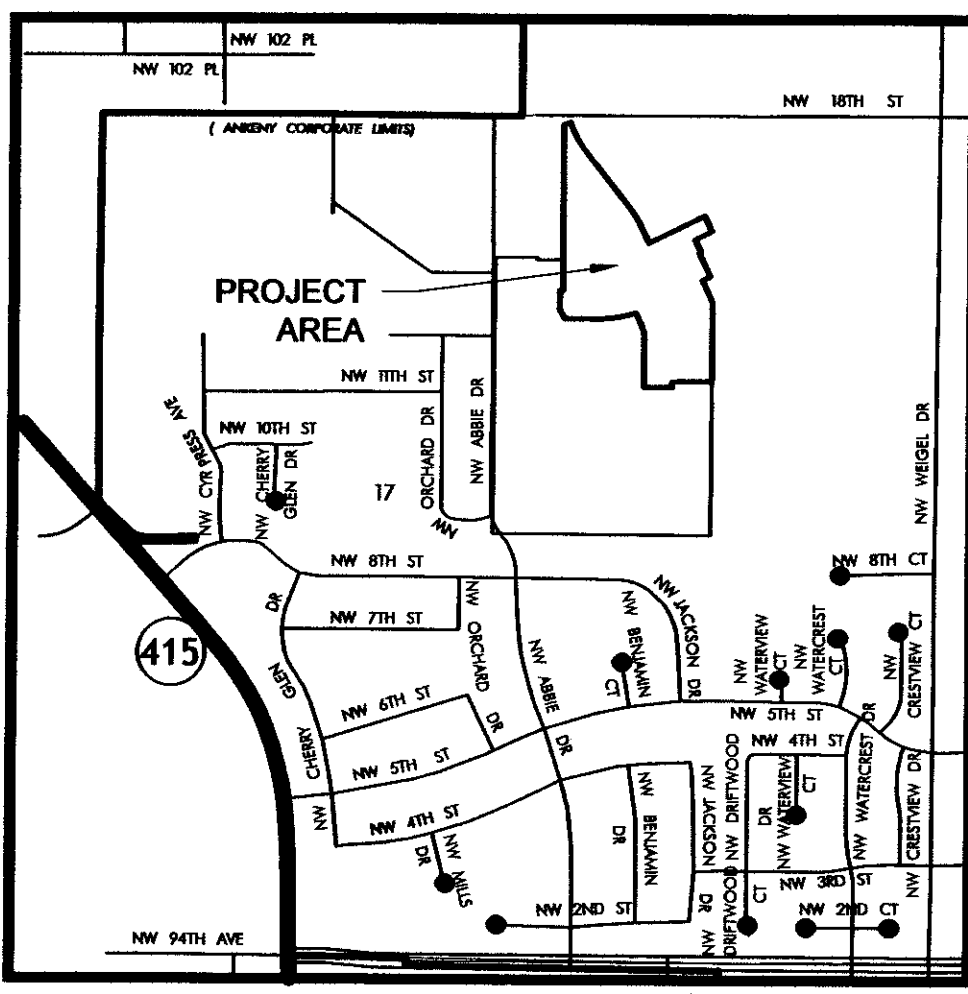
LEGAL DESCRIPTION:

ALL OF PARCEL 2021-60 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18674 PAGE 295 IN 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 12.43 ACRES (541,627 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY:
MAY 30, 2021

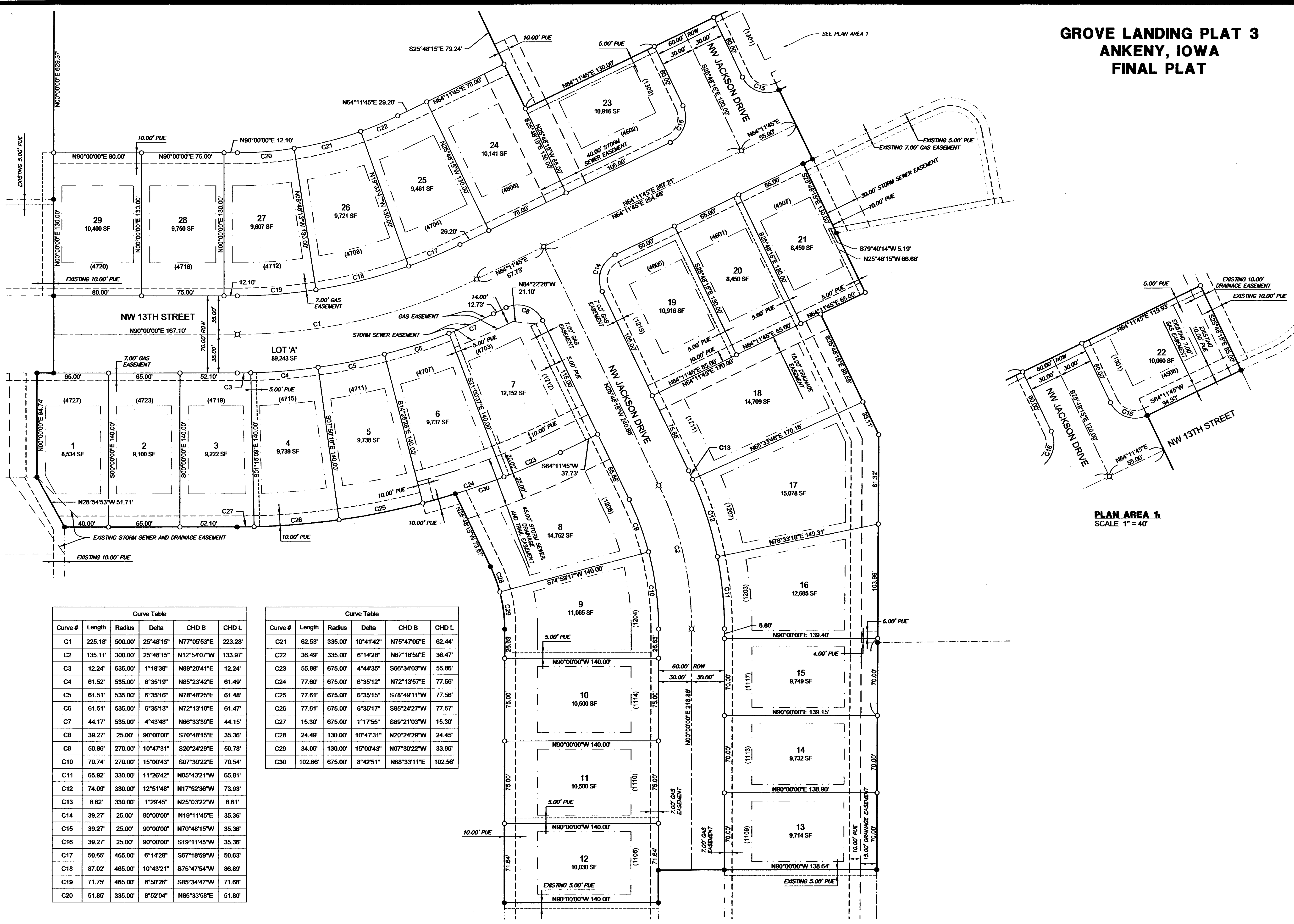
GENERAL LEGEND

- SURVEY BOUNDARY
 - - - PROPOSED LOT
 - - - EXIST PROPERTY LINE
 - - - SECTION LINE
 - - - SETBACK LINE
 - - - PROPOSED EASEMENT
- MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
 - 1/2" REBAR WYPC #16747 (UNLESS NOTED OTHERWISE)
- MONUMENTS SET:
- △ SECTION CORNER 1/2" REBAR WYPC #16747
 - 1/2" REBAR WYPC #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



GROVE LANDING PLAT 3 ANKENY, IOWA FINAL PLAT

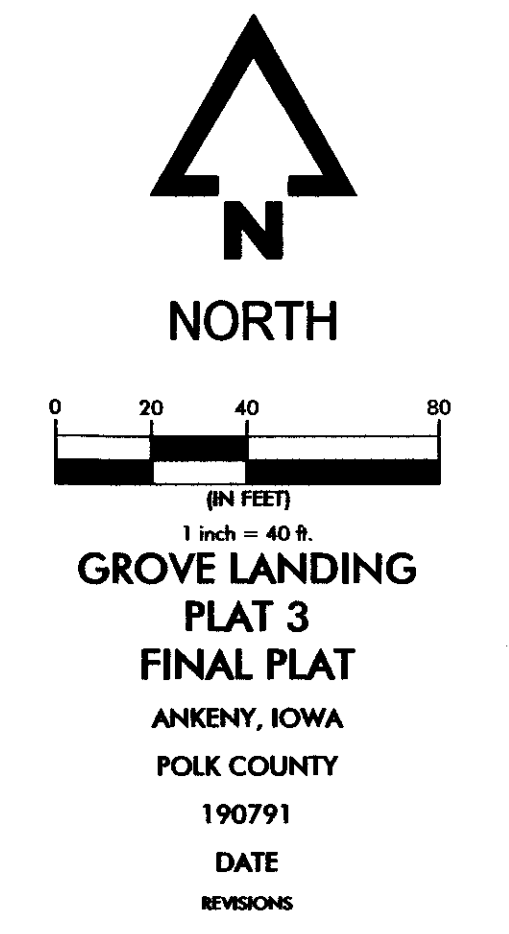
McCLURETM
making lives better.
1360 NW 121st Street, STE A
Clive, Iowa 50325
515-964-1229
fax 515-964-2370



PLAN AREA 1
SCALE 1" = 40'

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	225.18'	500.00'	25°48'15"	N77°05'53"E	223.28'
C2	135.11'	300.00'	25°48'15"	N12°54'07"W	133.97'
C3	12.24'	535.00'	1°18'38"	N89°20'41"E	12.24'
C4	61.52'	535.00'	6°35'19"	N85°23'42"E	61.49'
C5	61.51'	535.00'	6°35'16"	N78°48'25"E	61.48'
C6	61.51'	535.00'	6°35'13"	N72°13'10"E	61.47'
C7	44.17'	535.00'	4°43'48"	N66°33'39"E	44.15'
C8	39.27'	25.00'	90°00'00"	S70°48'15"E	35.38'
C9	50.86'	270.00'	10°47'31"	S20°24'29"E	50.78'
C10	70.74'	270.00'	15°00'43"	S07°30'22"E	70.54'
C11	65.92'	330.00'	11°26'42"	N05°43'21"W	65.81'
C12	74.08'	330.00'	12°51'48"	N17°52'36"W	73.93'
C13	8.62'	330.00'	1°29'45"	N25°03'22"W	8.61'
C14	39.27'	25.00'	90°00'00"	N19°11'45"E	35.36'
C15	39.27'	25.00'	90°00'00"	N70°48'15"W	35.36'
C16	39.27'	25.00'	90°00'00"	S19°11'45"W	35.36'
C17	50.65'	465.00'	6°14'28"	S87°18'59"W	50.63'
C18	87.02'	465.00'	10°43'21"	S75°47'54"W	86.89'
C19	71.75'	465.00'	8°50'26"	S85°34'47"W	71.68'
C20	51.85'	335.00'	8°52'04"	N85°33'58"E	51.80'

Curve #	Length	Radius	Delta	CHD B	CHD L
C21	62.53'	335.00'	10°41'42"	N75°47'05"E	62.44'
C22	36.49'	335.00'	6°14'28"	N67°18'59"E	36.47'
C23	55.88'	675.00'	4°44'35"	S86°34'03"W	55.86'
C24	77.60'	675.00'	6°35'12"	N72°13'57"E	77.56'
C25	77.61'	675.00'	6°35'15"	S78°49'11"W	77.56'
C26	77.61'	675.00'	6°35'17"	S85°24'27"W	77.57'
C27	15.30'	675.00'	1°17'55"	S89°21'03"W	15.30'
C28	24.49'	130.00'	10°47'31"	N20°24'29"W	24.45'
C29	34.06'	130.00'	15°00'43"	N07°30'22"W	33.96'
C30	102.66'	675.00'	8°42'51"	N68°33'11"E	102.96'



ENGINEER: J.B.
DRAWN BY: M.L.
SURVEYOR: M.L.
CREW CHIEF: B.Z.
DRAWING NO.: FP-03
SHEET NO.: 02/02

DRAWING PATH: N:\Projects\190791\06-Drawings\Survey\190791-Final\Plat 3.dwg PLOT DATE: 10/22/2021 5:18 PM 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 3 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
1	4727 NW 13TH STREET	984.0
2	4723 NW 13TH STREET	984.0
3	4719 NW 13TH STREET	984.0
4	4715 NW 13TH STREET	984.0
5	4711 NW 13TH STREET	984.0
6	4707 NW 13TH STREET	984.0
7	4703 NW 13TH STREET 1212 NW JACKSON DRIVE	984.0
8	1208 NW JACKSON DRIVE	984.0
9	1204 NW JACKSON DRIVE	984.0
10	1114 NW JACKSON DRIVE	984.0
11	1110 NW JACKSON DRIVE	984.0
12	1106 NW JACKSON DRIVE	984.0
13	1109 NW JACKSON DRIVE	NA
14	1113 NW JACKSON DRIVE	NA
15	1117 NW JACKSON DRIVE	NA

LOT #	ADDRESS	MPE
16	1203 NW JACKSON DRIVE	NA
17	1207 NW JACKSON DRIVE	NA
18	1211 NW JACKSON DRIVE	982.0
19	4605 NW 13TH STREET 1215 NW JACKSON DRIVE	982.0
20	4601 NW 13TH STREET	982.0
21	4507 NW 13TH STREET	982.0
22	1301 NW JACKSON DRIVE 4508 NW 13TH STREET	NA
23	1302 NW JACKSON DRIVE 4602 NW 13TH STREET	978.0
24	4606 NW 13TH STREET	978.0
25	4704 NW 13TH STREET	978.0
26	4708 NW 13TH STREET	978.0
27	4712 NW 13TH STREET	978.0
28	4716 NW 13TH STREET	978.0
29	4720 NW 13TH STREET	978.0



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
 DATE 10/13/2021

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 4 OF 1

RECEIVED

OCT 13 2021