

Doc ID: 03902780017 Type: PLT
 Kind: PLAT
 Recorded: 07/05/2022 at 11:45:16 AM
 File No: 887-00 Page 1 of 1
 Polk County Iowa
 File No: 180275 RECORDER
 File No: 2022-00055455
 19181 pg 759-775

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
STR: SECTION 17, T80N, R24W	
ALLOT PART: NE1/4 NE1/4	
PROPRIETOR: GROVE LANDING DEVELOPMENT, LLC	
REQUESTED BY: GROVE LANDING DEVELOPMENT, LLC	
SURVEYOR: MICHAEL LEE	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: MICHAEL LEE	
335 SE ORALBOR ROAD	
ANKENY, IOWA 50021 / 515-512-1361	

OWNERS:
 GROVE LANDING DEVELOPMENT, LLC
 1615 SW MAIN STREET, SUITE 207
 ANKENY, IA 50023
 (712) 540-3756
 ATTN: ERIC BOHNENKAMP

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

ROLL CALL
 Plan & Zoning Commission
 Ankeny, IA
 Date: March 2, 2022
 Ayes: 5 Nays: 0 Abstain: 1 Absent: 1
 APPROVED
 G. Hunter, Chairperson
 R. Thigpen, Secretary

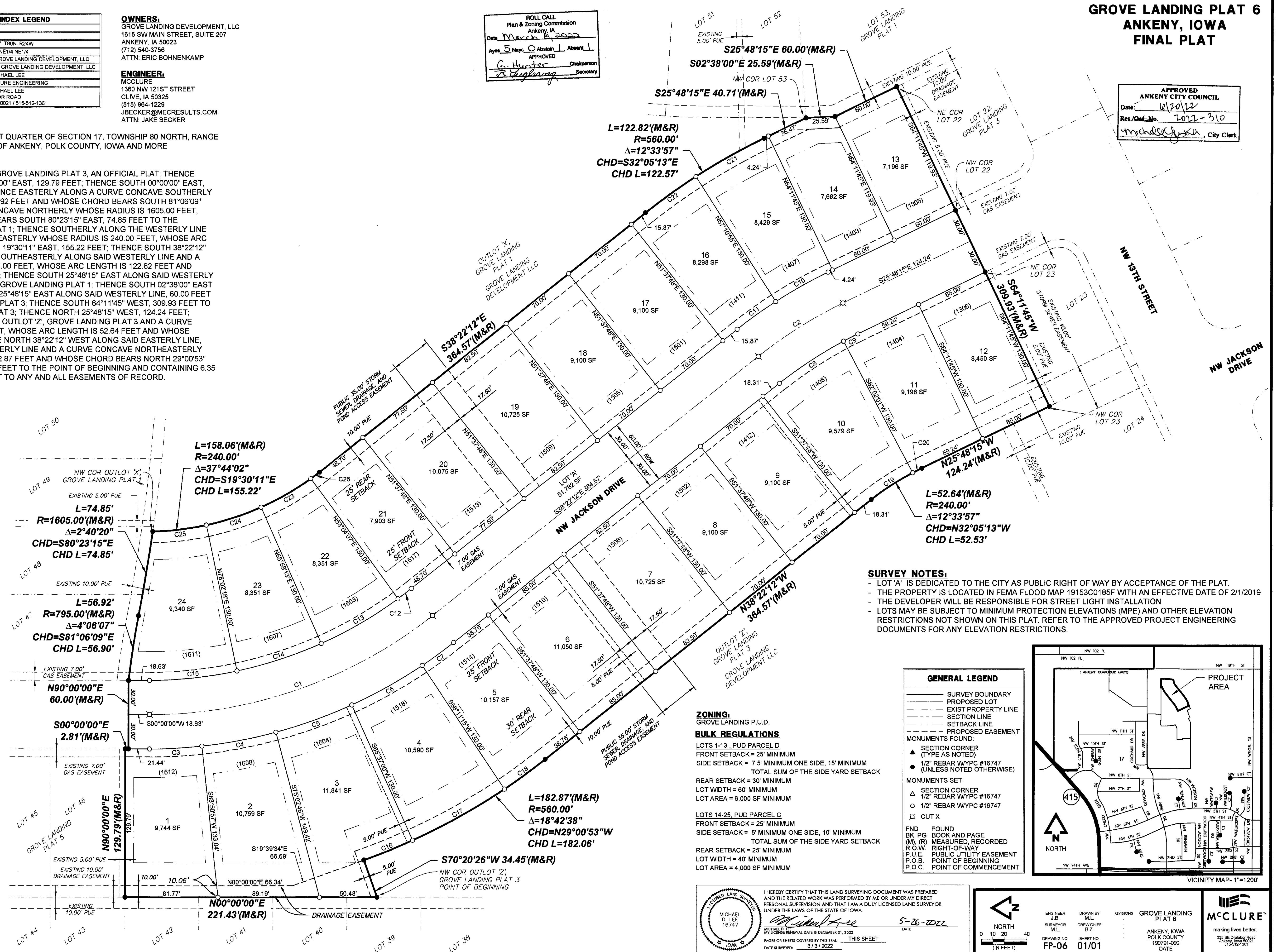
**GROVE LANDING PLAT 6
 ANKENY, IOWA
 FINAL PLAT**

APPROVED
 ANKENY CITY COUNCIL
 Date: 10/20/22
 Res./Ord. No. 2022-310
 Michael J. ... City Clerk

LEGAL DESCRIPTION:
 A PART OF THE NORTHEAST QUARTER 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Z', GROVE LANDING PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 00°00'00" EAST, 221.43 FEET; THENCE NORTH 90°00'00" EAST, 129.79 FEET; THENCE SOUTH 00°00'00" EAST, 2.81 FEET; THENCE NORTH 90°00'00" EAST, 60.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 56.92 FEET AND WHOSE CHORD BEARS SOUTH 81°06'09" EAST, 56.90 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1605.00 FEET, WHOSE ARC LENGTH IS 74.85 FEET AND WHOSE CHORD BEARS SOUTH 80°23'15" EAST, 74.85 FEET TO THE NORTHWEST CORNER OF OUTLOT 'X', GROVE LANDING PLAT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID GROVE LANDING PLAT 1 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 158.06 FEET AND WHOSE CHORD BEARS SOUTH 19°30'11" EAST, 155.22 FEET; THENCE SOUTH 38°22'12" EAST ALONG SAID WESTERLY LINE, 364.57 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 122.82 FEET AND WHOSE CHORD BEARS SOUTH 32°05'13" EAST, 122.57 FEET; THENCE SOUTH 25°48'15" EAST ALONG SAID WESTERLY LINE, 40.71 FEET TO THE NORTHWEST CORNER OF LOT 53, GROVE LANDING PLAT 1; THENCE SOUTH 02°38'00" EAST ALONG SAID WESTERLY LINE, 25.59 FEET; THENCE SOUTH 25°48'15" EAST ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 22, GROVE LANDING PLAT 3; THENCE SOUTH 64°11'45" WEST, 309.93 FEET TO THE NORTHWEST CORNER OF LOT 23, GROVE LANDING PLAT 3; THENCE NORTH 25°48'15" WEST, 124.24 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF OUTLOT 'Z', GROVE LANDING PLAT 3 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 52.64 FEET AND WHOSE CHORD BEARS NORTH 32°05'13" WEST, 52.53 FEET; THENCE NORTH 38°22'12" WEST ALONG SAID EASTERLY LINE, 364.57 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 182.87 FEET AND WHOSE CHORD BEARS NORTH 29°00'53" WEST, 182.06 FEET; THENCE SOUTH 70°20'26" WEST, 34.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.35 ACRES (276,625 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Curve #	Length	Radius	Delta	CHD B	CHD L
C1	267.87'	400.00'	38°22'12"	S19°11'06"E	262.89'
C2	87.73'	400.00'	12°33'57"	S32°05'13"E	87.55'
C3	46.16'	430.00'	6°09'03"	S03°04'31"E	46.14'
C4	66.07'	430.00'	8°48'11"	S10°33'08"E	66.00'
C5	70.77'	430.00'	9°25'46"	S19°40'07"E	70.69'
C6	70.77'	430.00'	9°25'46"	S29°05'53"E	70.69'
C7	34.20'	430.00'	4°33'26"	S36°05'29"E	34.19'
C8	67.18'	370.00'	10°24'12"	S33°10'05"E	67.09'
C9	13.96'	370.00'	2°09'45"	S26°53'07"E	13.96'
C10	52.64'	430.00'	7°00'50"	N29°18'40"W	52.81'
C11	41.67'	430.00'	5°33'07"	N35°35'38"W	41.65'
C12	14.67'	370.00'	2°16'19"	N37°14'02"W	14.67'
C13	77.93'	370.00'	12°04'05"	N30°03'50"W	77.79'
C14	77.93'	370.00'	12°04'05"	N17°59'45"W	77.79'
C15	77.25'	370.00'	11°57'42"	N05°58'51"W	77.10'
C16	46.17'	560.00'	4°43'26"	N22°01'17"W	46.16'
C17	92.16'	560.00'	9°25'46"	N29°05'53"W	92.06'
C18	44.54'	560.00'	4°43'26"	N36°05'29"W	44.53'
C19	43.58'	240.00'	10°24'12"	N33°10'05"W	43.52'
C20	9.06'	240.00'	2°09'45"	N26°53'07"W	9.06'
C21	68.55'	560.00'	7°00'50"	N29°18'40"W	68.51'
C22	54.26'	560.00'	5°33'07"	S35°35'38"E	54.24'
C23	50.55'	240.00'	12°04'05"	S30°03'50"E	50.46'
C24	50.55'	240.00'	12°04'05"	S17°59'45"E	50.46'
C25	47.44'	240.00'	11°19'32"	S06°17'56"E	47.36'
C26	9.52'	240.00'	2°16'19"	S37°14'02"E	9.52'



SURVEY NOTES:
 - LOT 'A' IS DEDICATED TO THE CITY AS PUBLIC RIGHT OF WAY BY ACCEPTANCE OF THE PLAT.
 - THE PROPERTY IS LOCATED IN FEMA FLOOD MAP 19153C0185F WITH AN EFFECTIVE DATE OF 2/1/2019
 - THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION
 - 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 ELEVATION RESTRICTIONS.

ZONING:
 GROVE LANDING P.U.D.

BULK REGULATIONS
 LOTS 1-13, PUD PARCEL D
 FRONT SETBACK = 25' MINIMUM
 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

LOTS 14-25, PUD PARCEL C
 FRONT SETBACK = 25' MINIMUM
 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

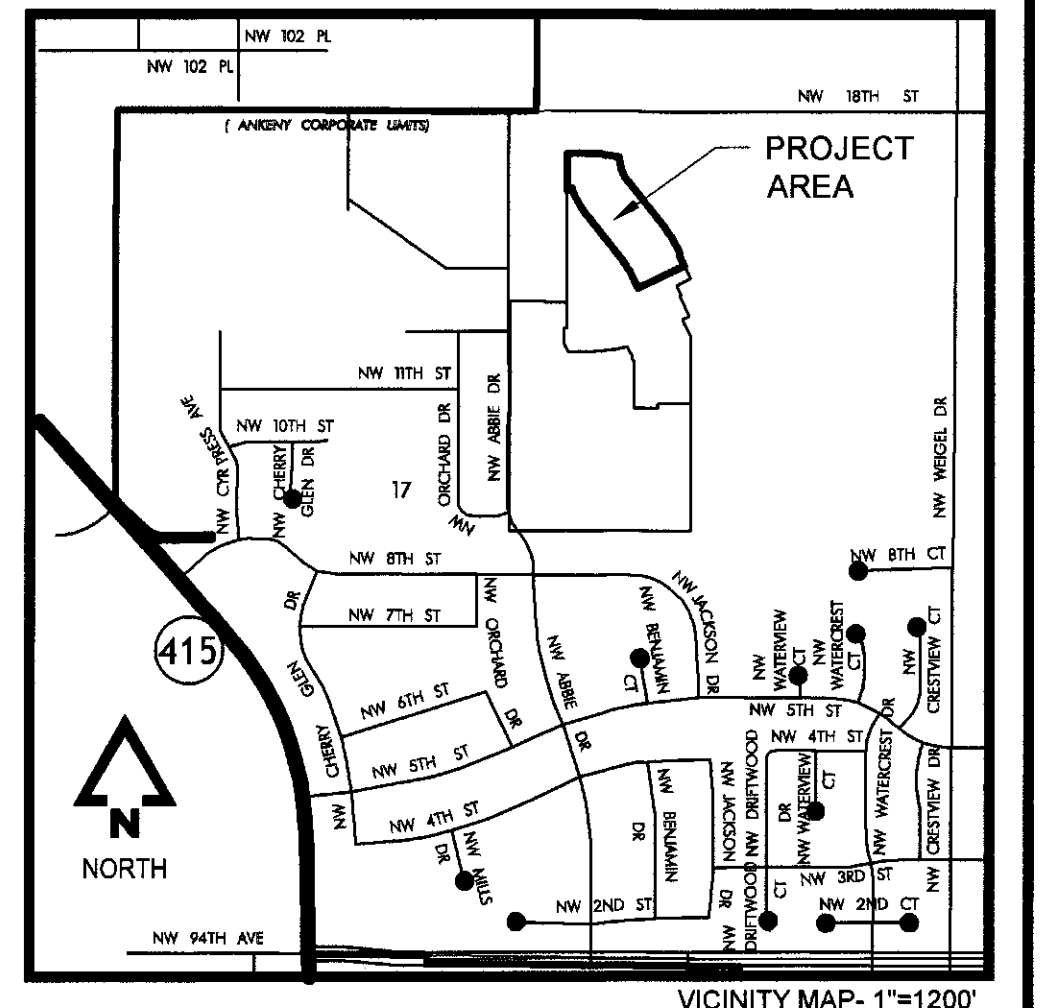
GENERAL LEGEND

---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED EASEMENT

MONUMENTS FOUND:
 ▲ SECTION CORNER (TYPE AS NOTED)
 ● 1/2" REBAR W/WPC #16747 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
 ▲ SECTION CORNER
 ○ 1/2" REBAR W/WPC #16747
 X 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



RECEIVED
 MAY 26 2022
 CITY OF ANKENY

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

MICHAEL LEE
 16747
 DATE: 5-26-2022

McCLURE
 making lives better.
 335 SE Oklabor Street
 Ankeny, Iowa 50021
 515-964-1229

ENGINEER: J.B. ...
 SURVEYOR: M.L. ...
 DRAWING NO: FP-06
 SHEET NO: 01/01

DATE: 5-26-2022

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 6 - Minimum Protection Elevations

LOT #	ADDRESS	MPE
1	1612 NW JACKSON DRIVE	978.0
2	1608 NW JACKSON DRIVE	978.0
3	1604 NW JACKSON DRIVE	978.0
4	1518 NW JACKSON DRIVE	978.0
5	1514 NW JACKSON DRIVE	978.0
6	1510 NW JACKSON DRIVE	978.0
7	1506 NW JACKSON DRIVE	978.0
8	1502 NW JACKSON DRIVE	978.0
9	1412 NW JACKSON DRIVE	978.0
10	1408 NW JACKSON DRIVE	978.0
11	1404 NW JACKSON DRIVE	978.0
12	1306 NW JACKSON DRIVE	978.0

LOT #	ADDRESS	MPE
13	1305 NW JACKSON DRIVE	973.0
14	1403 NW JACKSON DRIVE	973.0
15	1407 NW JACKSON DRIVE	973.0
16	1411 NW JACKSON DRIVE	973.0
17	1501 NW JACKSON DRIVE	973.0
18	1505 NW JACKSON DRIVE	973.0
19	1509 NW JACKSON DRIVE	973.0
20	1513 NW JACKSON DRIVE	973.0
21	1517 NW JACKSON DRIVE	973.0
22	1603 NW JACKSON DRIVE	973.0
23	1607 NW JACKSON DRIVE	973.0
24	1611 NW JACKSON DRIVE	973.0



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

5/27/2022
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

87

RETURN TO: **Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (122972)
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 6". The subject real estate is legally described as follows:

THE NORTHEAST QUARTER 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; EXCEPT GROVE LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT THE RIGHT OF WAY ACQUISITION OF NW 18TH STREET AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 18392 PAGE 318; ALL LYING WITHIN THE NORTHEAST QUARTER 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.

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

DATED: 5-26-22

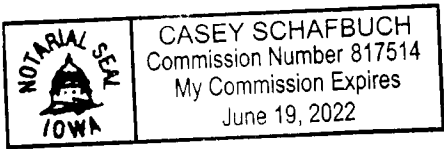
Grove Landing Development, LLC

By: [Signature]
Print: Terry Lutz
Office: Manager

STATE OF IOWA, COUNTY OF POLK) ss:

On this 26 day of MAY, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared TERRY LUTZ as MANAGER of Grove Landing Development, LLC.

[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 (122971)
Return To: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801

LIENHOLDER CONSENT TO PLAT

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned officer, acting with full authority for and on behalf of Huber Grading & Land Development Inc. (hereinafter, Lienholder), does hereby consent to the platting of the property described below as a part of Grove Landing Plat 6. The property is legally described as follows:

THE NORTHEAST QUARTER 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; EXCEPT GROVE LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT THE RIGHT OF WAY ACQUISITION OF NW 18TH STREET AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 18392 PAGE 318; ALL LYING WITHIN THE NORTHEAST QUARTER 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.

To be platted as Grove Landing Plat 5 and Grove Landing Plat 6.

The Lienholder is the present owner of a potential lienholder interest in that certain Mechanic's Lien Commencement of Work, MNLN No. 026923-0, posted to the Mechanic's Notice and Lien Registry ("MNLN") by Huber Grading and Land Development Inc. against Grove Landing Development, LLC on May 17, 2021. Lienholder hereby acknowledges that the platting of said real estate into lots is with its consent and in accordance with its desire. Lienholder does not claim a mechanic's lien by virtue of this consent. Rather, lienholder executes this consent for the purpose of completing the platting filing for Grove Landing Plat 5 and Grove Landing Plat 6.

By executing this Consent to Plat, Lienholder does not renounce, release, waive, or otherwise modify Lienholder's right or ability to file a mechanic's lien, or subordinate the priority of any mechanic's lien Lienholder may file.

DATED: 5-25-22

Huber Grading & Land Development Inc.

By [Signature]
Print: David Huber
Office: President

STATE OF IOWA, COUNTY OF POLK) ss:

On this 26 day of May, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared David Huber as President of Huber Grading & Land Development Inc.

[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 (122972)
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 6". The property is legally described as follows:

THE NORTHEAST QUARTER 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; EXCEPT GROVE LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT THE RIGHT OF WAY ACQUISITION OF NW 18TH STREET AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 18392 PAGE 318; ALL LYING WITHIN THE NORTHEAST QUARTER 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

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. Construction Mortgage from Grove Landing Development, L.L.C. to Home State Bank in the original principal amount of \$5,490,000.00 dated April 13, 2022 and filed April 15, 2022 in Book 19067 at Page 810.

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

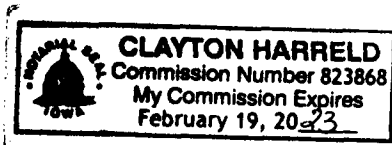
DATED: 5/26/2022

Home State Bank

By Eric Hockenberry
Print: Eric Hockenberry
Office: Market President

STATE OF Iowa, COUNTY OF Story) ss:

On this 26 day of May, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Eric Hockenberry as Market President of Home State Bank, Inc., an Iowa Corporation.



Clayton Harrel
Notary Public in and for said State

LAW OFFICES

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

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

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

JASON R. SANDEGREN
SETH D. DODGE
NICOLE M. AYERS
JUSTIN E. HAYES
ANNA M. PIERCE
TAYLOR R. FRANCIS
HALLEY M. RYHERD

May 3, 2022

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. PLAT122971 - SDD

Re: Grove Landing Plats 5 and 6

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 (# 39933-77) 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 (# 98178-77) update the Abstract of Title from said date to April 15, 2022 at 5:00 PM.

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

**Grove Landing Development, LLC,
by virtue of Quit Claim Deed dated February 9, 2022 and filed February 22, 2022 in Book 18996 at Page 240,**

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. 19 of the Pencil Notes show real estate taxes for fiscal year 2020/2021 in the amount of \$552.00 per installment. The first installment is shown as paid; the second installment is shown as paid. The property is assessed in District < and referenced as Parcel No. 181/00014-070-051 (Geoparcels No. 8024-17-200-010). You must contact the Polk County Treasurer to confirm the exact amount of annual taxes, as well as their current status.

NOTE: The above tax parcel is now retired and the property under search will be assessed as Parcel No. 181/00014-071-001 (Geoparcels No. 8024-17-200-012) for next fiscal year.
3. Entry No. 18 of the Pencil Notes show a Mechanic's Lien Commencement of Work, MNLR No. 026923-0, posted to the Mechanic's Notice and Lien Registry ("MNLR") by Huber Grading and Land Development Inc. against Grove Landing Development, LLC on May 17, 2021
4. Entry No. 1 of Abstract No. 738317A shows a 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; 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 was filed November 13, 2020 in Book 18190 at Page 869.
5. Entry No. 2 of Abstract No. 738317A shows an Assignment of Rents from TJJ Investments LLC; SHYT 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 dated October 22, 2020 and filed November 13, 2020 in Book 18190 at Page 875; and
 - b. Entry No. 1 of Abstract No. 39933-77A shows a 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. 17 of the Pencil Notes show a Construction Mortgage from Grove Landing Development, L.L.C. to Home State Bank in the original principal amount of \$5,490,000.00 dated April 13, 2022 and filed April 15, 2022 in Book 19067 at Page 810.
7. Entry No. 10 of the Pencil Notes show a Declaration of Residential Covenants, Conditions and Restrictions filed July 30, 2021 in Book 18674 at Page 168. The Declaration creates a homeowners association known as Grove Landing Owners Association, Inc., which has the power to levy dues and assessments with respect to the examined property. This is shown for informational purposes only.
8. 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.

SPECIAL EXCEPTIONS CONTINUED

9. Entry No. 11 of Abstract No. 738317 shows a Permanent Public Sanitary Sewer Easement filed June 6, 2006 in Book 11688 at Page 298.
10. 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.
11. 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.
12. 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.
13. 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.
14. Entry No. 3 of the Pencil Notes show an Underground Electric Line Easement filed March 2, 2021 in Book 18388 at Page 669.
15. Entry No. 8 of the Pencil Notes show a Permanent Offsite Public Drainage Easement filed July 30, 2021 in Book 18674 at Page 148.
16. Entry No. 13 of the Pencil Notes show a Permanent Offsite Public Storm Sewer Easement filed November 30, 2021 in Book 18885 at Page 158.
17. Entry No. 14 of the Pencil Notes show a Permanent Offsite Public Utility Easement filed November 30, 2021 in Book 18885 at Page 161.
18. Plat(s) filed with the recorder's office for the county in which the examined property is located. We note all building setback lines and easements shown on said plat.
19. This property is subject to the zoning ordinances for the City of Ankeny and Polk County, Iowa.
20. Searches have been made against TJJ Investments LLC; SHYT 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 22, 2022; and Grove Land Development, LLC for the past ten years to April 15, 2022 at 5:00 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

THE NORTHEAST QUARTER 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; EXCEPT GROVE LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT GROVE LANDING PLAT 3, AN OFFICIAL PLAT IN THE CITY OF ANKENY; AND EXCEPT THE RIGHT OF WAY ACQUISITION OF NW 18TH STREET AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 18392 PAGE 318; ALL LYING WITHIN THE NORTHEAST QUARTER 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.

RESOLUTION 2022-310

**RESOLUTION ACCEPTING FINAL PLAT, LETTER OF CREDIT FOR EROSION CONTROL,
PERFORMANCE AND MAINTENANCE BONDS FOR PAVING AND UNDERGROUND
IMPROVEMENTS, PLATTED EASEMENTS, AND WARRANTY DEED FOR STREETS, FOR GROVE
LANDING PLAT 6**

WHEREAS, on the 8th day of March 2022, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Grove Landing Plat 6; and

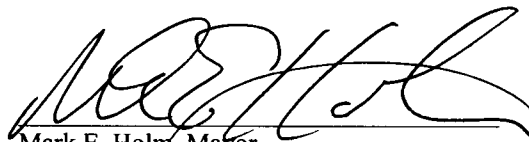
WHEREAS, the attorney's title opinion, letter of credit for erosion control, performance bonds for paving and underground improvements, public easement documents and warranty deed to streets, have been submitted and approved by the Community Development Director.

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

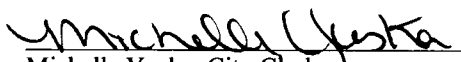
1. That final plat for Grove Landing Plat 6 is hereby approved; and
2. That the letter of credit for erosion control is hereby accepted; and
3. That the performance and maintenance bonds for paving and underground improvements are hereby accepted; and
4. That the Public Gas, Public Drainage, Public Storm Sewer Drainage and Pond Access and Public Utility Easements are hereby accepted; and
That warranty deed for streets is hereby accepted; and



PASSED AND APPROVED this 20th day of June 2022.


Mark E. Holm, Mayor

ATTEST:


Michelle Yuska, City Clerk

Prepared by: Victor Burns, Polk County Auditor's Office, 111 Court Ave., Ste. 230, Des Moines, IA 50309-2297 (515) 286-3028

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 6



Jamie Fitzgerald, Polk County Auditor

July 1, 2022
Date



By Victor Burns

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 6 an Official Plat, Polk County, Iowa

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

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).

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.

Dated at Des Moines, IA , Thursday, May 26, 2022 .

MARY L. WELLS
POLK COUNTY TREASURER

Subscribed and sworn to before me on this
26 day of May, 2022.

by Jade Pedersen
Deputy
(Treasurer's Seal)

by Lynn M Hoffman
Notary Public in and for Polk County, IA
(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

EXHIBIT A

A PART OF THE NORTHEAST QUARTER 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Z', GROVE LANDING PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 00°00'00" EAST, 221.43 FEET; THENCE NORTH 90°00'00" EAST, 129.79 FEET; THENCE SOUTH 00°00'00" EAST, 2.81 FEET; THENCE NORTH 90°00'00" EAST, 60.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 56.92 FEET AND WHOSE CHORD BEARS SOUTH 81°06'09" EAST, 56.90 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1605.00 FEET, WHOSE ARC LENGTH IS 74.85 FEET AND WHOSE CHORD BEARS SOUTH 80°23'15" EAST, 74.85 FEET TO THE NORTHWEST CORNER OF OUTLOT 'X', GROVE LANDING PLAT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID GROVE LANDING PLAT 1 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 158.06 FEET AND WHOSE CHORD BEARS SOUTH 19°30'11" EAST, 155.22 FEET; THENCE SOUTH 38°22'12" EAST ALONG SAID WESTERLY LINE, 364.57 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 122.82 FEET AND WHOSE CHORD BEARS SOUTH 32°05'13" EAST, 122.57 FEET; THENCE SOUTH 25°48'15" EAST ALONG SAID WESTERLY LINE, 40.71 FEET TO THE NORTHWEST CORNER OF LOT 53, GROVE LANDING PLAT 1; THENCE SOUTH 02°38'00" EAST ALONG SAID WESTERLY LINE, 25.59 FEET; THENCE SOUTH 25°48'15" EAST ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 22, GROVE LANDING PLAT 3; THENCE SOUTH 64°11'45" WEST, 309.93 FEET TO THE NORTHWEST CORNER OF LOT 23, GROVE LANDING PLAT 3; THENCE NORTH 25°48'15" WEST, 124.24 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF OUTLOT 'Z', GROVE LANDING PLAT 3 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 52.64 FEET AND WHOSE CHORD BEARS NORTH 32°05'13" WEST, 52.53 FEET; THENCE NORTH 38°22'12" WEST ALONG SAID EASTERLY LINE, 364.57 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 182.87 FEET AND WHOSE CHORD BEARS NORTH 29°00'53" WEST, 182.06 FEET; THENCE SOUTH 70°20'26" WEST, 34.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.35 ACRES (276,625 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.