

Doc ID: 039681170018 Type: PLT  
Kind: PLAT  
Recorded: 09/13/2024 at 11:44:54 AM  
Fee Amt: \$50.00 Page 1 of 18  
POLK COUNTY IOWA  
JULIE M. HADGERTY, RECORDER  
FILE# 2024-00247410  
BK 19911 PG 744-761

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
PLAT: PARCEL 'O'	
SUBDIVISION: DRA ACRES PLAT 1	
PROPRIETOR: BERWICK HOLDINGS LLC	
REQUESTED BY: CITY OF ANKENY	
SURVEYOR: STEPHEN L. ZIMMERMAN II	
COMPANY: MCCLURE	
PREPARED BY & RETURN TO: STEPHEN L. ZIMMERMAN II	
336 SE ORALABOR ROAD	
ANKENY, IOWA 50021 / 515-512-1361	

**OWNERS:**  
BERWICK HOLDINGS LLC  
1615 SW MAIN STREET, SUITE #207  
ANKENY, IOWA 50021  
(712) 540-3756  
ATTN: ERIC BOHENKAMP

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

**GENERAL NOTES:**

- 1) LOT 'A', LOT 'B', AND LOT 'C' TO BE DEDICATED TO THE CITY OF ANKENY FOR RIGHT OF WAY PURPOSES
- 2) OUTLOT 'X' & OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE HOA FOR THE PURPOSE OF STORMWATER DETENTION.
- 3) LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- 4) THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT, INCLUDING ALONG BERWICK DRIVE.
- 5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE EASTBOUND RIGHT TURN LANE ON NE 78TH STREET AT THE INTERSECTION OF NE BERWICK DRIVE.
- 6) LOTS 1-5, LOT 34, LOT 35, AND LOT 55 SHALL NOT HAVE DRIVEWAY ACCESS ON NE BERWICK DRIVE. LOT 1 AND LOT 11 SHALL NOT HAVE ACCESS SE 30TH STREET, LOT 32 THRU LOT 35 SHALL NOT HAVE ACCESS ON SE 33RD STREET. THE DRIVEWAY FOR LOT 55 SHALL BE AS FAR EAST AS POSSIBLE.
- 7) DRIVEWAYS SHALL AVOID SIDEWALK RAMPS, WATER VALVES AND STORM SEWER STRUCTURES AS NECESSARY. THIS APPLIES TO ALL LOTS, AND SPECIFIC CALLOUTS INCLUDE LOTS 1, 20, 24, 27, 30, 35, 53, 54, 57, & 61.
- 8) SUMP LINES FOR LOTS 56 THRU 60 ARE TO BE EXTEND AT LEAST TO THE RIGHT OF WAY LINE ALONG BERWICK DRIVE AND ARE TO BE INSTALLED BY HOMEOWNER.
- 9) LOTS 56 THRU 60 TO BE LIMITED TO DRIVEWAY ACCESS VIA NE BERWICK DRIVE.
- 10) NO FENCES OR SHEDS SHALL BE ALLOWED WITHIN THE LANDSCAPE LANDSCAPE BUFFER EASEMENT
- 11) LOTS 1 THRU 5, 34 THRU 35, AND 55 THRU 60 CONTAIN A LANDSCAPE LANDSCAPE BUFFER EASEMENT ADJACENT TO NE BERWICK DRIVE. THE LANDSCAPE LANDSCAPE BUFFER EASEMENT REQUIRES THE HOMEOWNER TO PLANT TWO TREES PLUS SIX SHRUBS OR THREE TREES PLUS THREE SHRUBS. NO FENCES OR ACCESSORY STRUCTURES ARE ALLOWED WITHIN THE LANDSCAPE BUFFER EASEMENT. THE LANDSCAPING SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION.
- 12) FENCES ARE NOT ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY EASEMENT ON LOTS 15-20 AND LOT 61.

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND BEING A PART OF PARCEL 'O' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA AND ALSO BEING A PART OF OUTLOT 'X' OF DRA ACRES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, AS SHOWN IN BOOK 15393, PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'O' THENCE ALONG THE NORTH LINE OF SAID PARCEL 'O' S89°55'08"E, 160.30 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S89°53'03"E, 1321.27 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF FOURMILE WOODS PLAT 2, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, STATE OF IOWA; THENCE CONTINUING ALONG SAID NORTH LINE S89°40'42"E, 273.72 FEET; THENCE DEPARTING SAID NORTH LINE S48°37'54"W, 86.51 FEET; THENCE S17°35'58"E, 110.14 FEET; THENCE S59°31'11"W, 239.94 FEET; THENCE S51°27'24"E, 39.94 FEET; THENCE S29°40'37"W, 43.11 FEET; THENCE S51°51'32"W, 150.55 FEET; THENCE S07°39'25"E, 129.75 FEET; THENCE N90°00'00"E, 41.02 FEET; THENCE S76°52'28"E, 70.19 FEET; THENCE N90°00'00"E, 75.00 FEET; THENCE S00°00'00"E, 140.00 FEET; THENCE N90°00'00"E, 54.07 FEET; THENCE S00°00'00"E, 195.00 FEET; THENCE N90°00'00"E, 170.00 FEET; THENCE S00°00'00"E, 234.95 FEET; THENCE S18°02'30"E, 211.53 FEET; THENCE 194.61 FEET ALONG A 660.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, WITH A CHORD BEARING S65°14'52"W, AND A CHORD LENGTH OF 193.90 FEET; THENCE S56°48'03"W, 38.83 FEET; THENCE S33°11'57"E, 195.00 FEET; THENCE S56°48'03"W, 50.75 FEET; THENCE 63.87 FEET ALONG A 630.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING S39°17'19"E, AND A CHORD LENGTH OF 63.85 FEET; THENCE S47°48'25"W, 200.00 FEET; THENCE 19.32 FEET ALONG AN 830.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N41°31'34"W, AND A CHORD LENGTH OF 19.32 FEET; THENCE S47°07'40"W, 149.89 FEET; THENCE S42°54'11"W, 17.00 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'X' OF DRA ACRES PLAT 1, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SE BERWICK DRIVE; THENCE ALONG SAID WESTERLY LINE 15.69 FEET ALONG A 283.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING N48°41'05"W, AND A CHORD LENGTH OF 15.69 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N50°14'05"W, 39.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 67.29 FEET ALONG A 2033.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING N51°09'34"W, AND A CHORD LENGTH OF 67.29 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N51°59'32"W, 130.76 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 65.18 FEET ALONG A 1967.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N51°05'13"W, AND A CHORD LENGTH OF 65.18 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N49°56'53"W, 58.49 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 309.98 FEET ALONG A 2967.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N47°12'13"W, WITH A CHORD LENGTH OF 309.82 FEET; THENCE CONTINUING ALONG SAID WEST LINE N43°58'07"W, 55.40 FEET; THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE LINE CONGRUENT BETWEEN SAID OUTLOT 'X' AND LOT 2 OF SAID DRA ACRES PLAT 1 N45°51'34"E, 415.00 FEET; THENCE CONTINUING ALONG SAID CONGRUENT LINE N04°38'12"E, 228.29 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF LOT 1 OF SAID DRA ACRES PLAT 1, SAID NORTH LINE BEING CONGRUENT WITH SAID PARCEL 'O', N89°36'54"W, 312.53 FEET; THENCE ALONG THE LINE CONGRUENT WITH SAID LOT 1 AND SAID PARCEL 'O' S30°57'41"W, 228.09 FEET; THENCE CONTINUING ALONG SAID CONGRUENT LINE S39°09'08"W, 178.08 FEET; THENCE DEPARTING SAID CONGRUENT LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 'O' N39°43'08"W, 652.19 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 587.94 FEET ALONG A 1246.09 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N26°13'45"W, AND A CHORD LENGTH OF 582.50 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N12°43'06"W, 245.69 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 45.91 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**GENERAL LEGEND**

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

**MONUMENTS FOUND:**

- ▲ SECTION CORNER
- 1/2" REBAR W/NO CAP
- 1/2" REBAR W/PPC #126776
- (UNLESS NOTED OTHERWISE)

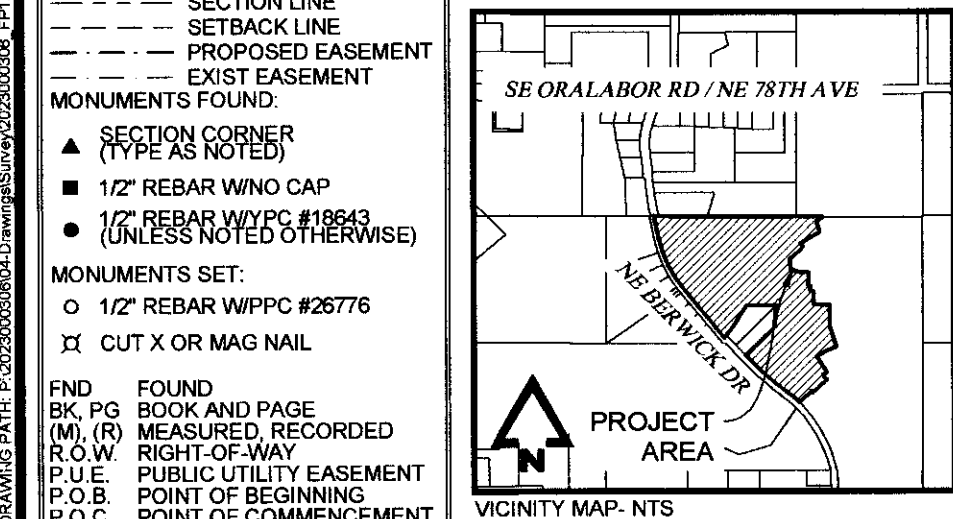
**MONUMENTS SET:**

- 1/2" REBAR W/PPC #126776
- CUT X OR MAG NAIL

**NOTES:**

- 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

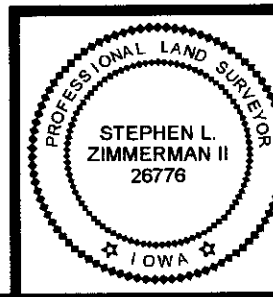
VICINITY MAP: NTS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48°37'54"W	86.51'
L2	S17°35'58"E	110.14'
L3	S51°27'24"E	39.94'
L4	S29°40'37"W	43.11'
L5	S51°51'32"W	150.55'
L6	S07°39'25"E	129.75'
L7	N90°00'00"E	41.02'
L8	S76°52'28"E	70.19'
L9	N90°00'00"E	75.00'
L10	S00°00'00"E	140.00'
L11	N90°00'00"E	54.07'
L12	S56°48'03"W	38.83'
L13	S56°48'03"W	50.75'

BOUNDARY CURVE TABLE (MEASURED)					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	194.61'	660.00'	16°53'38"	S65°14'52"W	193.90'
C2	63.87'	630.00'	5°48'33"	S39°17'19"E	63.85'
C3	19.32'	830.00'	1°20'02"	N41°31'34"W	19.32'
C4	15.69'	283.00'	3°10'33"	N48°41'05"W	15.69'
C5	67.29'	2033.00'	1°53'47"	N51°09'34"W	67.29'
C6	65.18'	1967.00'	1°53'55"	N51°05'13"W	65.18'
C7	309.98'	2967.00'	5°59'08"	N47°12'13"W	309.82'
C8	587.94'	1246.09'	27°02'01"	N26°13'45"W	582.50'
C9	22.85'	283.00'	4°37'42"	N44°49'58"W	22.85'

BOUNDARY CURVE TABLE (RECORDED)					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C5	67.37'	2033.00'	1°53'56"	N51°08'54"W	67.37'
C6	65.15'	1967.00'	1°53'52"	N51°08'56"W	65.14'
C7	309.64'	2967.00'	5°58'46"	N47°12'37"W	309.62'
C8	587.80'	1246.09'	27°01'38"	N26°13'45"W	582.37'



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

DATE SURVEYED: 05/08/2024

SHEETS 1-6

**BERWICK ESTATES PLAT 1**  
FINAL PLAT

ENGINEER: BECKER  
DRAWN BY: CARLETON  
SURVEYOR: ZIMMERMAN  
CREW CHIEF: ZIMMERMAN

REVISIONS:  
05/10/2024  
05/17/2024  
07/03/2024  
07/26/2024

ANKENY, IOWA  
POLK COUNTY

2023000306  
02/22/2024

SHEET NO: 01/06

**McCLURE**

making lives better.

336 SE Orallabor Road  
Ankeny, Iowa 50021  
515-512-1361

# BERWICK ESTATES PLAT 1

## ANKENY, IOWA

### FINAL PLAT

APPROVED  
ANKENY CITY COUNCIL

Date: 8-5-24  
Res. 07-2024  
2024-313

City Clerk

**BULK REGULATIONS:**

**LOTS 1-21, 46-56, 60-61 PUD PARCEL A**  
FRONT SETBACK = 30' MINIMUM  
SIDE SETBACK = 7.5' MINIMUM ONE SIDE, 15' MINIMUM  
TOTAL SUM OF THE SIDE YARD SETBACK  
REAR SETBACK = 30' MINIMUM  
LOT WIDTH = 70' MINIMUM  
LOT AREA = 9,000 SF MINIMUM

**LOTS 22-31, 36-45, 57-59, PUD PARCEL B**  
FRONT SETBACK = 30' MINIMUM  
SIDE SETBACK = 7.5' MINIMUM ONE SIDE, 15' MINIMUM  
TOTAL SUM OF THE SIDE YARD SETBACK  
REAR SETBACK = 30' MINIMUM  
LOT WIDTH = 70' MINIMUM  
LOT AREA = 8,000 SF MINIMUM

**LOTS 32-35, PUD PARCEL C**  
FRONT SETBACK = 30' MINIMUM  
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

**ZONING:**  
BERWICK ESTATES PUD

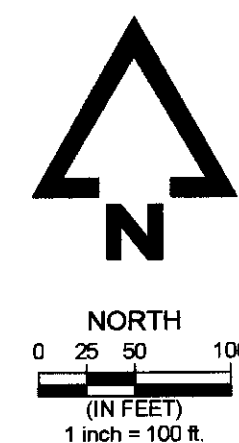
ROLL CALL  
Plan & Zoning Commission  
Ankeny, IA  
Date: July 2, 2024

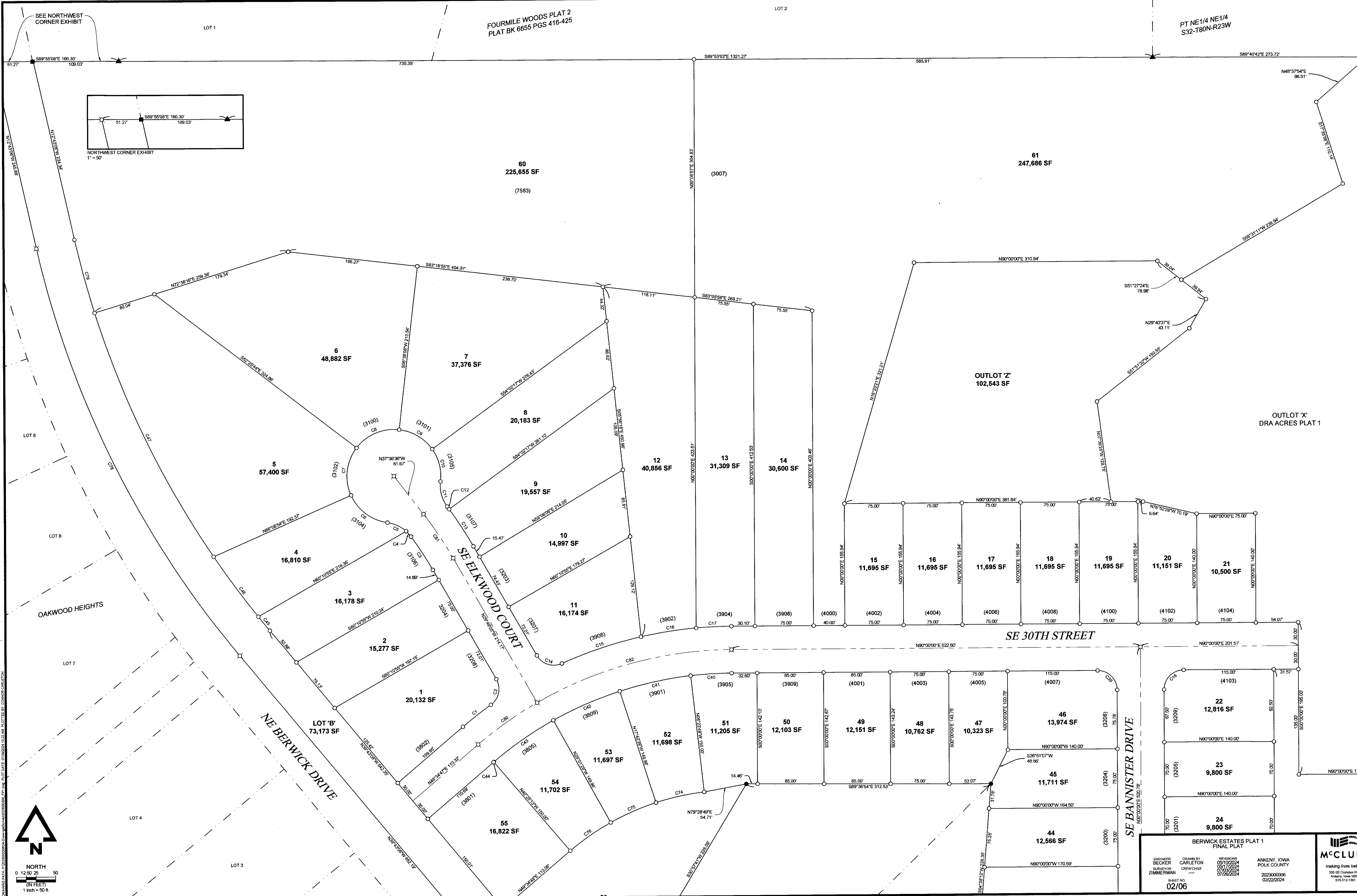
Ayes: 6, Nays: 0, Absent: 1

APPROVED


T. Rupp Chairman  
C. Rupp Secretary

RECEIVED  
CITY OF ANKENY

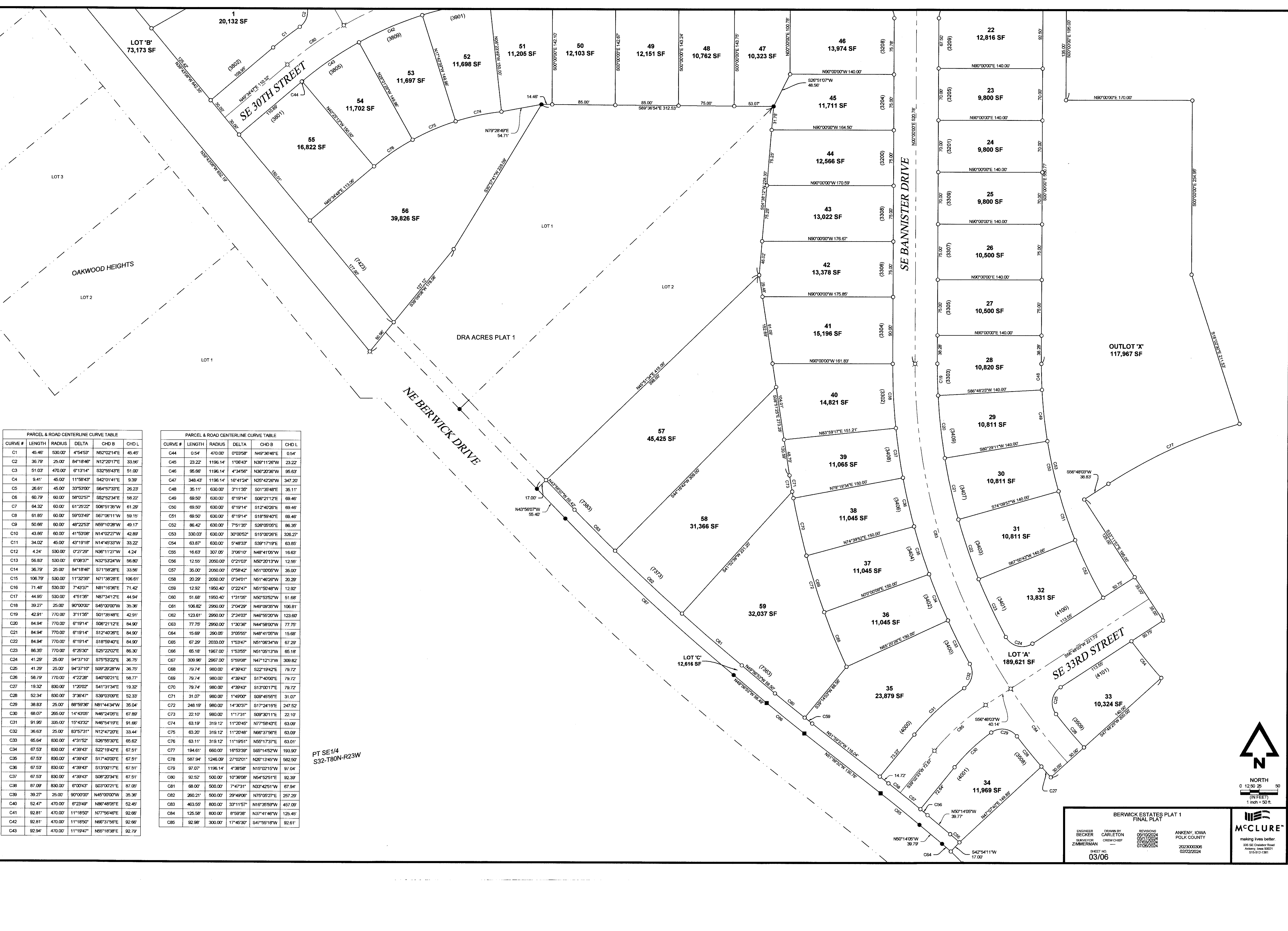




DRAWN BY: J. L. ZIMMERMAN, SURVEYOR, POLK COUNTY, IOWA. DATE: 07/25/2024. PROJECT: BERWICK ESTATES PLAT 1, FINAL PLAT. SHEET NO. 02/06.

BERWICK ESTATES PLAT 1 FINAL PLAT		 <b>McCLURE</b> making lives better. 335 SE Oakdale Road Ankeny, Iowa 50021 515-512-1301
ENGINEER BECKER	DRAWN BY CARLTON	
SURVEYOR ZIMMERMAN	CREW CHIEF	
REVISIONS 05/10/2024 05/17/2024 07/03/2024 07/25/2024		
SHEET NO. 02/06		2023000306 02/22/2024

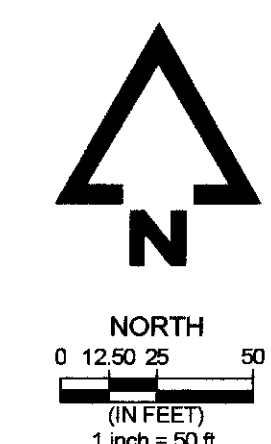




PARCEL & ROAD CENTERLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHD B
C1	45.46'	530.00'	4°54'53"	N62°02'14"E
C2	36.79'	25.00'	84°18'46"	N12°20'17"E
C3	51.03'	470.00'	6°13'14"	S32°55'43"E
C4	9.41'	45.00'	11°56'43"	S42°01'41"E
C5	26.61'	45.00'	33°53'00"	S64°57'33"E
C6	60.79'	60.00'	58°02'57"	S52°52'34"E
C7	64.32'	60.00'	61°25'22"	S06°51'35"W
C8	61.85'	60.00'	59°03'49"	S67°06'11"W
C9	50.86'	60.00'	48°22'53"	N59°10'28"W
C10	43.86'	60.00'	41°53'08"	N14°02'27"W
C11	34.02'	45.00'	43°19'18"	N14°45'33"W
C12	4.24'	530.00'	7°27'29"	N36°11'27"W
C13	56.83'	530.00'	6°08'37"	N32°53'24"W
C14	36.79'	25.00'	84°18'46"	S71°56'28"E
C15	106.79'	530.00'	11°32'39"	N71°38'28"E
C16	71.48'	530.00'	7°43'37"	N81°16'36"E
C17	44.95'	530.00'	4°51'35"	N87°34'12"E
C18	39.27'	25.00'	90°00'00"	S45°00'00"W
C19	42.91'	770.00'	3°11'35"	S01°35'48"E
C20	84.94'	770.00'	6°19'14"	S06°21'12"E
C21	84.94'	770.00'	6°19'14"	S12°40'28"E
C22	84.94'	770.00'	6°19'14"	S18°59'40"E
C23	86.35'	770.00'	6°25'30"	S25°22'02"E
C24	41.29'	25.00'	94°37'10"	S75°53'22"E
C25	41.29'	25.00'	94°37'10"	S09°29'28"W
C26	58.79'	770.00'	4°22'28"	S40°00'21"E
C27	19.32'	830.00'	1°20'02"	S41°31'34"E
C28	52.34'	830.00'	3°38'47"	S39°03'09"E
C29	38.83'	25.00'	88°59'36"	N81°44'34"W
C30	68.07'	265.00'	14°43'05"	N46°24'05"E
C31	91.95'	335.00'	15°43'32"	N46°54'19"E
C32	36.63'	25.00'	83°57'31"	N12°47'20"E
C33	65.64'	830.00'	4°31'52"	S26°55'30"E
C34	67.53'	830.00'	4°39'43"	S22°19'42"E
C35	67.53'	830.00'	4°39'43"	S17°40'00"E
C36	67.53'	830.00'	4°39'43"	S13°00'17"E
C37	67.53'	830.00'	4°39'43"	S08°20'34"E
C38	87.09'	830.00'	6°00'43"	S03°00'21"E
C39	39.27'	25.00'	90°00'00"	N45°00'00"W
C40	52.47'	470.00'	6°23'49"	N86°48'05"E
C41	92.81'	470.00'	11°18'50"	N77°56'46"E
C42	92.81'	470.00'	11°18'50"	N66°37'56"E
C43	92.94'	470.00'	11°19'47"	N56°18'38"E

PARCEL & ROAD CENTERLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHD B
C44	0.54'	470.00'	0°03'58"	N49°36'46"E
C45	23.22'	1196.14'	1°06'43"	N39°11'26"W
C46	95.66'	1196.14'	4°34'56"	N36°20'36"W
C47	348.43'	1196.14'	16°41'24"	N25°42'26"W
C48	35.11'	630.00'	3°11'35"	S01°35'48"E
C49	69.50'	630.00'	6°19'14"	S06°21'12"E
C50	69.50'	630.00'	6°19'14"	S12°40'28"E
C51	69.50'	630.00'	6°19'14"	S18°59'40"E
C52	86.42'	630.00'	7°51'35"	S26°05'05"E
C53	330.03'	630.00'	30°00'52"	S15°00'26"E
C54	63.87'	630.00'	5°48'33"	S39°17'19"E
C55	16.63'	307.05'	3°06'10"	N48°41'05"W
C56	12.55'	2050.00'	0°21'03"	N50°20'13"W
C57	35.00'	2050.00'	0°58'42"	N51°00'05"W
C58	20.29'	2050.00'	0°34'01"	N51°46'28"W
C59	12.92'	1950.40'	0°22'47"	N51°50'48"W
C60	51.68'	1950.40'	1°31'05"	N50°53'52"W
C61	106.82'	2950.00'	2°04'29"	N49°09'35"W
C62	123.61'	2950.00'	2°24'03"	N46°55'20"W
C63	77.75'	2950.00'	1°30'36"	N44°58'00"W
C64	15.69'	290.05'	3°05'55"	N48°41'05"W
C65	67.29'	2033.00'	1°53'47"	N51°06'34"W
C66	65.18'	1967.00'	1°53'55"	N51°05'13"W
C67	309.96'	2967.00'	5°59'08"	N47°12'13"W
C68	79.74'	980.00'	4°39'43"	S22°19'42"E
C69	79.74'	980.00'	4°39'43"	S17°40'00"E
C70	79.74'	980.00'	4°39'43"	S13°00'17"E
C71	31.07'	980.00'	1°49'00"	S09°45'55"E
C72	248.19'	980.00'	14°30'37"	S17°24'15"E
C73	22.10'	980.00'	1°17'31"	S09°30'11"E
C74	63.19'	319.12'	11°20'48"	N77°58'43"E
C75	63.20'	319.12'	11°20'48"	N66°37'56"E
C76	63.11'	319.12'	11°19'51"	N56°17'37"E
C77	194.61'	660.00'	16°53'39"	S65°14'52"W
C78	587.94'	1246.09'	27°02'01"	N26°13'45"W
C79	97.07'	1196.14'	4°38'58"	N15°02'15"W
C80	92.52'	500.00'	10°36'08"	N54°52'51"E
C81	88.00'	500.00'	7°47'31"	N33°42'51"W
C82	260.21'	500.00'	29°49'06"	N75°06'27"E
C83	463.55'	800.00'	33°11'57"	N16°35'59"W
C84	125.58'	800.00'	8°59'38"	N37°41'46"W
C85	92.98'	300.00'	17°45'30"	S47°59'18"W

PT SE 1/4  
S32-T80N-R23W



BERWICK ESTATES PLAT 1  
FINAL PLAT

ENGINEER  
BECKER

DRAWN BY  
CARLETON

REVISIONS  
05/10/2024  
05/17/2024  
07/09/2024  
07/25/2024

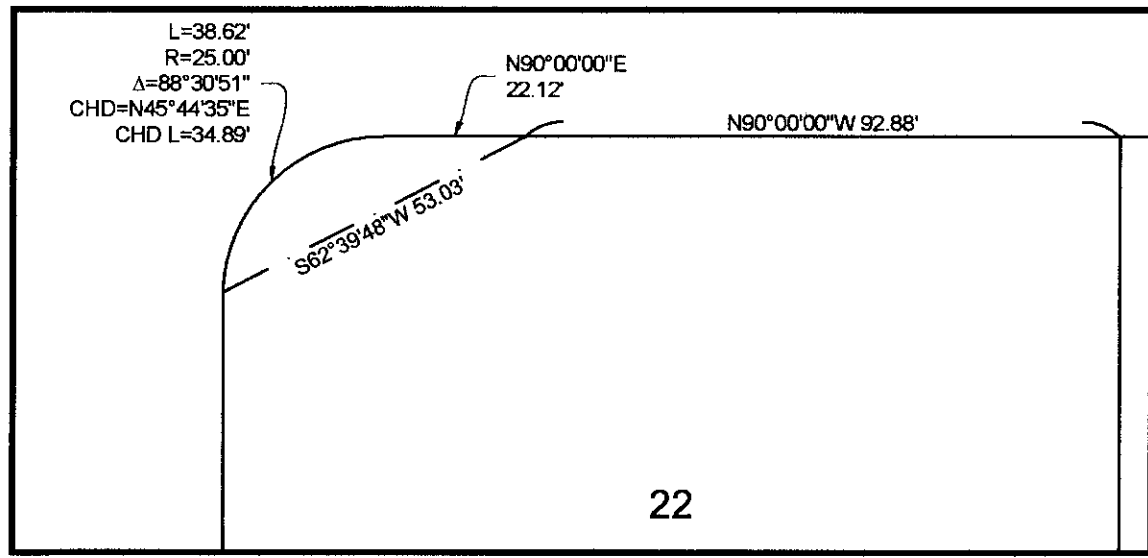
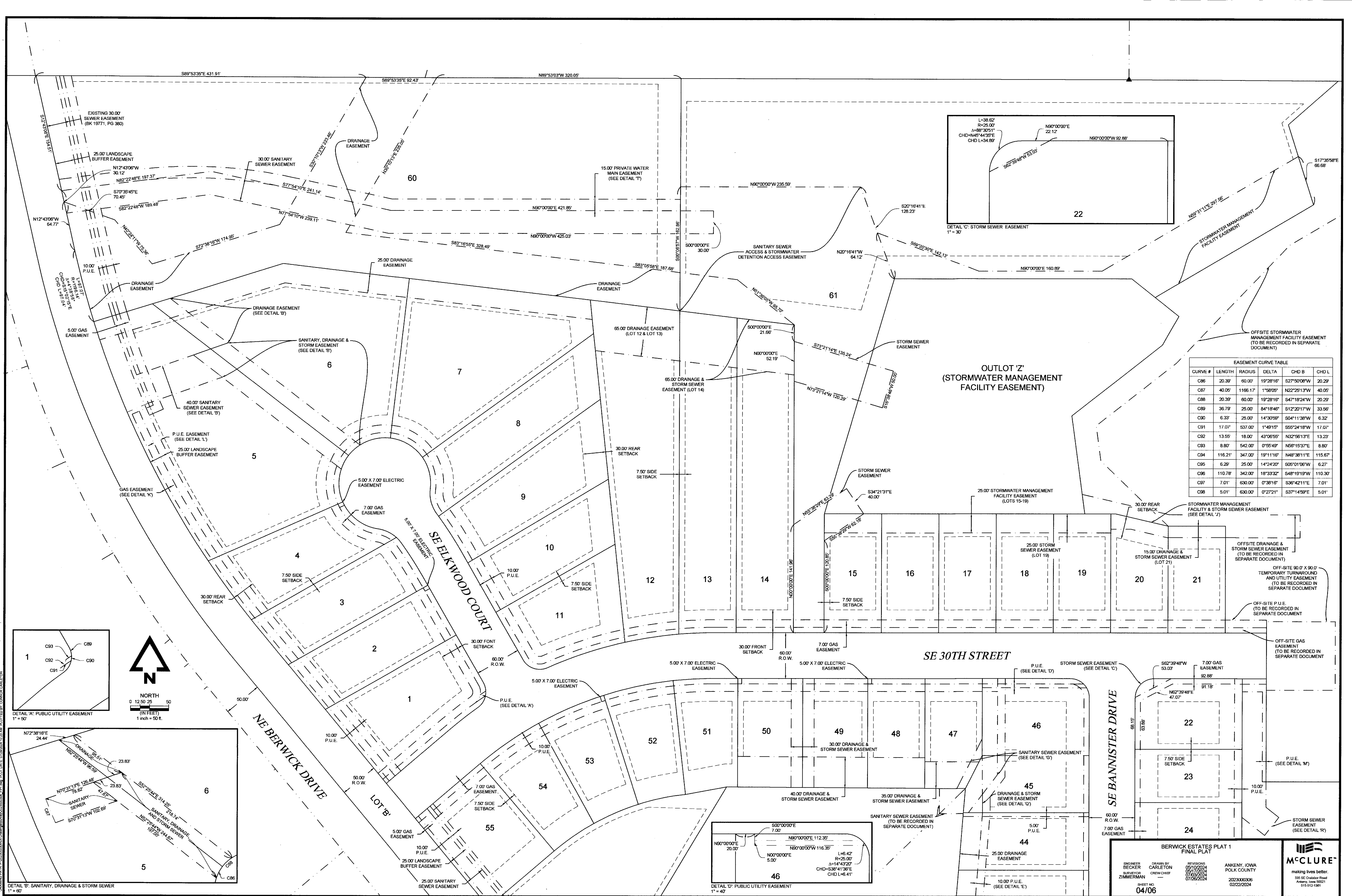
ANKENY, IOWA  
POLK COUNTY

2023000306  
02/22/2024

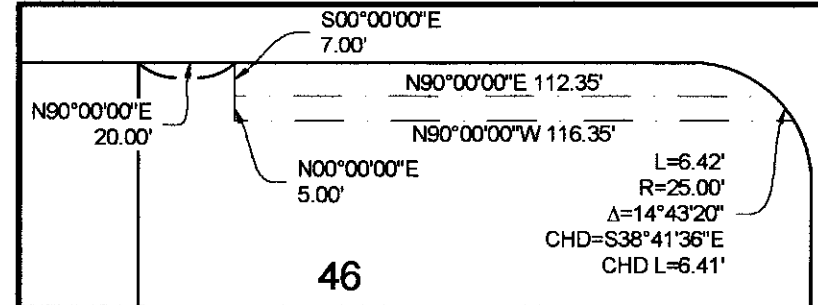
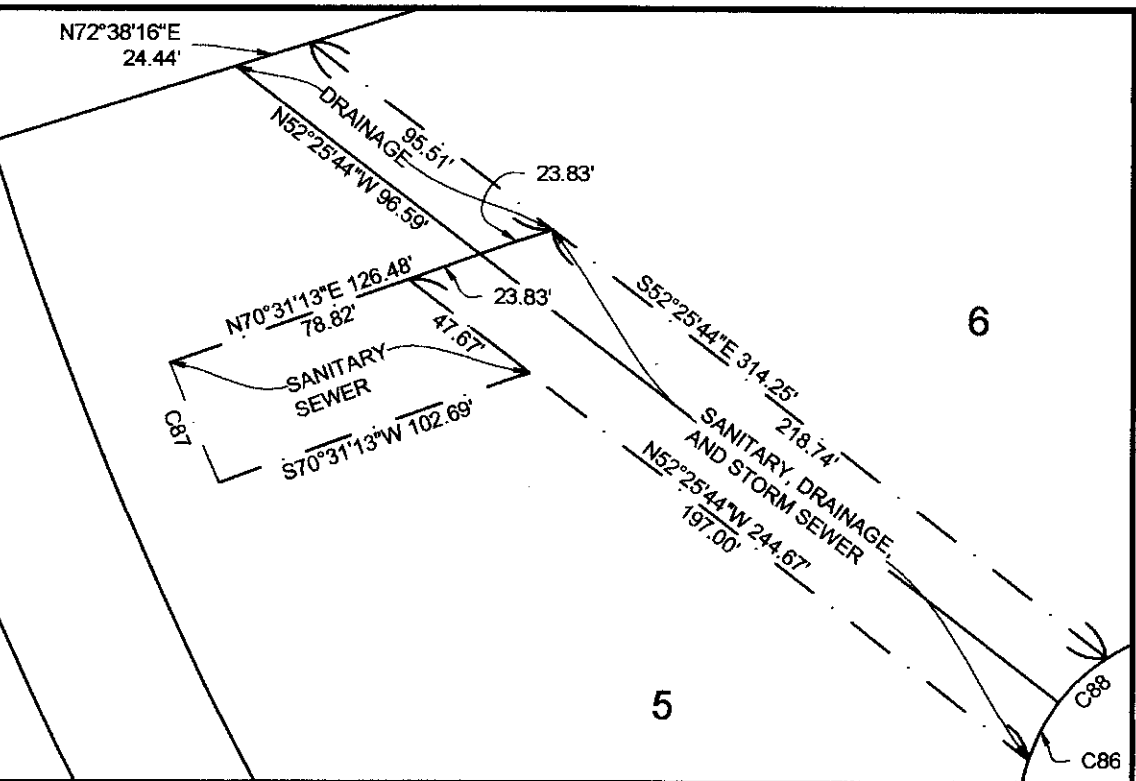
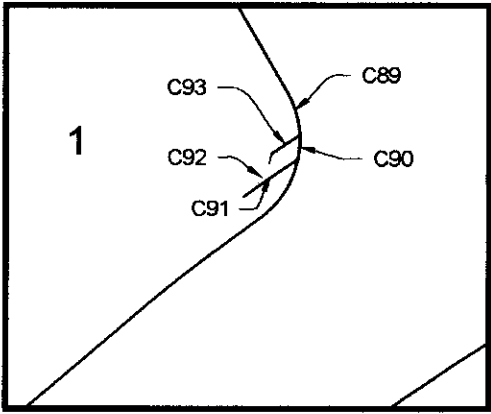
makng lives better.

McCLURE

335 SE Oakdale Road  
Ankeny, Iowa 50021  
515-512-1381



EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C86	20.39'	60.00'	19°28'18"	S27°50'08"W	20.29'
C87	40.05'	1166.17'	1°58'05"	N22°25'13"W	40.05'
C88	20.39'	60.00'	19°28'18"	S47°18'24"W	20.29'
C89	36.79'	25.00'	84°18'46"	S12°20'17"W	33.56'
C90	6.33'	25.00'	14°30'59"	S04°11'38"W	6.32'
C91	17.07'	537.00'	1°49'15"	S55°24'18"W	17.07'
C92	13.55'	18.00'	43°06'55"	N32°56'13"E	13.23'
C93	8.80'	542.00'	0°55'49"	N56°15'37"E	8.80'
C94	116.21'	347.00'	19°11'16"	N48°38'11"E	115.67'
C95	6.29'	25.00'	14°24'20"	S05°01'06"W	6.27'
C96	110.78'	342.00'	18°33'32"	S48°19'19"W	110.30'
C97	7.01'	630.00'	0°38'16"	S36°42'11"E	7.01'
C98	5.01'	630.00'	0°27'21"	S37°14'59"E	5.01'



BERKWOOD ESTATES PLAT 1  
FINAL PLAT

ENGINEER  
BECKER

DRAWN BY  
CARLETON

SUPVISED BY  
ZIMMERMAN

REVISIONS  
05/10/2024  
05/17/2024  
07/03/2024  
07/26/2024

ANKENY, IOWA  
POLK COUNTY

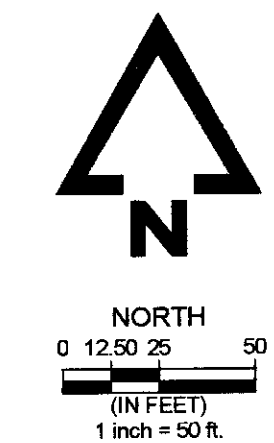
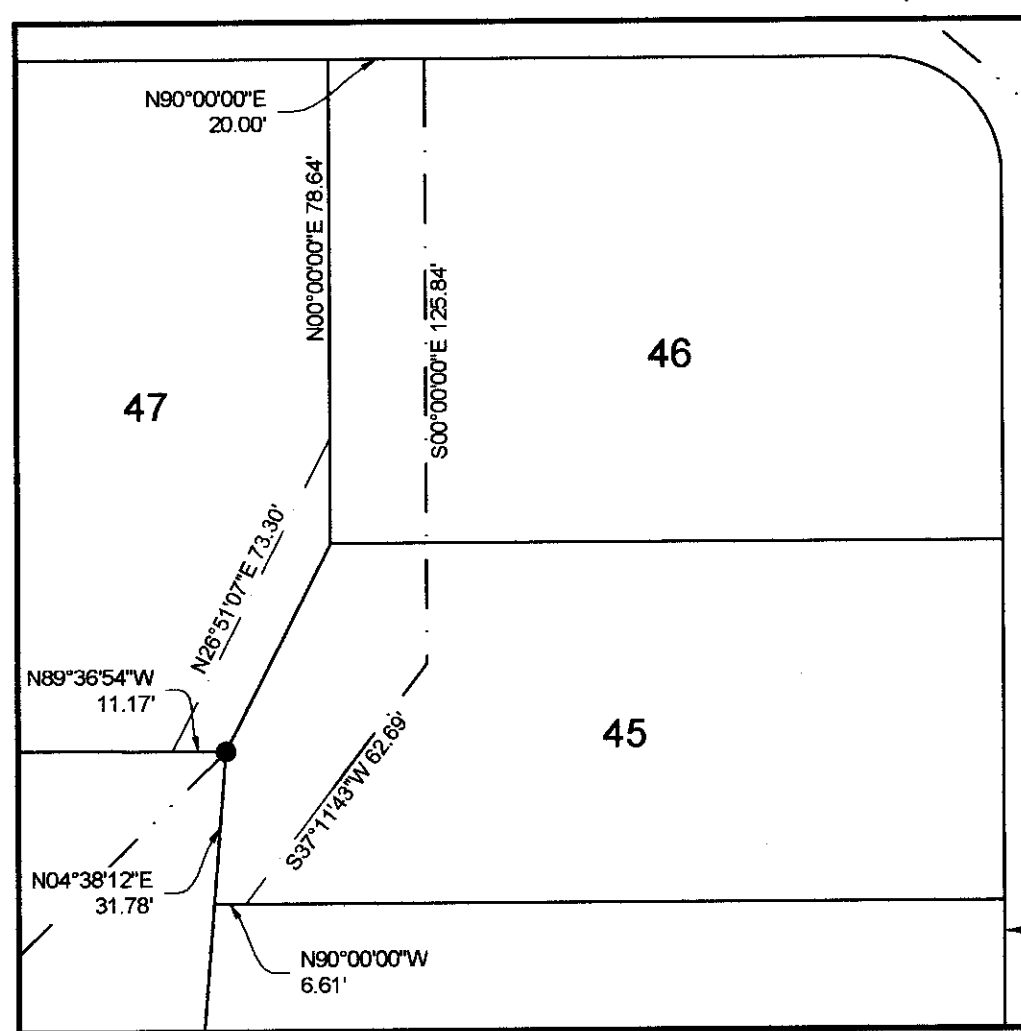
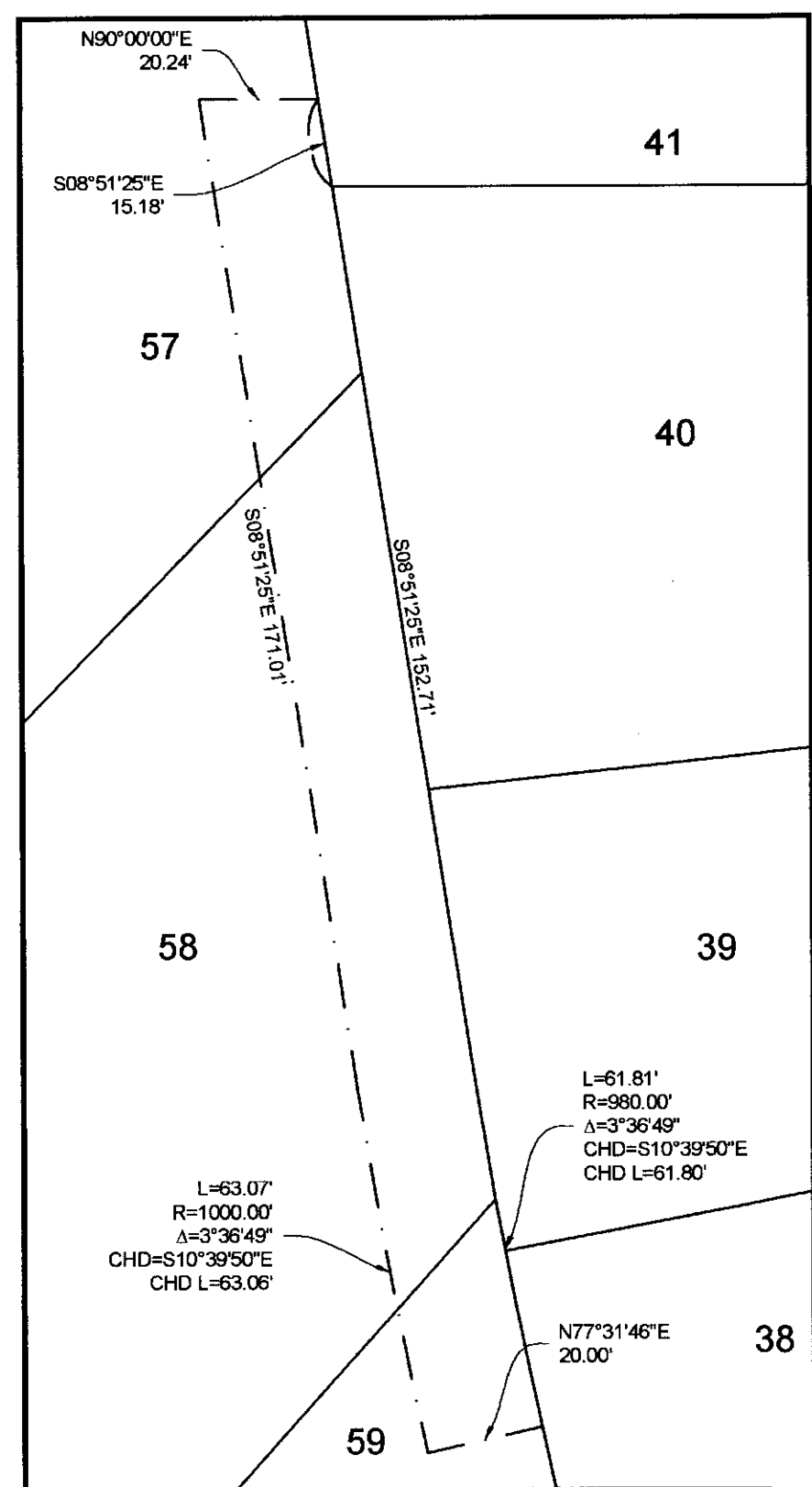
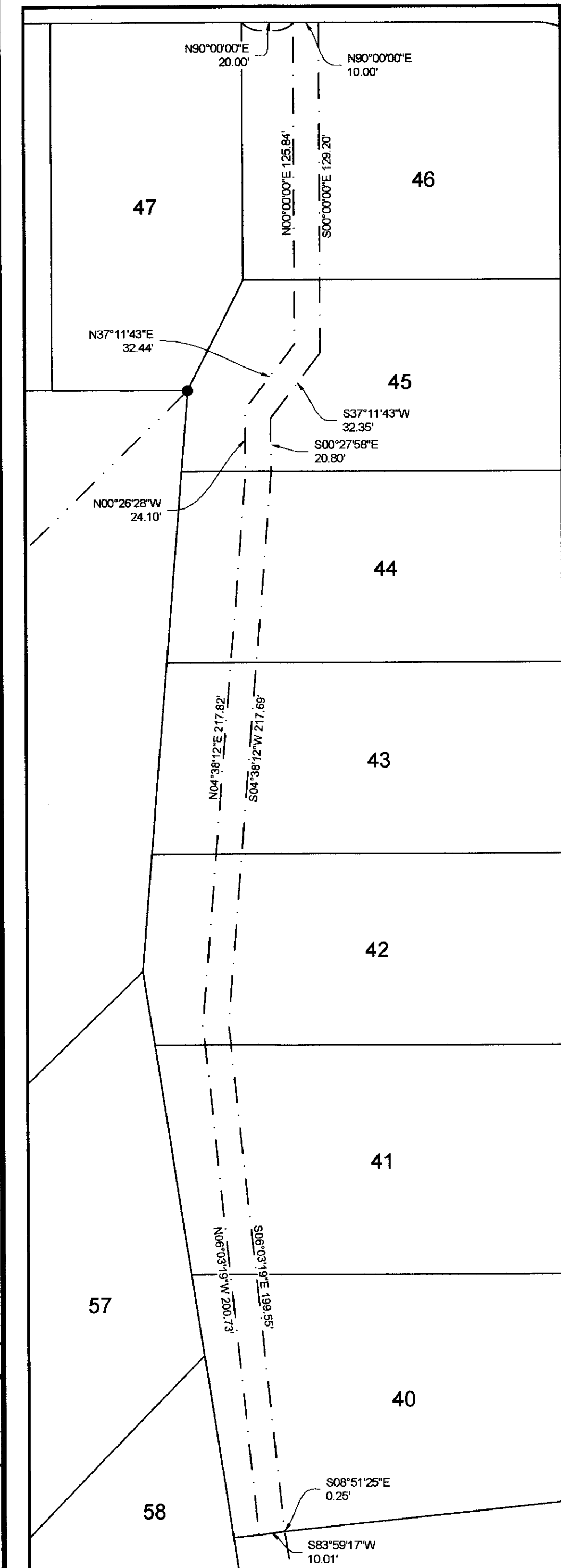
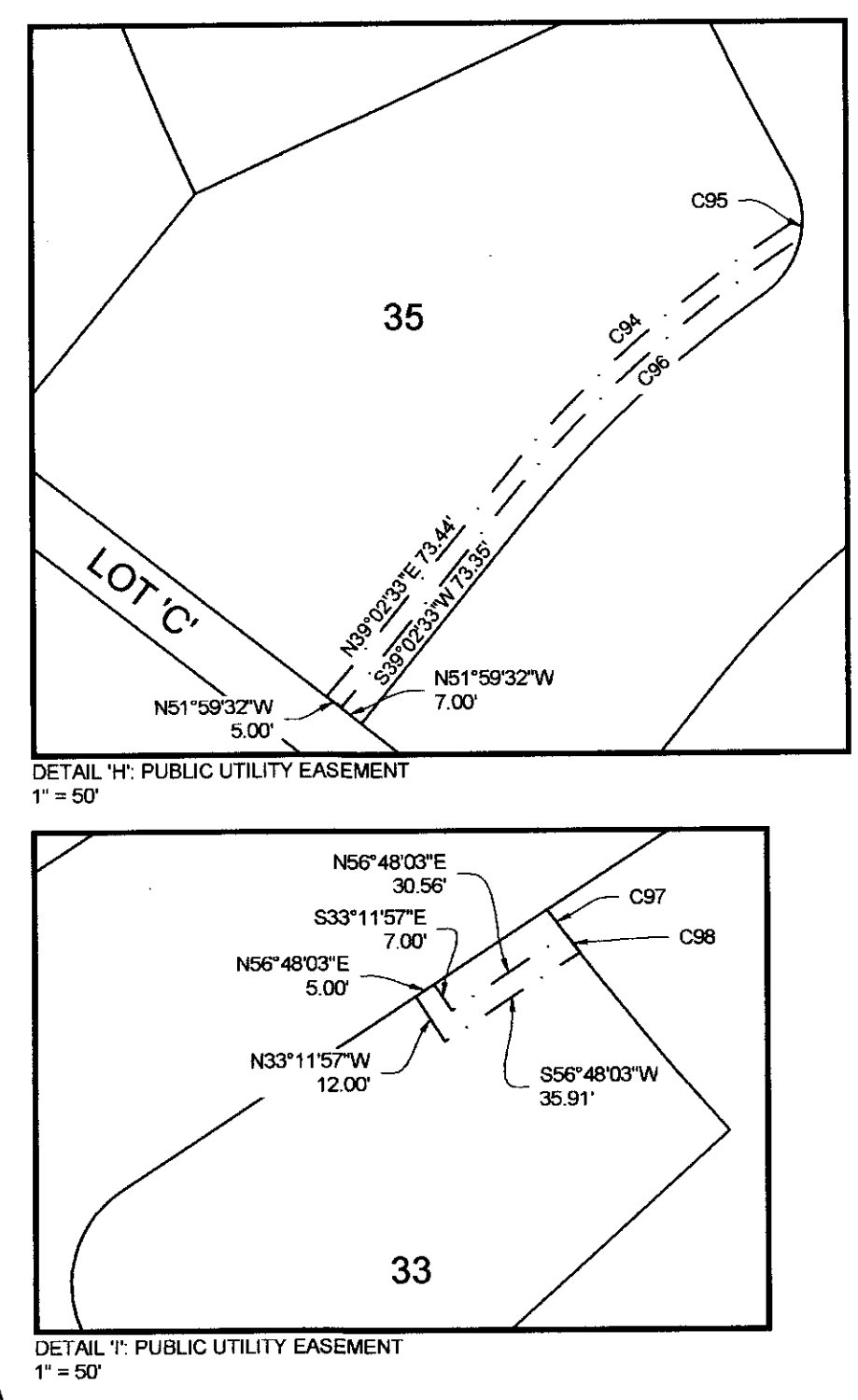
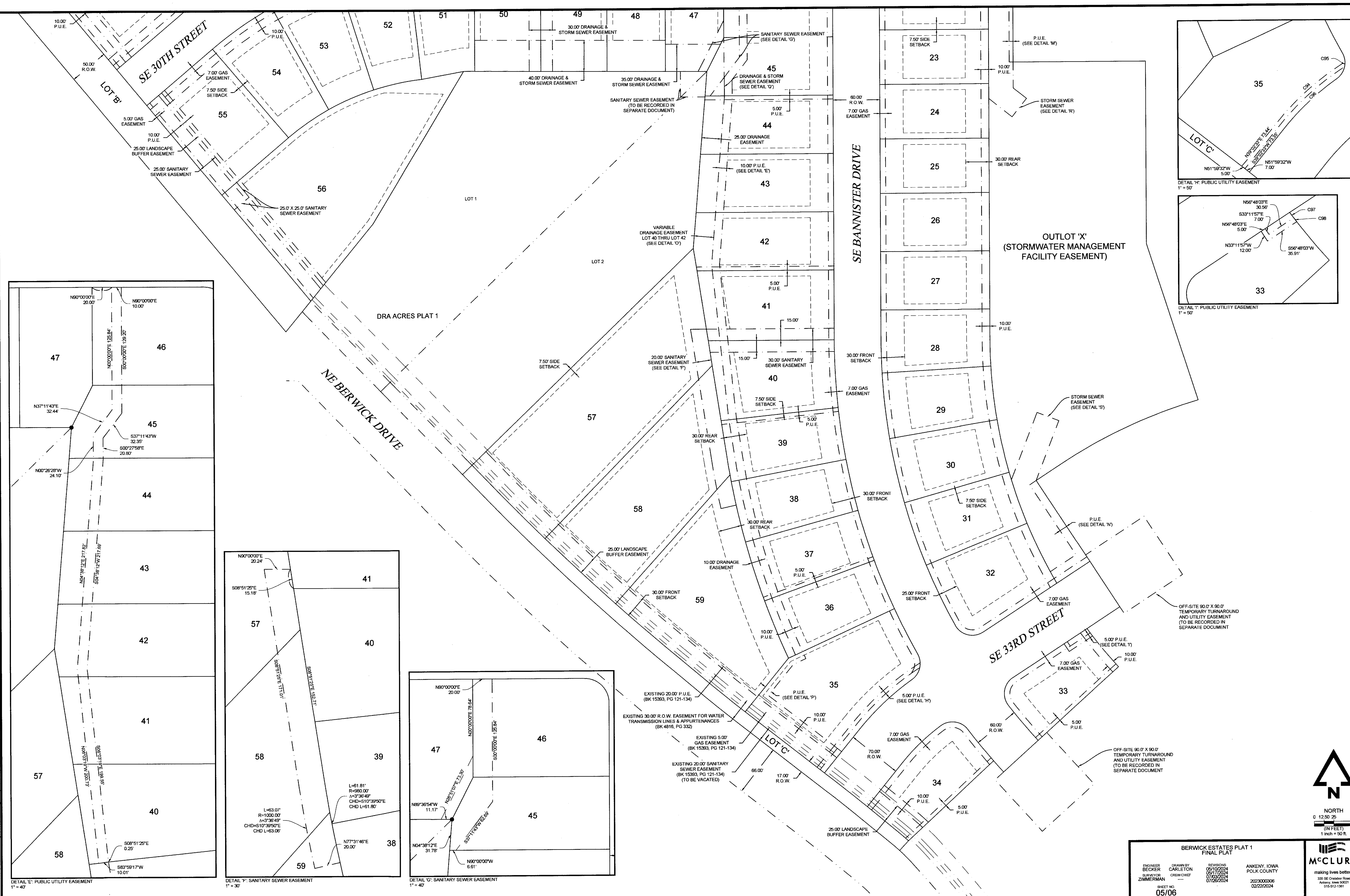
2023000306  
02/22/2024

makings lives better.

335 SE Oakdale Road  
Ankeny, Iowa 50021  
515-513-1901

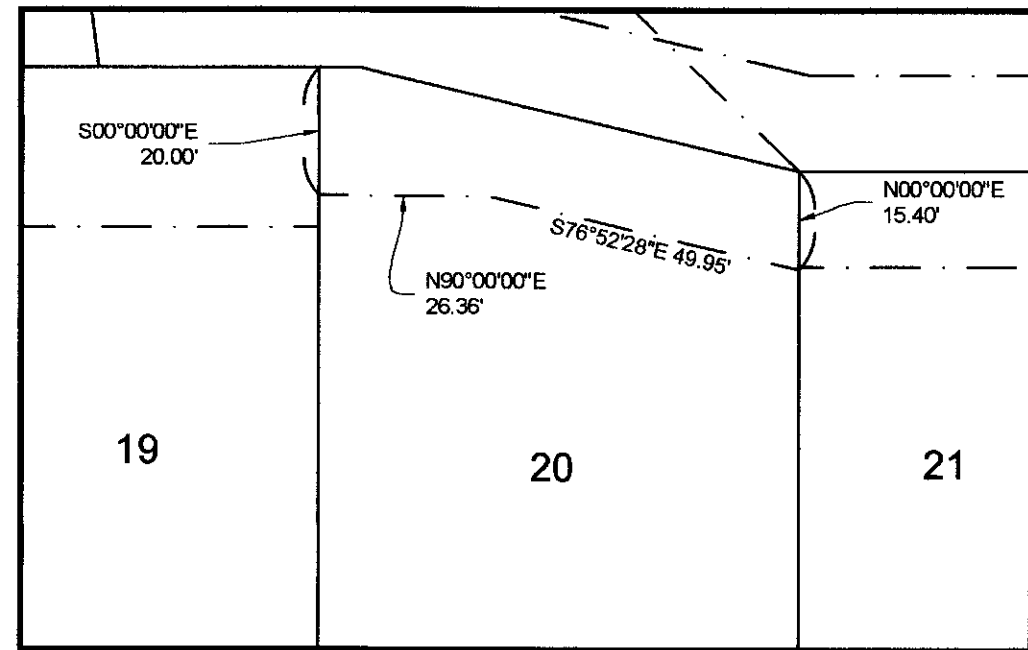
THIS DOCUMENT IS THE PROPERTY OF MCLURE & ASSOCIATES, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCLURE & ASSOCIATES, P.C.



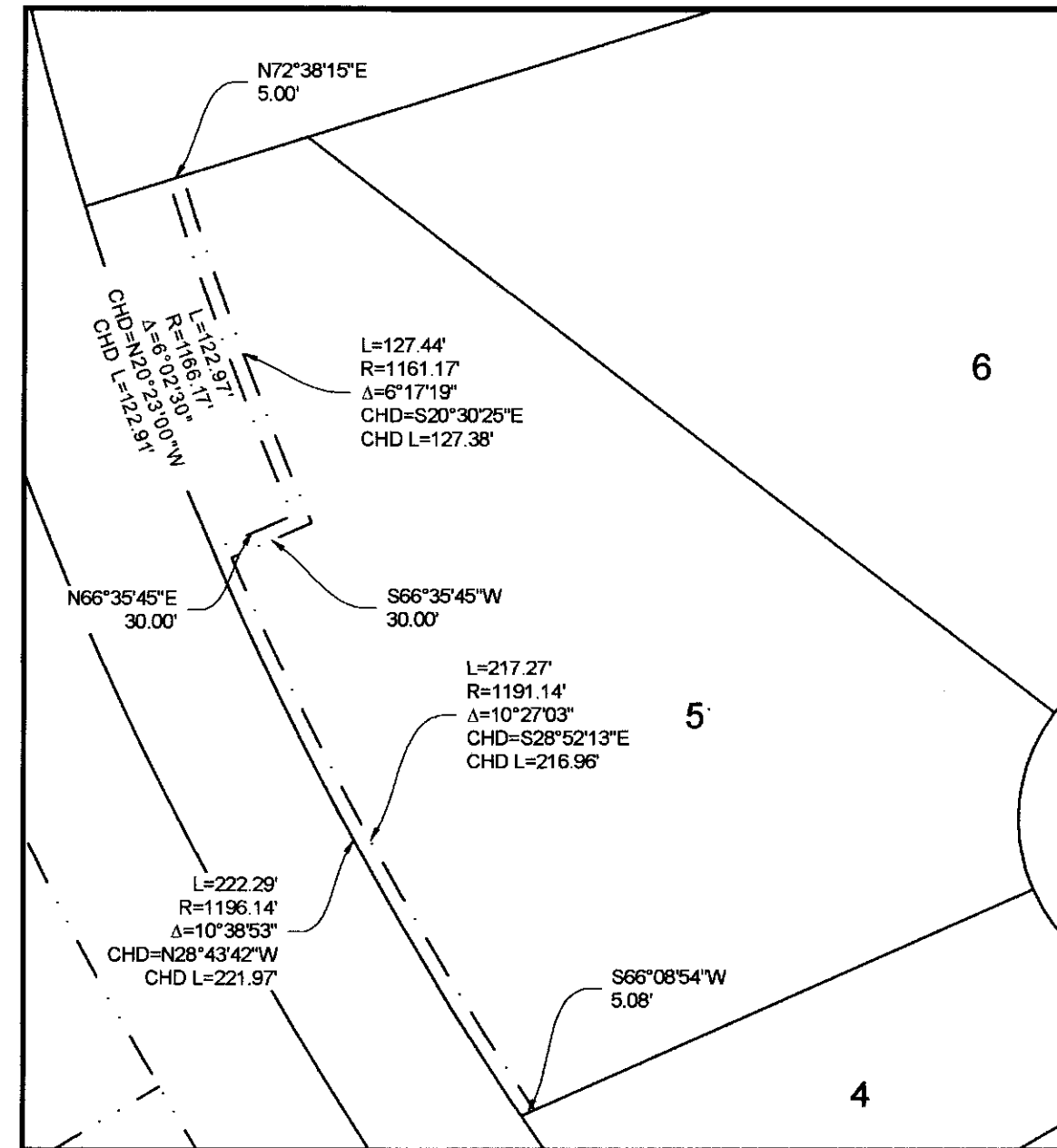


BERWICK ESTATES PLAT 1 FINAL PLAT			
ENGINEER BECKER SURVEYOR ZIMMERMAN	DRAWN BY CARLETON CREW CHIEF	REVISIONS 05/10/2024 05/17/2024 07/03/2024 07/26/2024	ANKENY, IOWA POLK COUNTY 2022000006 02/22/2024
SHEET NO. 05/06			

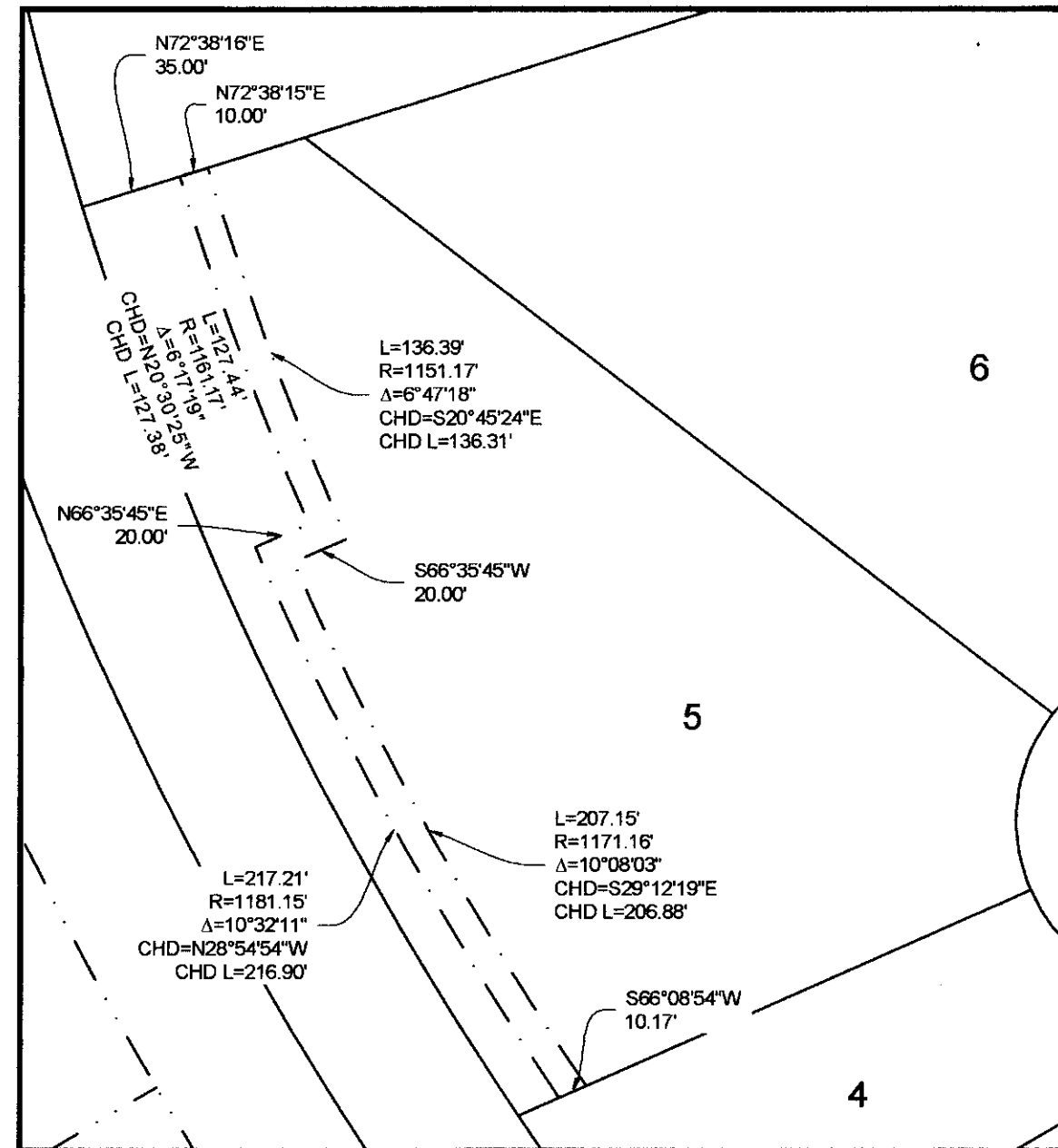
making lives better.  
335 SE Oaklawn Road  
Ankeny, Iowa 50021  
915.512.1301



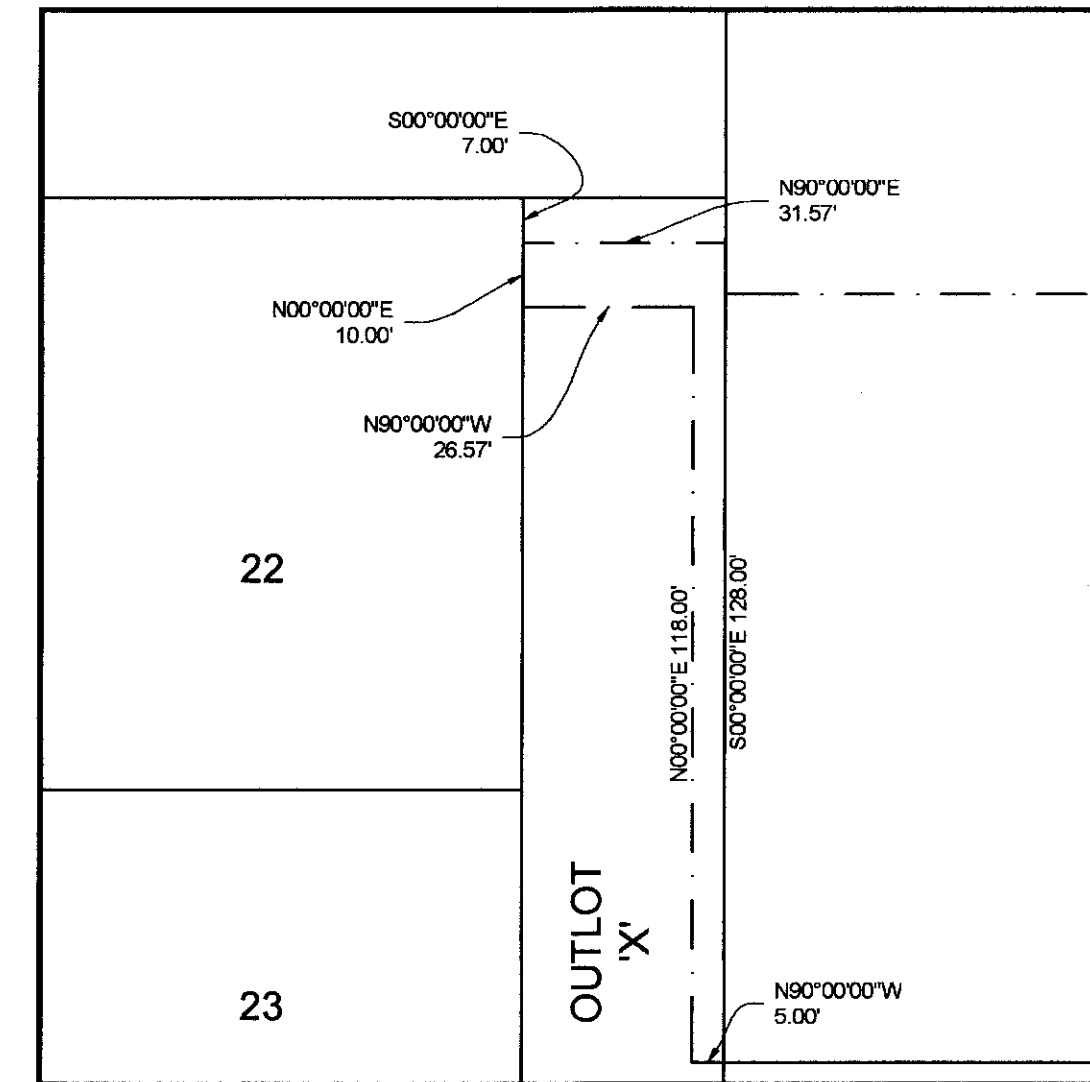
DETAIL J: STORMWATER FACILITY & STORM SEWER EASEMENT  
1" = 30'



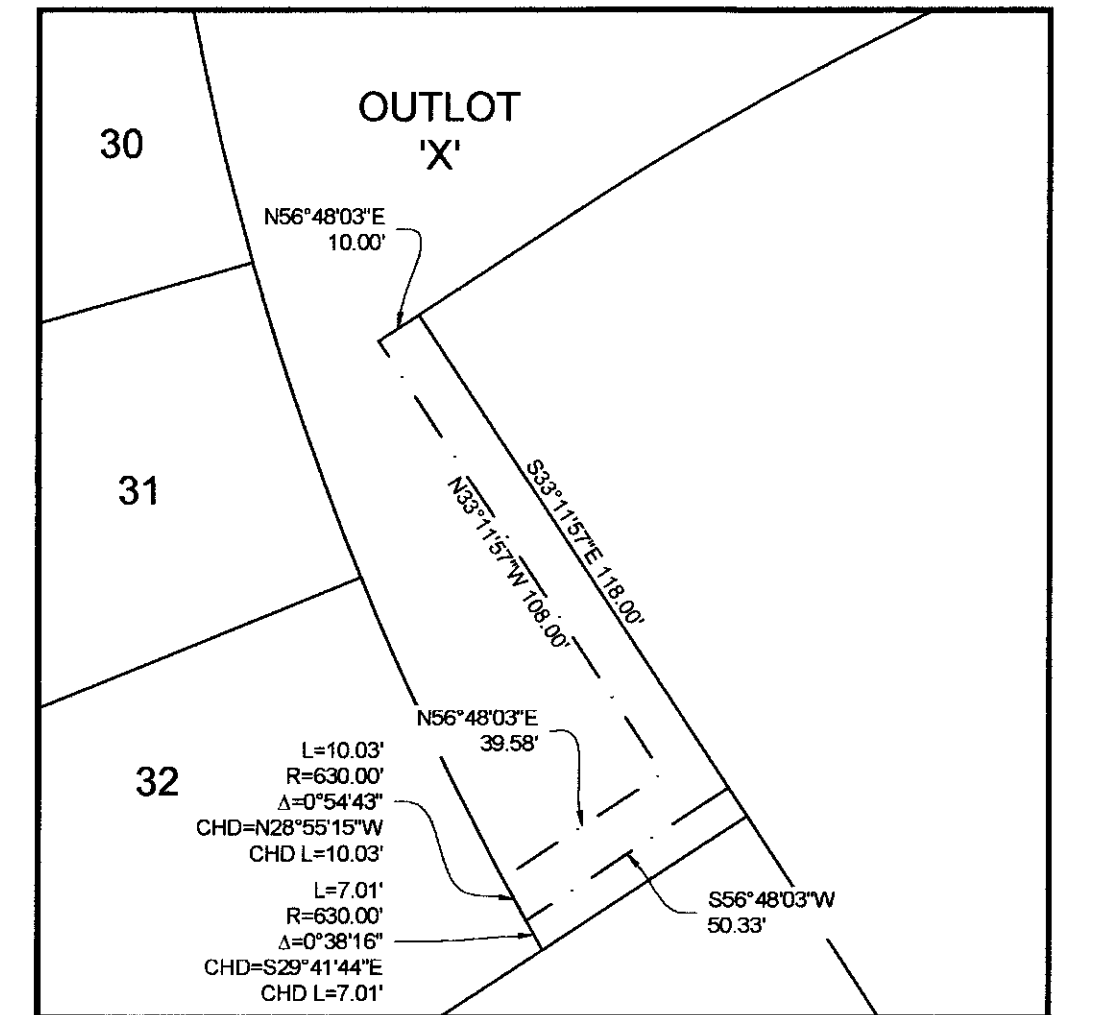
DETAIL K: GAS EASEMENT  
1" = 60'



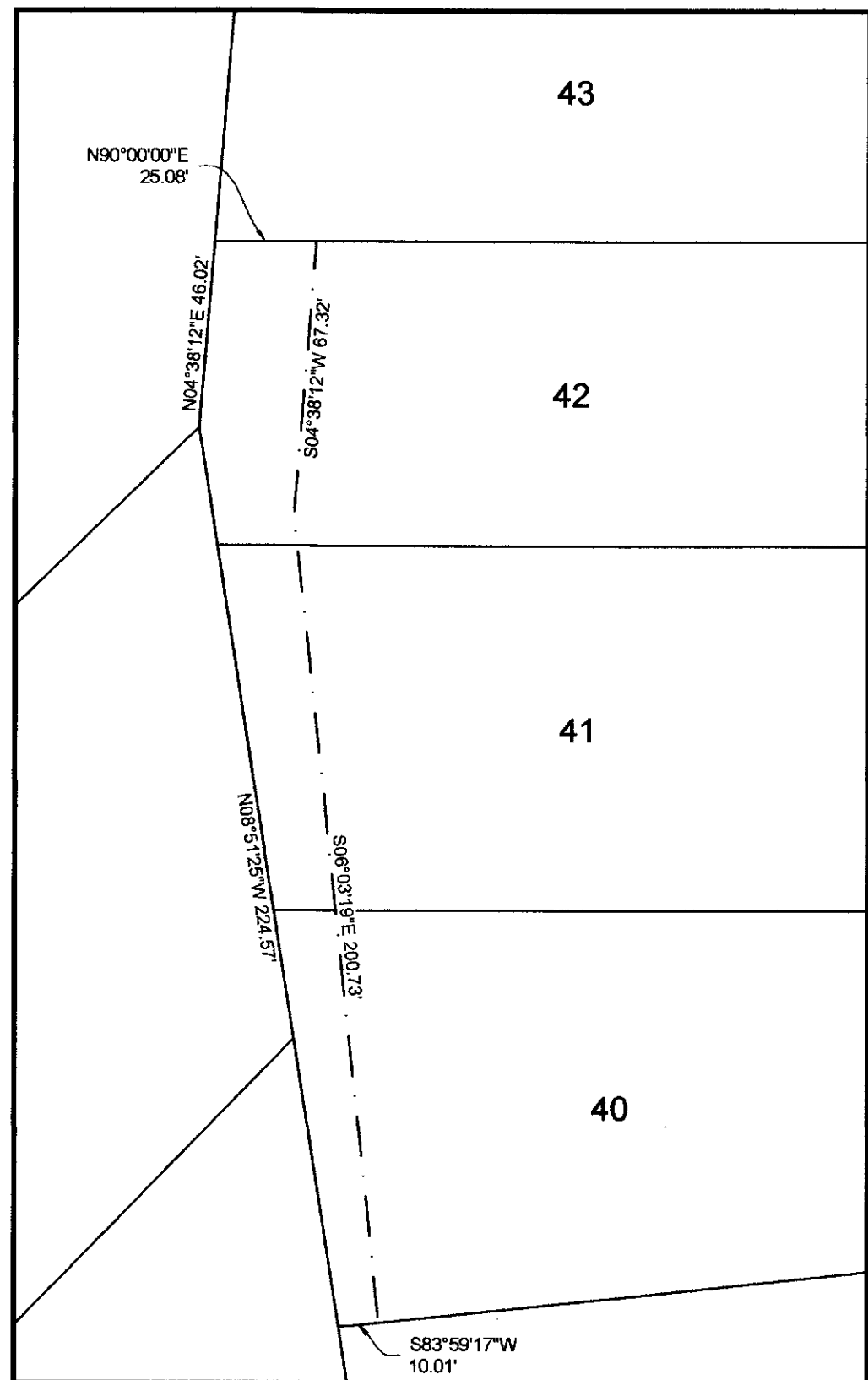
DETAIL L: PUBLIC UTILITY EASEMENT  
1" = 60'



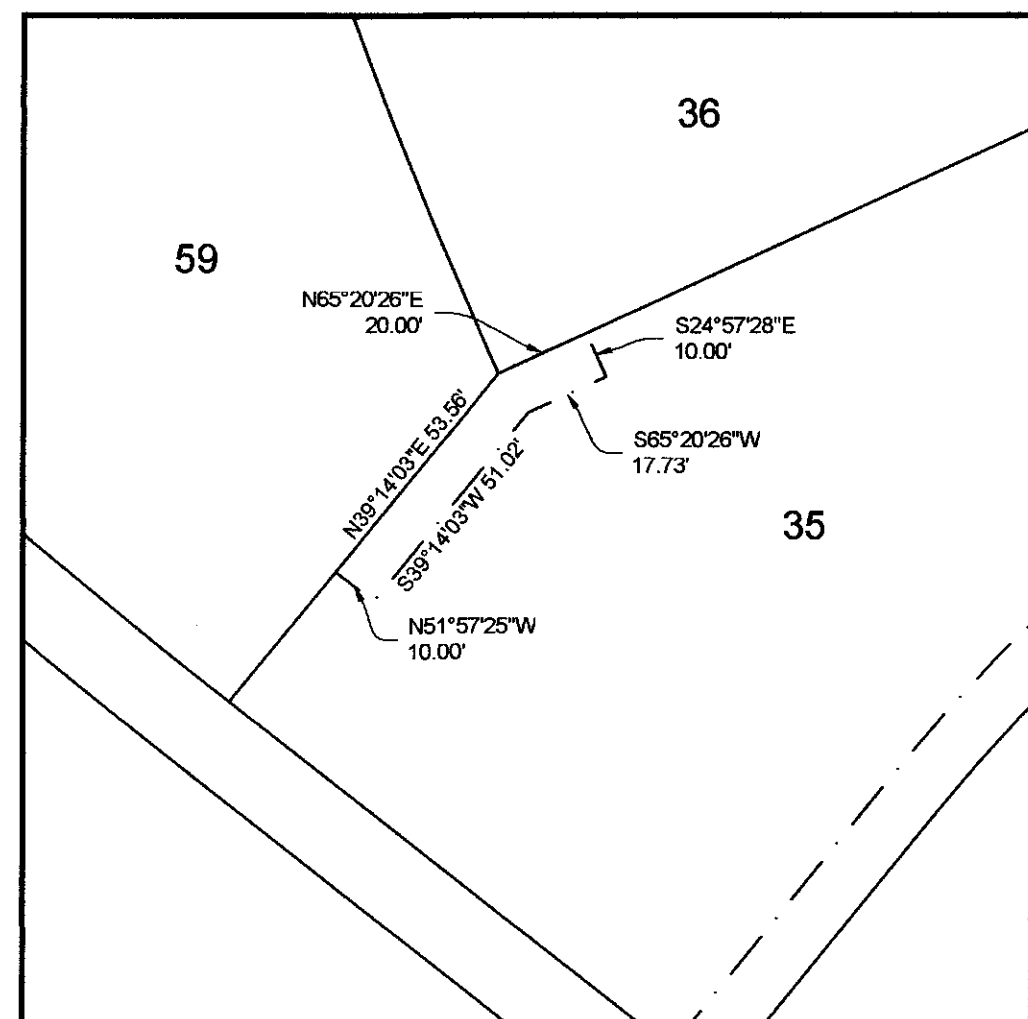
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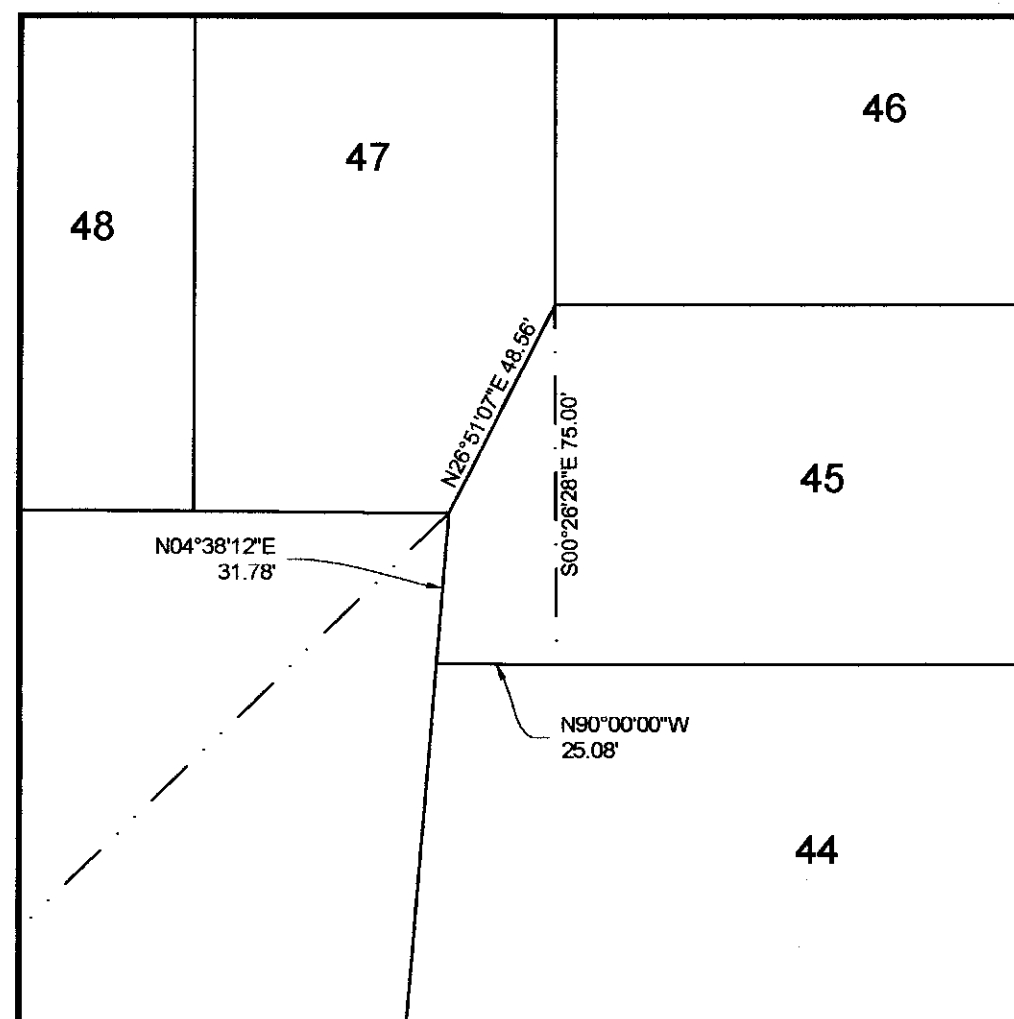
DETAIL N: PUBLIC UTILITY EASEMENT  
1" = 40'



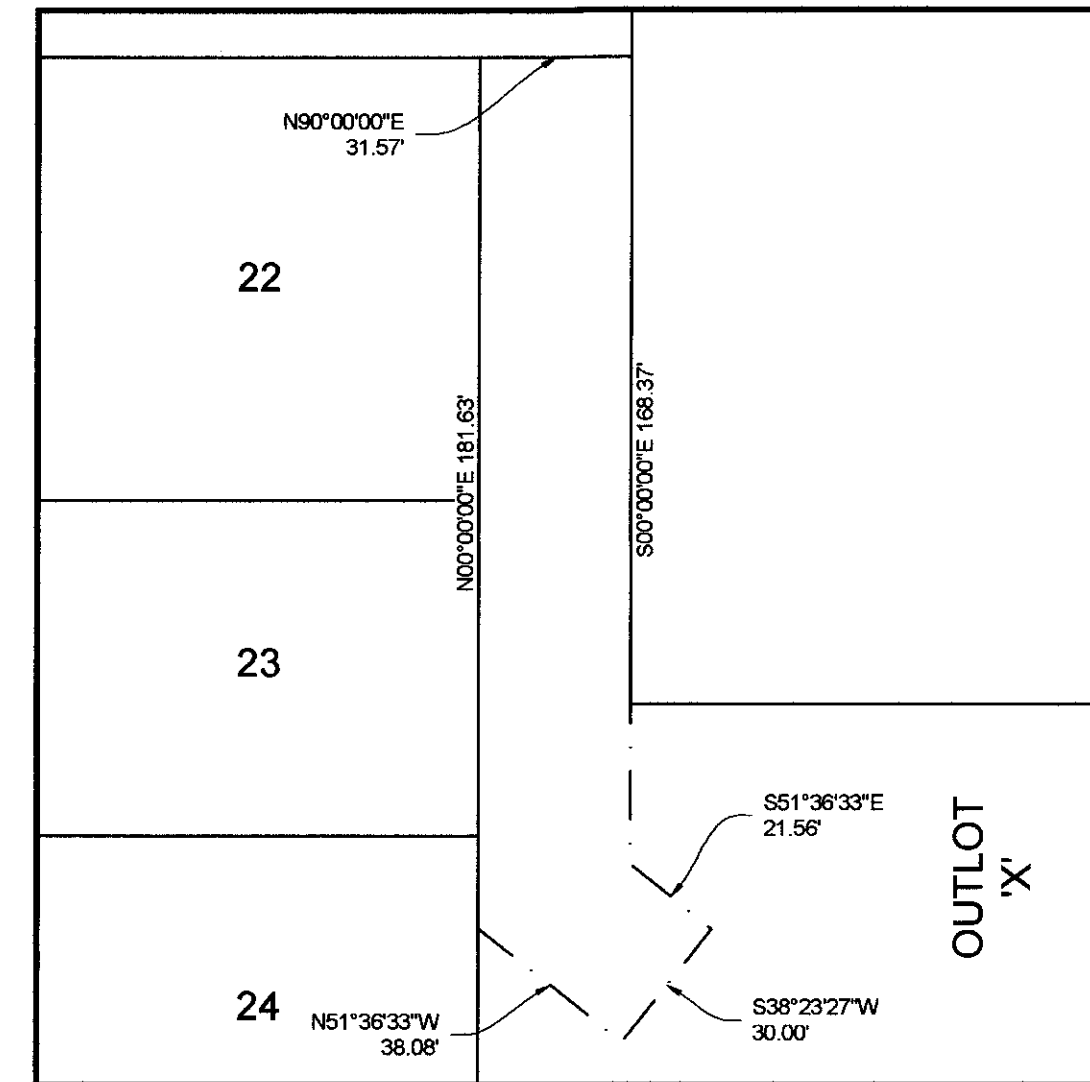
DETAIL O: DRAINAGE EASEMENT  
1" = 40'



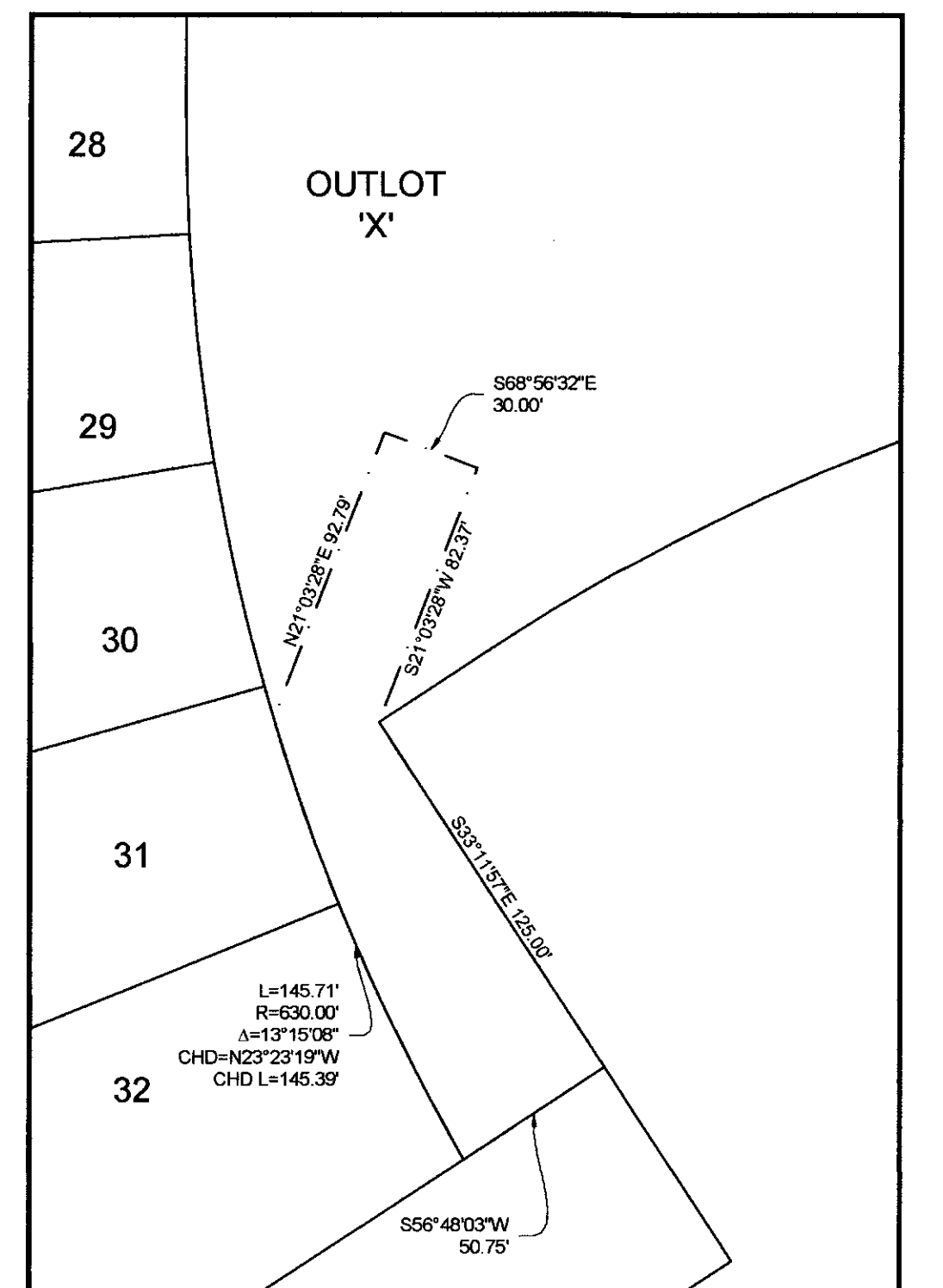
DETAIL P: PUBLIC UTILITY EASEMENT  
1" = 40'



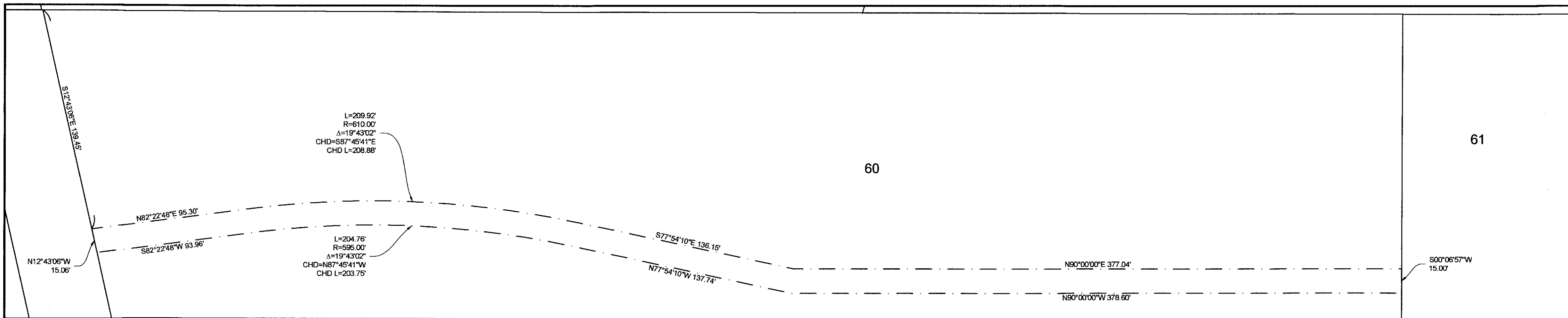
DETAIL Q: DRAINAGE & STORM SEWER EASEMENT  
1" = 40'



DETAIL R: STORM SEWER EASEMENT  
1" = 40'



DETAIL S: STORM SEWER EASEMENT  
1" = 50'



DETAIL T: PRIVATE WATER MAIN EASEMENT  
1" = 40'

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

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

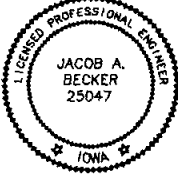
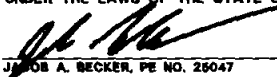
**Berwick Estates Plat 1 - Minimum Protection Elevations**

LOT #	ADDRESS	MPE
1	3208 SE ELKWOOD COURT 3802 SE 30 <sup>TH</sup> STREET	-
2	3204 SE ELKWOOD COURT	-
3	3106 SE ELKWOOD COURT	-
4	3104 SE ELKWOOD COURT	-
5	3102 SE ELKWOOD COURT	-
6	3100 SE ELKWOOD COURT	-
7	3101 SE ELKWOOD COURT	-
8	3105 SE ELKWOOD COURT	-
9	3107 SE ELKWOOD COURT	-
10	3203 SE ELKWOOD COURT	-
11	3207 SE ELKWOOD COURT 3908 SE 30 <sup>TH</sup> STREET	-
12	3902 SE 30 <sup>TH</sup> STREET	-
13	3904 SE 30 <sup>TH</sup> STREET	-
14	3908 SE 30 <sup>TH</sup> STREET	-
15	4002 SE 30 <sup>TH</sup> STREET	931.0
16	4004 SE 30 <sup>TH</sup> STREET	931.0
17	4006 SE 30 <sup>TH</sup> STREET	931.0
18	4008 SE 30 <sup>TH</sup> STREET	931.0
19	4100 SE 30 <sup>TH</sup> STREET	932.0
20	4102 SE 30 <sup>TH</sup> STREET	933.0
21	4104 SE 30 <sup>TH</sup> STREET	934.0
22	3209 SE BANNISTER DRIVE 4103 SE 30 <sup>TH</sup> STREET	946.0
23	3205 SE BANNISTER DRIVE	946.0

LOT #	ADDRESS	MPE
24	3201 SE BANNISTER DRIVE	946.0
25	3309 SE BANNISTER DRIVE	946.0
26	3307 SE BANNISTER DRIVE	946.0
27	3305 SE BANNISTER DRIVE	946.0
28	3303 SE BANNISTER DRIVE	946.0
29	3409 SE BANNISTER DRIVE	946.0
30	3407 SE BANNISTER DRIVE	946.0
31	3403 SE BANNISTER DRIVE	-
32	3401 SE BANNISTER DRIVE 4100 SE 33 <sup>RD</sup> STREET	-
33	3509 SE BANNISTER DRIVE 4101 SE 33 <sup>RD</sup> STREET	956.0
34	3508 SE BANNISTER DRIVE 4001 SE 33 <sup>RD</sup> STREET	-
35	6400 SE BANNISTER DRIVE 4000 SE 33 <sup>RD</sup> STREET	-
36	3402 SE BANNISTER DRIVE	-
37	3404 SE BANNISTER DRIVE	-
38	3406 SE BANNISTER DRIVE	-
39	3408 SE BANNISTER DRIVE	-
40	3302 SE BANNISTER DRIVE	-
41	3304 SE BANNISTER DRIVE	-
42	3306 SE BANNISTER DRIVE	-
43	3308 SE BANNISTER DRIVE	-
44	3200 SE BANNISTER DRIVE	-
45	3204 SE BANNISTER DRIVE	939.0

LOT #	ADDRESS	MPE
46	3208 SE BANNISTER DRIVE 4007 SE 30 <sup>TH</sup> STREET	939.0
47	4005 SE 30 <sup>TH</sup> STREET	939.0
48	4003 SE 30 <sup>TH</sup> STREET	936.0
49	4001 SE 30 <sup>TH</sup> STREET	936.0
50	3909 SE 30 <sup>TH</sup> STREET	936.0
51	3905 SE 30 <sup>TH</sup> STREET	-
52	3901 SE 30 <sup>TH</sup> STREET	-
53	3809 SE 30 <sup>TH</sup> STREET	-
54	3805 SE 30 <sup>TH</sup> STREET	-

LOT #	ADDRESS	MPE
55	3801 SE 30 <sup>TH</sup> STREET	-
56	7423 NE BERWICK DRIVE	-
57	7383 NE BERWICK DRIVE	-
58	7373 NE BERWICK DRIVE	-
59	7363 NE BERWICK DRIVE	-
60	7583 NE BERWICK DRIVE	-
61	4000 SE 30 <sup>TH</sup> STREET	931.0

	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.	
		7/5/2024
	JACOB A. BECKER, PE NO. 25047      DATE	
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	
	PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2	



92

RETURN TO:  
Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines, IA 50309;  
(515) 242-8900  
Return To: Same as Above

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**OWNER'S CONSENT**

KNOW ALL PERSONS BY THIS INSTRUMENT:

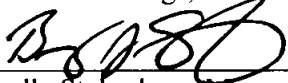
That **Berwick Holdings, LLC**, an Iowa limited liability company, does hereby covenant that it is the lawful owner of the following described real estate situated in Polk County, Iowa, to-wit:

*See Exhibit "A"*

The undersigned does hereby certify, acknowledge, and declare that the platting of the said real estate to be known as **BERWICK ESTATES PLAT 1, ANKENY, IOWA**, is with its free consent and in accordance with its desires as proprietor.


Dated this 2 day of July, 2024.

Berwick Holdings, LLC

  
Bradly Stokesbary, Manager

STATE OF IOWA, COUNTY OF Polk, ss:

This record was acknowledged before me this 2<sup>nd</sup> day of July, 2024, by Bradly Stokesbary, as Manager of Berwick Holdings, LLC, an Iowa limited liability company.

  
Notary Public in and for the State of Iowa  
My commission expires 9/27/25

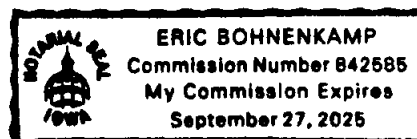


Exhibit "A"

A PARCEL OF LAND BEING A PART OF PARCEL 'O' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA AND ALSO BEING A PART OF OUTLOT 'X' OF DRA ACRES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, AS SHOWN IN BOOK 15393, PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'O' THENCE ALONG THE NORTH LINE OF SAID PARCEL 'O' S89°55'08"E, 160.30 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S89°53'03"E, 1321.27 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF FOURMILE WOODS PLAT 2, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, STATE OF IOWA; THENCE CONTINUING ALONG SAID NORTH LINE S89°40'42"E, 273.72 FEET; THENCE DEPARTING SAID NORTH LINE S48°37'54"W, 86.51 FEET; THENCE S17°35'58"E, 110.14 FEET; THENCE S59°31'11"W, 239.94 FEET; THENCE S51°27'24"E, 39.94 FEET; THENCE S29°40'37"W, 43.11 FEET; THENCE S51°51'32"W, 150.55 FEET; THENCE S07°39'25"E, 129.75 FEET; THENCE N90°00'00"E, 41.02 FEET; THENCE S76°52'28"E, 70.19 FEET; THENCE N90°00'00"E, 75.00 FEET; THENCE S00°00'00"E, 140.00 FEET; THENCE N90°00'00"E, 54.07 FEET; THENCE S00°00'00"E, 195.00 FEET; THENCE N90°00'00"E, 170.00 FEET; THENCE S00°00'00"E, 234.95 FEET; THENCE S18°02'30"E, 211.53 FEET; THENCE 194.61 FEET ALONG A 660.00 FOOT RADIUS CURVE, CONCAVE SOUTHEAST, WITH A CHORD BEARING S65°14'52"W, AND A CHORD LENGTH OF 193.90 FEET; THENCE S56°48'03"W, 38.83 FEET; THENCE S33°11'57"E, 195.00 FEET; THENCE S56°48'03"W, 50.75 FEET; THENCE 63.87 FEET ALONG A 630.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING S39°17'19"E, AND A CHORD LENGTH OF 63.85 FEET; THENCE S47°48'25"W, 200.00 FEET; THENCE 19.32 FEET ALONG AN 830.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N41°31'34"W, AND A CHORD LENGTH OF 19.32 FEET; THENCE S47°07'40"W, 149.89 FEET; THENCE S42°54'11"W, 17.00 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'X' OF DRA ACRES PLAT 1, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SE BERWICK DRIVE; THENCE ALONG SAID WESTERLY LINE 15.69 FEET ALONG A 283.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING N48°41'05"W, AND A CHORD LENGTH OF 15.68 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N50°14'05"W, 39.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 67.29 FEET ALONG A 2033.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING N51°06'34"W, AND A CHORD LENGTH OF 67.29 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N51°59'32"W, 130.76 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 65.18 FEET ALONG A 1967.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N51°05'13"W, AND A CHORD LENGTH OF 65.18 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N49°56'53"W, 58.49 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 309.96 FEET ALONG A 2967.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N47°12'13"W, WITH A CHORD LENGTH OF 309.82 FEET; THENCE CONTINUING ALONG SAID WEST LINE N43°56'07"W, 55.40 FEET; THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE LINE CONGRUENT BETWEEN SAID OUTLOT 'X' AND LOT 2 OF SAID DRA ACRES PLAT 1 N45°51'34"E, 415.00 FEET; THENCE CONTINUING ALONG SAID CONGRUENT LINE N04°38'12"E, 228.29 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF LOT 1 OF SAID DRA ACRES PLAT 1, SAID NORTH LINE BEING CONGRUENT WITH SAID PARCEL 'O', N89°36'54"W, 312.53 FEET; THENCE ALONG THE LINE CONGRUENT WITH SAID LOT 1 AND SAID PARCEL 'O' S30°57'41"W, 228.09 FEET; THENCE CONTINUING ALONG SAID CONGRUENT LINE S39°09'08"W, 178.08 FEET; THENCE DEPARTING SAID CONGRUENT LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 'O' N39°43'08"W, 652.19 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 587.94 FEET ALONG A 1246.09 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N26°13'45"W, AND A CHORD LENGTH OF 582.50 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N12°43'06"W, 245.69 FEET TO THE POINT OF BEGINNING.

Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines,  
IA 50309; (515) 242-8900  
Return To: Same As Above

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**MORTGAGEE'S CONSENT TO PLAT**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned hereby states, acknowledges and certifies that it is the holder of the Mortgage by Berwick Holdings, LLC to Home State Bank, dated May 26, 2023, filed June 3, 2023 in Book 19493, Page 989 in the amount of \$3,780,000, and covering real estate legally described as:

*See Exhibit "A"*

which is to be platted as **Berwick Estates Plat 1, Ankeny, Iowa**, and that said platting is done with the free consent and in accordance with the desire of said Mortgagee.

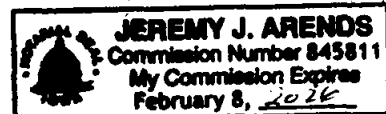
Dated this 1<sup>st</sup> day of July, 2024.

Home State Bank

By Clayton Harrel

Name: Clayton Harrel

Title: Business Banker



STATE OF IOWA       )  
                                  ) ss:  
COUNTY OF Polk    )

This record was acknowledged before me this 1 day of July, 2024 by  
Clayton Harrel as Business Banker for Home State Bank.

Jeremy J. Arends  
Notary Public in and for the State of Iowa



Exhibit "A"

A PARCEL OF LAND BEING A PART OF PARCEL 'O' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA AND ALSO BEING A PART OF OUTLOT 'X' OF DRA ACRES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, AS SHOWN IN BOOK 15393, PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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June 20, 2024

City of Ankeny  
Cc: Berwick Holdings, LLC

RE: Platting Opinion – Berwick Estates Plat 1, Ankeny, Iowa

I, Ryan L. Haaland, hereby state that I am an Attorney at Law, duly admitted to practice law in the State of Iowa, and an attorney with Fredrikson and Byron, P.A., with offices at 111 E. Grand Avenue, Suite 301, Des Moines, Iowa 50309. I further state that I have examined the Abstract of Title from Iowa Title Company, covering the real estate described in the attached Exhibit A, (the “Real Estate”) from root of title thereof, down to and including the June 1, 2023, last certified to 6:00 a.m. of the aforesaid date. The Real Estate has now been subdivided and is now known as **BERWICK ESTATES PLAT 1, ANKENY, IOWA**.

Based upon information within the said Abstracts of Title, it is my opinion that the fee simple title to the Real Estate is vested in **Berwick Holdings, LLC**. The Real Estate is free from encumbrances, excepting, however, that the Real Estate is subject to the following:

1. Mortgage by Berwick Holdings, LLC to Home State Bank, dated May 26, 2023, filed June 3, 2023 in Book 19493, Page 989 in the amount of \$3,780,000.
2. Easements of record and to zoning ordinances of record for the City of Huxley, Iowa.

This opinion given in compliance with Iowa Code Section 354.11, and may be relied upon for such purposes as stated therein.

Dated this 20<sup>th</sup> day of June 2024.

Sincerely,



Ryan L. Haaland  
**Direct Dial:** 515.242.8969  
**Email:** rhaaland@fredlaw.com

RLH

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**WHEN RECORDED RETURN TO:**

City Clerk  
410 W. 1<sup>st</sup> Street  
Ankeny, Iowa 50023

Preparer Information: Ryan Kirschman, City of Ankeny, Iowa, 1210 NW Prairie Ridge Dr., Ankeny, IA 50023

Phone: 515-963-3556

**RESOLUTION 2024-313**

**RESOLUTION ACCEPTING FINAL PLAT, LETTER OF CREDIT FOR SEEDING AND EROSION CONTROL, PERFORMANCE AND MAINTENANCE BONDS FOR PAVING SUBGRADE AND UNDERGROUND IMPROVEMENTS, PLATTED EASEMENTS, PARK SITE DEDICATION AGREEMENT, WARRANTY DEED FOR STREETS, AND AUTHORIZING COST-PARTICIPATION FOR SIDEWALK INSTALLATION AND EXTENSION OF UTILITY SERVICE TO EXISTING DEVELOPED LOTS, FOR BERWICK ESTATES PLAT 1**

**WHEREAS**, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of the final plat for Berwick Estates Plat 1 on the 2<sup>nd</sup> day of July 2024; and

**WHEREAS**, the attorney's title opinion, performance bonds for paving, subgrade, and underground improvements, public easement documents, park site dedication agreement, warranty deed to streets, have been submitted and approved by the City Engineer and the Director of Community Development of the City of Ankeny, Iowa.

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

1. That final plat for Berwick Estates Plat 1 is hereby approved; and
2. That the performance and maintenance bonds for paving, subgrade, and underground improvements are hereby accepted; and
3. That the Public Gas, Public Utility, Public Storm Sewer, Public Sanitary Sewer, Public Sanitary Storm Sewer and Drainage, Public Drainage, Public Storm Sewer and Drainage, Sanitary Sewer Access and Stormwater Detention Access, Electric, Landscape Buffer, Temporary Turnaround and Utility Easements, Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement, are hereby accepted; and
4. That warranty deed for streets is hereby accepted; and
5. That the off-site Public Gas and Public Utility Easements are hereby accepted; and
6. That the park site dedication agreement is hereby accepted; and
7. That cost participation for sidewalk installation and extension of utility services to existing developed lots be authorized in an amount estimated to be \$112,684.00 is hereby approved.

**PASSED AND APPROVED** this 5<sup>th</sup> day of August 2024.

**ATTEST:**

DocuSigned by:

Michelle Yuska

7E497FC83C484A9

Michelle Yuska, City Clerk

DocuSigned by:

Mark E. Holm

4C9E47CBE956471  
Mark E. Holm, Mayor



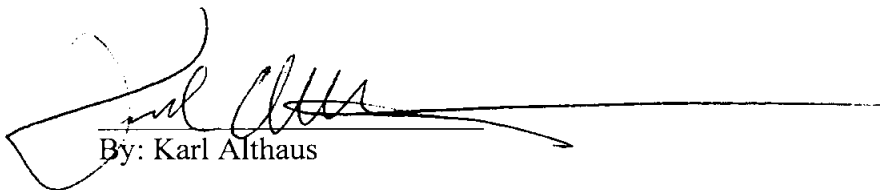
### **Approval of Subdivision Plat Name**

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

BERWICK ESTATES PLAT 1

  
\_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

June 27, 2024  
Date

  
\_\_\_\_\_  
By: Karl Althaus

---

# 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:

## **BERWICK ESTATES 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.

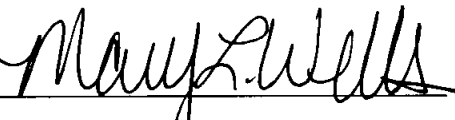
Nor are there any taxes due for Moneys and Credits, Bushels of Grain,  
Utilities or Buildings on Leased Land against

### **BERWICK HOLDINGS, LLC,**

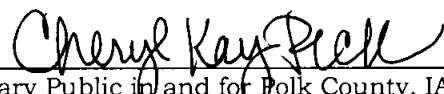
who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA , Thursday, September 12, 2024 .

MARY L. WELLS,  
POLK COUNTY TREASURER

by   
(Treasurer's Seal)

Subscribed and sworn to before me on this  
12<sup>th</sup> day of September, 2024.

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



PREPARED BY: JODI SPENCER, PROPERTY DESCRIPTION SPECIALIST

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