

Doc ID: 030787210015 Type: PLT
Kind: PLAT
Recorded: 05/24/2016 at 02:45:28 PM
Fee Amt: \$152.00 Page 1 of 15
POLK COUNTY IOWA
JULIE M. HAGGERTY RECORDER
File# 2015-00204003
BK 16015 PG 204-218

PREPARED BY & RETURNED TO: BRADLEY R. GEATER, PLS, MCCLURE ENGINEERING, 1360 NW 121ST STREET, CLIVE, IOWA 50325, 515-964-1229

THE GROVE PLAT 3 FINAL PLAT ANKENY, IA

OWNER/APPLICANT:

GROVE DEVELOPMENT LLC
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
ATTN: TERRY LUTZ
TLUTZ@MECRESLTS.COM

ENGINEER/SURVEYOR:

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

UTILITIES:

WATER: CITY OF ANKENY
SEWER: CITY OF ANKENY
GAS: MID-AMERICAN ENERGY
ELECTRIC: MID-AMERICAN ENERGY
CABLE: MEDIACOM
PHONE: CENTURYLINK

LEGAL DESCRIPTION:

BEING A PART OF PARCEL 2016-50, RECORDED IN POLK COUNTY RECORDS AT BOOK 15967, PG 99, BEING A PART OF PARCEL B, RECORDED IN POLK COUNTY RECORDS AT BOOK 15670, PAGE 87, BEING ALL OF PARCEL C, RECORDED IN POLK COUNTY RECORDS AT BOOK 15778, PG 974, BEING PART OF OUTLOT Y AND OUTLOT Z OF THE GROVE REDEVELOPMENT PLAT 1, ALSO BEING PART OF OUTLOT A OF THE GROVE PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT Z OF THE GROVE REDEVELOPMENT PLAT 1; THENCE ALONG THE NORTH LINE OF SAID OUTLOT Z N89°39'33"W, 1279.38 FEET; THENCE DEPARTING SAID NORTH LINE S00°24'32"W, 433.71 FEET; THENCE S03°40'12"W, 30.82 FEET; THENCE S31°50'01"W, 206.96 FEET; THENCE S50°44'50"E, 139.55 FEET; THENCE S39°15'10"W, 17.52 FEET; THENCE S50°44'50"E, 185.00 FEET; THENCE S36°28'59"W, 141.55 FEET; THENCE S44°06'50"E, 228.43 FEET; THENCE 186.53 FEET ALONG A 235.00 FOOT RADIUS CURVE, CONCAVE NORTH, CHORD BEARING S66°51'09"E, 181.67 FEET; THENCE S89°35'28"E, 278.37 FEET; THENCE S00°24'32"W, 130.00 FEET; THENCE N89°35'28"W, 16.50 FEET; THENCE S00°24'32"W, 159.50 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2016-50; THENCE ALONG SAID SOUTH LINE S89°35'28"E, 641.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2016-50; THENCE ALONG THE EAST LINE OF SAID PARCEL 2016-50 N00°24'32"E, 1496.80 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 38.69 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING:

R-3 (RESIDENTIAL DEVELOPMENT RESTRICTED TO SINGLE FAMILY DETACHED DWELLINGS)

SETBACKS (SINGLE FAMILY LOTS)
FRONT: 30 FEET (35 FEET SCHOOL)
REAR: 35 FEET
SIDE (ONE STORY): 15 FEET (7 FOOT MINIMUM ON ONE SIDE)
SIDE (TWO STORY): 17 FEET (8 FOOT MINIMUM ON ONE SIDE)
MIN LOT WIDTH: 65 FEET
MIN LOT AREA: 8,000 SF

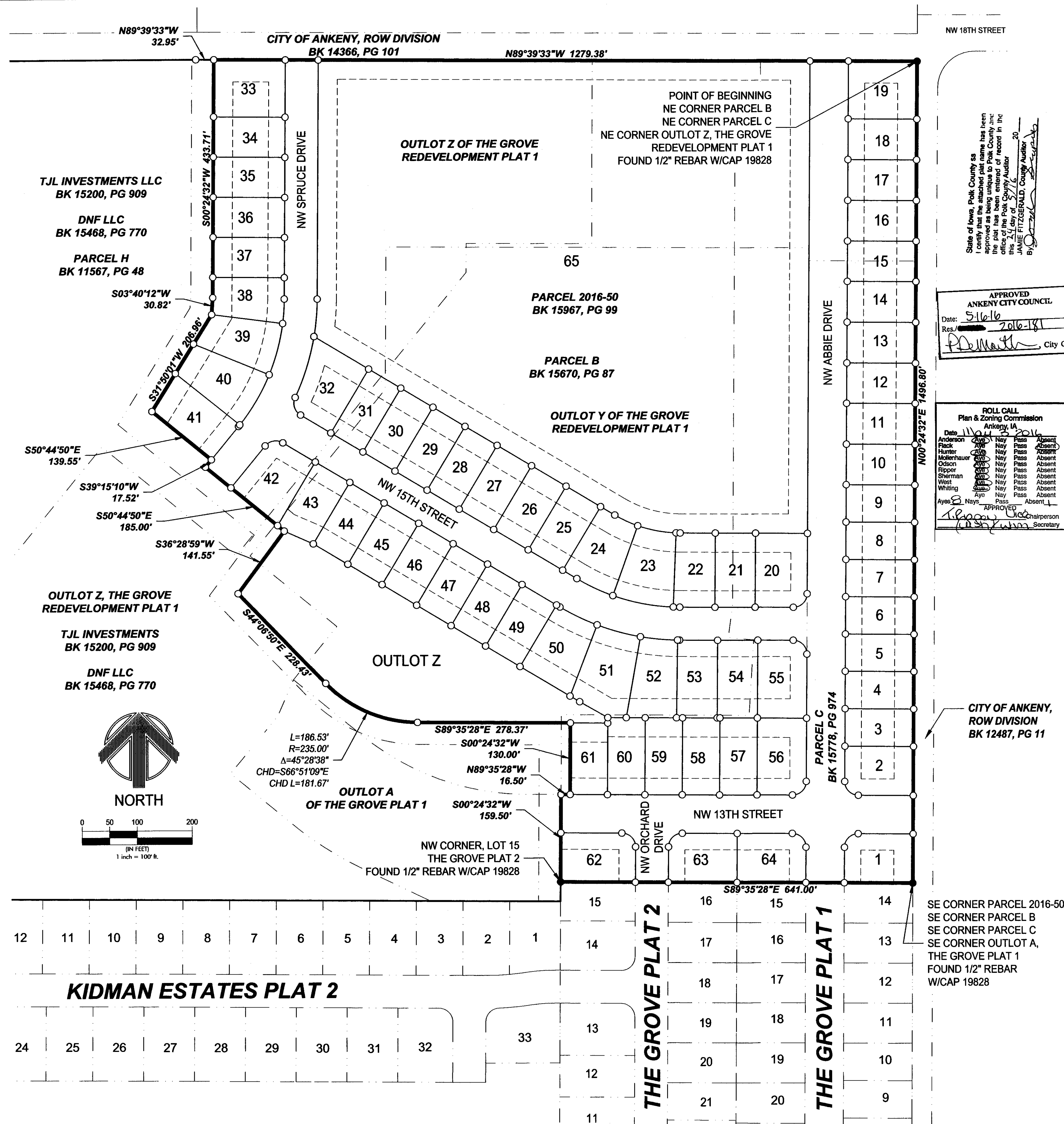
GENERAL NOTES:

- 1) LOT A TO BE DEDICATED TO THE CITY OF ANKENY FOR USE AS PUBLIC RIGHT-OF-WAY
- 2) ROAD DIMENSIONS:
27' B-B: NW ORCHARD DRIVE, W SPRUCE DR, AND NW 15TH STREET
31' B-B: NW ABBIE DRIVE, AND NW 13TH STREET
- 3) THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION
- 4) 8' SIDEWALKS ARE REQUIRED ON THE SOUTH SIDE OF NW 13TH STREET, THE EAST SIDE OF NW ABBIE DRIVE SOUTH OF NW 13TH STREET, AND THE WEST SIDE OF ABBIE DRIVE NORTH OF NW 13TH STREET. ALL 8' SIDEWALKS ARE TO BE 5" PCC. HOMEOWNERS WILL BE RESPONSIBLE FOR SIDEWALK INSTALLATION.
- 5) SEE PAGE 3 FOR CURVE AND LINE TABLES
- 6) LOTS 19 AND 33 SHALL NOT HAVE DRIVEWAY ACCESS TO NW 18TH STREET.
- 7) OUTLOT Z WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. ACCESS IS PROVIDED VIA POND ACCESS EASEMENTS (ONE LOCATED IN THIS PLAT).

GENERAL LEGEND

- BOUNDARY LINE
 - EXIST PROPERTY LINE
 - SECTION LINE
 - EASEMENT (TYPE AS NOTED)
- CORNERS FOUND:
- ▲ - SECTION CORNER (FOUND 1/2" REBAR)
 - - FOUND IRON ROD (TYPE AS NOTED)
- CORNERS SET:
- - BOUNDARY CORNER 1/2" REBAR OPC #19828
 - △ - SECTION CORNER 1/2" REBAR OPC #19828
- ABBREVIATIONS:
- ROW - RIGHT-OF-WAY
 - BK, PG - BOOK AND PAGE
 - (M) - MEASURED DISTANCE/ANGLE
 - (R) - RECORD DISTANCE/ANGLE
 - PUE - PUBLIC UTILITY EASEMENT
 - YPC - YELLOW PLASTIC CAP
 - OPC - ORANGE PLASTIC CAP

VICINITY MAP- NTS



State of Iowa, Polk County ss
I certify that the attached plat name has been
approved as being unique to Polk County and
has been entered in the office of the recorder in the
this 24 day of May 2016.
JANIE FITZGERALD, County Auditor

APPROVED
ANKENY CITY COUNCIL
Date: 5/16/16
Res: 2016-181
City Clerk

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date: 5/16/16
Chairperson: [Signature]
Secretary: [Signature]

Name	Present	Absent
Anderson	Yes	No
Black	Yes	No
Hunter	Yes	No
Mollenhauer	Yes	No
Olson	Yes	No
Ripper	Yes	No
Sherman	Yes	No
West	Yes	No
Whiting	Yes	No
Ayes	8	0
Nays	0	0

MCCLURE
ENGINEERING CO.

building strong communities

1360 NW 121ST Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all
responsibility and liability for problems which arise from
failure to follow these Plans, Specifications, and the
engineering intent they convey, or for problems which arise
from failure to obtain and/or follow the engineers guidance
with respect to any errors, omissions, inconsistencies,
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made without obtaining prior written consent from McClure
Engineering Company.

LICENSED LAND SURVEYOR
BRADLEY R. GEATER
19828

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.

Bradley R. Geater, PLS
BRADLEY R. GEATER, PLS
NO. 19828

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY
THIS SEAL:
THREE PAGES

THE GROVE PLAT 3
FINAL PLAT

ANKENY, IA
2210026
03/21/2016

REVISIONS
4.25.16
5.9.16
5.10.16

ENGINEER
J. BECKER
CHECKED BY
B. GEATER

DRAWN BY
C. CARLETON
FIELD BOOK NO.

DRAWING NO.
FP-03

SHEET NO.
01/03



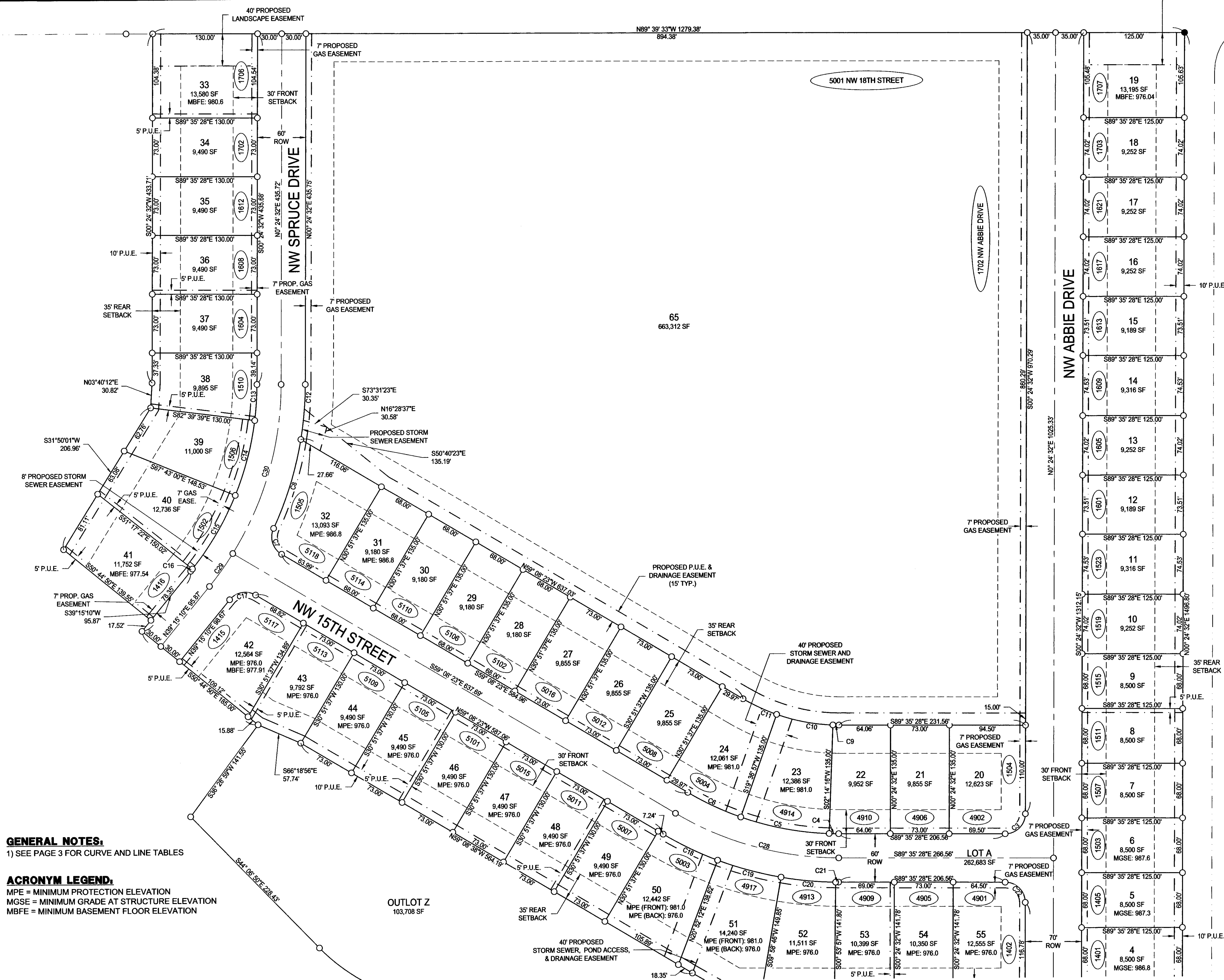
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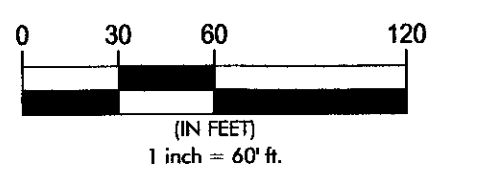
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REVISIONS
4.25.16
5.9.16
5.10.16

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





**THE GROVE PLAT 3
FINAL PLAT**

ANKENY, IA
2210026
03/21/2016

REVISIONS
4.25.16
5.9.16
5.10.16

ENGINEER
J. BECKER

CHECKED BY
B. GEATER

DRAWN BY
C. CARLETON

FIELD BOOK NO.

DRAWING NO.
FP-03

SHEET NO.
03/03

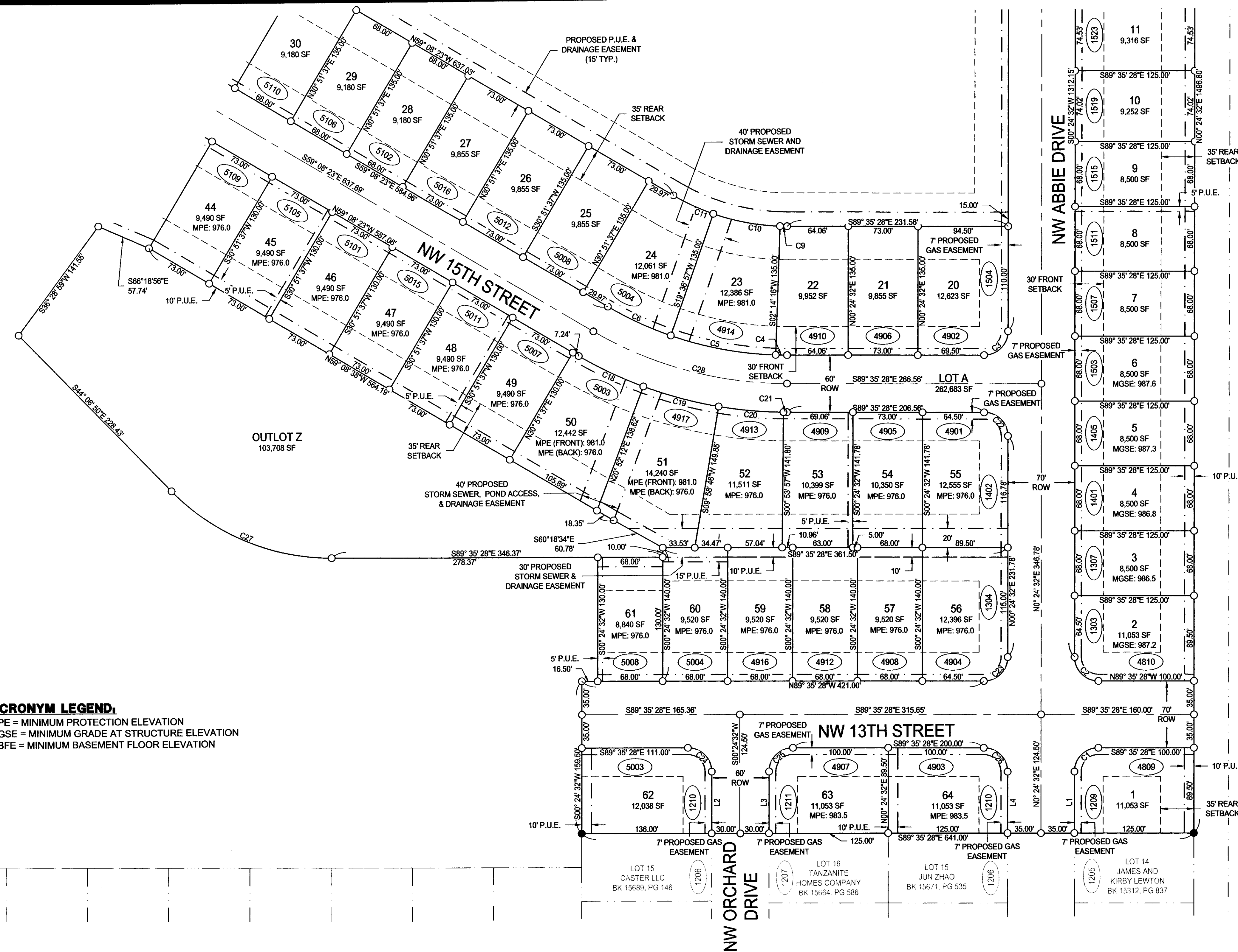
ACRONYM LEGEND:
MPE = MINIMUM PROTECTION ELEVATION
MGSE = MINIMUM GRADE AT STRUCTURE ELEVATION
MBFE = MINIMUM BASEMENT FLOOR ELEVATION

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	39.27	25.00	090° 00' 00"	S45° 24' 32"W	35.36
C2	39.27	25.00	090° 00' 00"	S44° 35' 28"E	35.36
C3	39.27	25.00	090° 00' 00"	N45° 24' 32"E	35.36
C4	11.81	370.00	001° 49' 44"	S88° 40' 36"E	11.81
C5	112.22	370.00	017° 22' 41"	S79° 04' 24"E	111.79
C6	72.61	370.00	011° 14' 40"	S64° 45' 43"E	72.50
C7	36.72	25.00	084° 09' 05"	S17° 03' 51"E	33.51
C8	116.14	430.00	015° 28' 31"	N17° 16' 28"E	115.79
C9	7.50	235.00	001° 49' 44"	S88° 40' 36"E	7.50
C10	71.28	235.00	017° 22' 41"	S79° 04' 24"E	71.00
C11	46.12	235.00	011° 14' 40"	S64° 45' 43"E	46.05

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C12	68.50	430.00	009° 07' 38"	N04° 58' 22"E	68.43
C13	44.75	370.00	006° 55' 48"	N03° 52' 26"E	44.73
C14	96.51	370.00	014° 56' 40"	N14° 48' 40"E	96.23
C15	106.08	370.00	016° 25' 38"	N30° 29' 49"E	105.72
C16	3.50	370.00	000° 32' 32"	N38° 58' 54"E	3.50
C17	35.61	25.00	081° 36' 27"	S80° 03' 23"W	32.67
C18	74.97	430.00	009° 59' 24"	S64° 08' 05"E	74.88
C19	81.73	430.00	010° 53' 26"	S74° 34' 31"E	81.61
C20	68.15	430.00	009° 04' 49"	S84° 33' 38"E	68.07
C21	3.68	430.00	000° 29' 25"	S89° 20' 45"E	3.68
C22	39.27	25.00	090° 00' 00"	N44° 35' 28"W	35.36

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C23	39.27	25.00	090° 00' 00"	N45° 24' 32"E	35.36
C24	39.27	25.00	089° 59' 59"	N44° 35' 28"W	35.36
C25	39.27	25.00	090° 00' 00"	S45° 24' 32"W	35.36
C26	39.27	25.00	090° 00' 00"	N44° 35' 28"W	35.36
C27	186.53	235.00	045° 28' 38"	S66° 51' 09"E	181.67
C28	212.59	400.00	030° 27' 04"	S74° 21' 55"E	210.10
C29	49.96	400.00	007° 09' 20"	N35° 40' 30"E	49.92
C30	221.23	400.00	031° 41' 17"	N16° 15' 11"E	218.42

Line/Curve Table		
Line #	Direction	Length
L1	S0° 24' 32"W	64.50
L2	N0° 24' 32"E	64.50
L3	S0° 24' 32"W	64.50
L4	N0° 24' 32"E	64.50



152
1037

PROPRIETOR'S CONSENT TO PLAT

RETURN TO: _____

Prepared by and return to: Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Drive, Urbandale, Iowa 515-222-1700

Grantor/Affiant: Grove Development, LLC

Grantee: The Public

Grove Development, LLC being the owner of the following described property hereby freely consents to platting of said property, to be known as **The Grove Plat 3:**

BEING A PART OF PARCEL 2016-50, RECORDED IN POLK COUNTY RECORDS AT BOOK 15967, PG 99, BEING A PART OF PARCEL B, RECORDED IN POLK COUNTY RECORDS AT BOOK 15670, PAGE 87, BEING ALL OF PARCEL C, RECORDED IN POLK COUNTY RECORDS AT BOOK 15778, PG 974, BEING PART OF OUTLOT Y AND OUTLOT Z OF THE GROVE REDEVELOPMENT PLAT 1, ALSO BEING PART OF OUTLOT A OF THE GROVE PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL C, AND ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT Z OF THE GROVE REDEVELOPMENT PLAT 1; THENCE ALONG THE NORTH LINE OF SAID OUTLOT Z N89°38'53"W, 1279.38 FEET; THENCE DEPARTING SAID NORTH LINE S00°24'32"W, 433.96 FEET; THENCE S03°40'12"W, 30.82 FEET; THENCE S31°50'01"W, 206.96 FEET; THENCE S50°44'50"E, 139.55 FEET; THENCE S39°15'10"W, 17.52 FEET; THENCE S50°44'50"E, 185.00 FEET; THENCE S36°28'59"W, 141.55 FEET; THENCE S44°06'50"E, 228.43 FEET; THENCE 186.53 FEET ALONG A 235.00 FOOT RADIUS CURVE, CONCAVE NORTH, CHORD BEARING S66°51'09"E, 181.67 FEET; THENCE S89°35'28"E, 278.37 FEET; THENCE S00°24'32"W, 130.00 FEET; THENCE N89°35'28"W, 16.50 FEET; THENCE S00°24'32"W, 159.50 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2016-50; THENCE ALONG SAID SOUTH LINE S89°35'28"E, 641.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2016-50; THENCE ALONG THE EAST LINE OF SAID PARCEL 2016-50 N00°24'32"E, 1496.80 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 38.69 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

[signature next page]

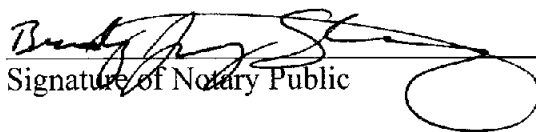
Dated this 6th day of May, 2016.

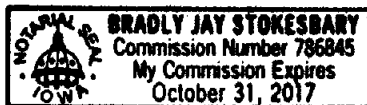
Grove Development, LLC

By: 
Terry J. Lutz, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me this 6 day of May, 2016, by Terry J. Lutz as Manager of Grove Development, LLC.


Signature of Notary Public



MORTGAGEE'S CONSENT TO PLAT

Prepared by and return to: Christopher J. Langpaul, Hubbard Law Firm, 10605 Justin Dr., Urbandale, IA 50322,

Phone: (515) 222-1700

Grantor/Affiant: Home State Bank

Grantee: The Public

Home State Bank hereby affirms that it is the holder of the mortgages set forth in the attached Exhibit "A".

Home State Bank hereby freely consents to platting of the following property, to be known as THE GROVE PLAT 3:

BEING A PART OF PARCEL 2016-50, RECORDED IN POLK COUNTY RECORDS AT BOOK 15967, PG 99, BEING A PART OF PARCEL B, RECORDED IN POLK COUNTY RECORDS AT BOOK 15670, PAGE 87, BEING ALL OF PARCEL C, RECORDED IN POLK COUNTY RECORDS AT BOOK 15778, PG 974, BEING PART OF OUTLOT Y AND OUTLOT Z OF THE GROVE REDEVELOPMENT PLAT 1, ALSO BEING PART OF OUTLOT A OF THE GROVE PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

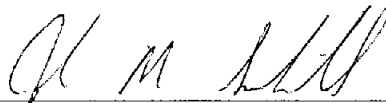
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL C, AND ALSO BEING THE NORTHEAST CORNER OF SAID OUTLOT Z OF THE GROVE REDEVELOPMENT PLAT 1; THENCE ALONG THE NORTH LINE OF SAID OUTLOT Z N89°38'53"W, 1279.38 FEET; THENCE DEPARTING SAID NORTH LINE S00°24'32"W, 433.96 FEET; THENCE S03°40'12"W, 30.82 FEET; THENCE S31°50'01"W, 206.96 FEET; THENCE S50°44'50"E, 139.55 FEET; THENCE S39°15'10"W, 17.52 FEET; THENCE S50°44'50"E, 185.00 FEET; THENCE S36°28'59"W, 141.55 FEET; THENCE S44°06'50"E, 228.43 FEET; THENCE 186.53 FEET ALONG A 235.00 FOOT RADIUS CURVE, CONCAVE NORTH, CHORD BEARING S66°51'09"E, 181.67 FEET; THENCE S89°35'28"E, 278.37 FEET; THENCE S00°24'32"W, 130.00 FEET;

THENCE N89°35'28"W, 16.50 FEET; THENCE S00°24'32"W, 159.50 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 2016-50; THENCE ALONG SAID SOUTH LINE S89°35'28"E, 641.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2016-50; THENCE ALONG THE EAST LINE OF SAID PARCEL 2016-50 N00°24'32"E, 1496.80 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 38.69 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

[signature next page]

Dated this 5 day of May, 2016.

HOME STATE BANK

By: 
Name: John Sawhill
Title: Business Banker

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 5 day of May, 2016, by
John Sawhill as Business Banker of Home State
Bank.


Signature of Notary Public

Exhibit "A"

1. OPEN-END MORTGAGE: Polk County Recorder's Office shows a Construction Mortgage in the amount of \$144,658.00 dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 870, executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
2. ASSIGNMENT OF RENTS: Polk County Recorder's Office shows an Assignment of Rents dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 882 executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
3. OPEN-END MORTGAGE: Polk County Recorder's Office shows a Construction Mortgage in the amount of \$895,518.00 dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 889, executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
4. ASSIGNMENT OF RENTS: Polk County Recorder's Office shows an Assignment of Rents dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 901 executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
5. MORTGAGE: Polk County Recorder's Office shows a Mortgage in the amount of \$1,590,000.00 dated November 25, 2015 and filed December 27, 2015 in Book 15828, Page 647, executed by Grove Development, LLC to Home State Bank. Agreement Modifying Provisions of Real Estate Mortgage filed February 8, 2016 modifying Mortgage filed December 7, 2015 in Book 15890, Page 681.
6. ASSIGNMENT OF RENTS: Polk County Recorder's Office shows an Assignment of Rents dated November 25, 2015 and filed December 7, 2015 in Book 15828, Page 659, executed by Grove Development, LLC to Home State Bank.

RESOLUTION 2016-181

RESOLUTION ACCEPTING FINAL PLAT, OFF-SITE TEMPORARY PUBLIC INFRASTRUCTURE EASEMENTS, WARRANTY DEED FOR STREETS, PARKLAND DEDICATION AGREEMENT, SEWER CONNECTION FEE, PERFORMANCE AND MAINTENANCE BONDS FOR PAVING AND UNDERGROUND IMPROVEMENTS, SUBDIVISION BOND FOR EROSION CONTROL, AND AUTHORIZING COST PARTICIPATION FOR WATER MAIN UPSIZING AND SIDEWALK OVERSIZING, AND AUTHORIZING THE MAYOR TO SIGN A PETITION AND WAIVER FOR FUTURE NW 18TH STREET PAVING FOR THE GROVE PLAT 3

WHEREAS, on the 3rd day of May 2016, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of The Grove Plat 3; and

WHEREAS, the attorney's title opinion, easement documents, warranty deed to streets, parkland dedication agreement, sewer connection fee, performance bonds for paving, underground improvements, and erosion control have been submitted and approved by the Planning and Building Director.

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

1. That final plat for The Grove Plat 3 is hereby approved;
2. That the off-site Temporary Public Infrastructure Easements area hereby accepted;
3. That Warranty Deed for streets is hereby accepted;
4. That parksite dedication agreement is approved and \$6,065.59 is accepted in lieu of park land;
5. That the Rock Creek Sewer Connection District 1 connection fee of \$157,081.40 is accepted;
6. That the performance and maintenance bonds for paving and underground improvements are accepted;
7. That the subdivision bond for erosion control is hereby accepted;
8. That cost participation for water main upsizing be authorized in an amount not to exceed \$19,470.00;
9. That cost participation for sidewalk oversizing and truncated domes be authorized for NW Abbie Drive and NW 13th Street in an amount not to exceed \$22,032.00; and
10. That Mayor is authorized to sign the Petition and Waiver for future paving along NW 18th Street;

PASSED AND APPROVED this 16th day of May 2016.

ANKENY

ATTEST

Pamela DeMouth, City Clerk

Gary Lorenz, Mayor

HUBBARD LAW FIRM, P.C.

10605 Justin Drive, Urbandale, IA 50322
Telephone (515) 222-1700

chris@amhlawfirm.com
Fax (515) 457-8959

May 6, 2016

The Honorable Gary Lorenz
Mayor, City of Ankeny
and Members of the City Council
City Hall
410 West First Street
Ankeny, IA 50023

RE: The Grove Plat 3 Platting Opinion

Dear Mayor and Members of the City Council:

At your request I have examined Abstract of Title, with Pencil Notes attached prepared by American Abstract & Title Company, No. 424929 for platting purposes only, to the following described real estate, and, therefore, some of the cautionary comments and other requirements we normally make are not included:

Being a part of Parcel 2016-50, recorded in Polk County Records at Book 15967, Page 99, being a part of Parcel B, recorded in Polk County Records at Book 15670, Page 87, being all of Parcel C, recorded in Polk County Records at Book 15778, Page 974, being part of Outlot Y and Outlot Z of The Grove Redevelopment Plat 1, also being part of Outlot A of The Grove Plat 1, City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel B, also being the Northeast corner of said Parcel C, and also being the Northeast corner of said Outlot Z of The Grove Redevelopment Plat 1, thence along the North line of said Outlot Z N89°38'53"W, 1279.38 feet; thence departing said North line S00°24'32"W, 433.96 feet; thence S03°40'12"W, 30.82 feet; thence S31°50'01"W, 206.96 feet; thence S50°44'50"E, 139.55 feet; thence S39°15'10"W, 17.52 feet; thence S50°44'50"E, 185.00 feet; thence S36°28'59"W, 141.55 feet; thence S44°06'50"E, 228.43 feet; thence 186.53 feet along a 235.00 foot radius curve concave North, chord bearing S66°51'09"E, 181.67 feet; thence S89°35'28"E, 278.37 feet; thence S00°24'32"W, 130.00 feet; thence N89°35'28"W, 16.50 feet; thence S00°24'32"W, 159.50 feet to a point on the South line of said Parcel 2016-50; thence along said South line S89°35'28"E, 641.00 feet to the Southeast corner of said Parcel 2016-50; thence along the East line of said Parcel 2016-50 N00°24'32"E, 1496.80 feet to the point of beginning.

To be known as The Grove Plat 3.

The title opinion, based upon that examination, is rendered for use and reliance by you for platting purposes only.

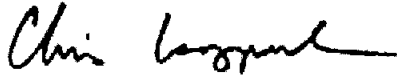
The Abstract has been certified as full and complete from date of original entry to May 6, 2016, at 7:00 A.M., at the latter date and time, I find title to this property to be vested in:

Grove Development, LLC

1. TAXES: Real estate taxes are paid up to and including taxes for fiscal year 2012/2013, with taxes as assessed for 2013/2014, and payable in 2014/2015, as follows: Taxes are assessed in The City of Ankeny (18-1): OUTLOT A: Parcel No. 181.18475.240.000; first half \$152.00 paid; second half \$152.00 paid. OUTLOT Y: Parcel No. 181.18475.203.000; first half \$184.00 paid; second half \$184.00 paid. OUTLOT Z: Parcel No. 181.18475.204.000; first half \$503.00 paid; second half \$503.00 paid.
2. OPEN-END MORTGAGE: Polk County Recorder's Office shows a Construction Mortgage in the amount of \$144,658.00 dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 870, executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
3. ASSIGNMENT OF RENTS: Polk County Recorder's Office shows an Assignment of Rents dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 882 executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
4. OPEN-END MORTGAGE: Polk County Recorder's Office shows a Construction Mortgage in the amount of \$895,518.00 dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 889, executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
5. ASSIGNMENT OF RENTS: Polk County Recorder's Office shows an Assignment of Rents dated May 21, 2014, filed on June 18, 2014 in Book 15223, Page 901 executed by TJL Investments, LLC, Land Concepts, LLC and Bull Run Holdings, LLC to Home State Bank.
6. MORTGAGE: Polk County Recorder's Office shows a Mortgage in the amount of \$1,590,000.00 dated November 25, 2015 and filed December 27, 2015 in Book 15828, Page 647, executed by Grove Development, LLC to Home State Bank. Agreement Modifying Provisions of Real Estate Mortgage filed February 8, 2016 modifying Mortgage filed December 7, 2015 in Book 15890, Page 681.
7. ASSIGNMENT OF RENTS: Polk County Recorder's Office shows an Assignment of Rents dated November 25, 2015 and filed December 7, 2015 in Book 15828, Page 659, executed by Grove Development, LLC to Home State Bank.
8. Development Agreement filed April 18, 2006 in Book 11612, Page 166.
9. Declaration of Residential Covenants, Conditions and Restrictions filed December 7, 2012 in Book 14564, Page 521, as amended. The Declaration establishes The Grove Homeowners Association which has the authority to levy dues and assessments against the property under examination.

10. Parksite Dedication Agreement filed October 18, 2013 in Book 14998, Page 212.
11. Plat of Survey filed July 24, 2015 in Book 15670, Page 87.
12. Plat of Survey filed October 21, 2015 in Book 15778, Page 974.
13. Second Amendment to Declaration of Residential Covenants, Conditions and Restrictions filed September 11, 2015 in Book 15730, Page 711 naming TJL Investments, LLC as Declarant.
14. Plat of Survey filed May 19, 2016 in Book 15967, Page 99.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Langpaul", with a stylized, flowing script.

Christopher J. Langpaul
Attorney at Law

CJL/cjl

CERTIFICATE OF TREASURER OF POLK COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Mary Maloney, 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:

THE GROVE PLAT 3 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,
Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land against

GROVE DEVELOPMENT, LLC,

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

Dated at Des Moines, IA , Monday, May 09, 2016 .

MARY MALONEY
POLK COUNTY TREASURER

Subscribed and sworn to before me on this
9th day of May, 2016.

by Jake [Signature]
Deputy

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

(Treasurer's Seal)

TREASURER

(Notary Seal)



PREPARED BY: Rebecca Lawrence, Property Description Specialist

EXHIBIT A

Being a part of Parcel 2016-50, recorded in Polk County Records at Book 15967, Page 99, being a part of Parcel B, recorded in Polk County Records at Book 15670, Page 87, being all of Parcel C, recorded in Polk County Records at Book 15778, Page 974, being part of Outlot Y and Outlot Z of The Grove Redevelopment Plat 1, also being part of Outlot A of The Grove Plat 1, City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel B, also being the Northeast corner of said Parcel C, and also being the Northeast corner of said Outlot Z of The Grove Redevelopment Plat 1, thence along the North line of said Outlot Z N89°38'53"W, 1279.38 feet; thence departing said North line S00°24'32"W, 433.96 feet; thence S03°40'12"W, 30.82 feet; thence S31°50'01"W, 206.96 feet; thence S50°44'50"E, 139.55 feet; thence S39°15'10"W, 17.52 feet; thence S50°44'50"E, 185.00 feet; thence S36°28'59"W, 141.55 feet; thence S44°06'50"E, 228.43 feet; thence 186.53 feet along a 235.00 foot radius curve concave North, chord bearing S66°51'09"E, 181.67 feet; thence S89°35'28"E, 278.37 feet; thence S00°24'32"W, 130.00 feet; thence N89°35'28"W, 16.50 feet; thence S00°24'32"W, 159.50 feet to a point on the South line of said Parcel 2016-50; thence along said South line S89°35'28"E, 641.00 feet to the Southeast corner of said Parcel 2016-50; thence along the East line of said Parcel 2016-50 N00°24'32"E, 1496.80 feet to the point of beginning.